

50,780/- ✓

बदर-१३	
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**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made at Mumbai this 16 day of April 2008

BETWEEN

**MR. RAJENDRA B. PATEL**, an adult, Indian Inhabitant, residing at, Flat No. 601-A, 6<sup>th</sup> Floor "C" Wing of **REGENCY PARK**, Off. Chandivali Farm Road, Kurla (West), Mumbai - 400 072., hereinafter called "**the VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his legal heirs, executors, administrators and assigns) of the **ONE PART** ;

AND

(1) **MR. SARVAR SHARFUDDIN KHAN AND**  
 (2) **MR. ASLAM SHARFUDDIN KHAN**, both adults Indian Inhabitants, presently residing at, 11/B, Azad Chawl Indira Market, Kherani Road, Mumbai - 400 072., hereinafter called "**the PURCHASERS**" (which expression shall unless repugnant to the context or meaning thereof mean and include their legal heirs, executors, administrators and assigns) of the **OTHER PART**;

Authorised Signatory  
KAUSTUBH SANT

For ICICI BANK LTD.

*Ran*  
*Aslam Khan*  
*Khan*

ICICI Bank Ltd.  
Raj. Magos, Wings A & C R.C.P. Road,  
Borivali (West), Mumbai-400 052.  
D-SISTP/VMC.R.1011/111053/12-315/2/008

*8. Fifty thousand seven hundred eighty only.*

भारत 62109 SPECIAL  
185413 ADDRESSIVE  
APR 15 2008  
R0050780/- PB5299  
12:39  
MAHARASHTRA

*U*

*Ran*  
*Aslam Khan*

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## WHEREAS :-

- (i) Pursuant to an Agreement dated 6<sup>TH</sup> day of **March, 2007** made **BETWEEN MESSRS. RAJ DEVELOPERS**, therein called "**THE DEVELOPERS**" of the ONE PART AND **MR. RAJENDRA B. PATEL**, Vendor herein, therein called as "**THE PURCHASER**" of the OTHER PART, agreed to purchase Flat No. 601-A, 6<sup>th</sup> Floor, C Wing of **REGENCY PARK**, Off. Chandivali Farm Road, Kurla (West), Mumbai - 400 072. (hereinafter referred to as "**the said premises**") and more particularly described in the Schedule hereunder written for the consideration on the terms, conditions & Considerations contained therein.
- (ii) The purchaser/s shall observe and perform all the rules and regulations of building/proposed society. The by-laws of this Agreement shall always be subject to the Provisions of Maharashtra Ownership Act (Maharashtra Act No.XV of 1971) and the rules made thereunder/said Act and subject to the provisions of Maharashtra Co-operative Housing Society's Act, 1961 and Maharashtra Ownership Flats Act, 1963.
- (iii) The Purchasers have approached to the Vendor and requested him to sell the said premises for the consideration and on the terms and conditions hereinafter appearing.

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NOW THESE DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. The Vendor hereby agrees to sell and the Purchasers agree to purchase all the rights, title and interest of the Vendor in the said premises at and for the total consideration of **Rs.14,00,000/- (Rupees Fourteen Lakhs Only)**. The purchasers have paid to the Vendor the said sum of **Rs.14,00,000/- (Rupees Fourteen Lakhs Only)** being the Full / Final payment in respect of the said premises on the execution of this agreement. (the vendor has admitted and acknowledged the receipt hereunder written), against which, the Vendor has handedover the peaceful and vacant possession of the said premises to the Purchasers along with all the original documents and papers to the Purchasers.
2. The Vendor shall apply to the said Builder / Proposed Society for issuing NO OBJECTION CERTIFICATE to the Vendor for transferring the said premises to the Purchasers herein.
3. The Vendor declares that he has paid all the amounts due and payable to the said Builder / Proposed Society till date.
4. The Vendor hereby declares that he has good right and absolute authority to enter into this Agreement and transfer the said premises and the Vendor has not done any act, matter and thing whatsoever whereby the Vendor is prevented from agreeing to transfer or assign the said premises in favour of the Purchasers.

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5. The Vendor hereby declares that, he has paid full Stamp Duty of **Rs.54,100/- (Rupees Fifty Four Thousand One Hundred Only)** on dated **19/01/2007** Under serial No. **64316** to **H.D.F.C. Bank**, Lower Parel Br. on the Agreement for sale dated **6<sup>th</sup> March, 2007** and registered it vide Serial No. **BDR13 - 05206 - 2007** before the Sub - Registrar of Assurances, Div - Kurla 3 on dated **03/07/2007**.
6. The Vendor hereby declares that, he has not applied for the refund of the Stamp Duty of Agreement for sale dated **6<sup>th</sup> March, 2007** to any Government Stamp Duty Refund Department.
7. The Vendor hereby declares that the copy of an agreement dated **6<sup>th</sup> March, 2007** is attached herewith to present before the Sub - Registrar of Assurances, Kurla. Stamp Duty on said agreement is paid as per article **5(g)a (ii)** of Bombay Stamp Act 1958 amended dated **7/05/2005**.
8. The Vendor hereby covenants with the Purchasers as follows :-
- That the Vendor has good right & absolute authority of the said premises and no other person or persons has or have any right, title, interest, property claim or demand of any nature whatsoever unto or upon the said premises either by way of sale, charge, mortgage, lien, gift, trust, lease, assignment or otherwise howsoever and has good right, full power and absolute authority to sell and transfer the same to the Purchasers.
  - That the Vendor has not created any charge or encumbrances of whatsoever nature in respect of the said premises nor the said premises is subject matter of any litigation nor is the same or are attached in execution of any decree, nor the Vendor has created any tenancy or leave and licence or any right in favour of anyone in respect of the said premises.

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- iii) That the Vendor has duly observed and performed the rules and regulations of the said Builder / Proposed Society and paid upto date their contribution in the nature of outgoings, taxes, dues, etc. to the said Builder / Proposed Society and that the membership of the Vendor are valid and subsisting and not terminated by the said Builder / Proposed Society.
- iv) That the Vendor shall whenever required to do so from time to time hereafter execute and sign or cause to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing, assuring and effectually transferring the said premises unto and to the use of the Purchasers forever.
- v) The Vendor shall be liable to secure permission from the said Builder / Proposed Society for the transfer of the said premises in favour of the Purchasers after the completion of the sale.
- vi) That the Vendor shall indemnify and keep indemnified the Purchasers from and against all actions, claims, demands, costs, charges and expenses, etc.
9. The Purchasers hereby agree and undertake to become members of the said building known as **REGENCY PARK**, and abide by the rules, regulations.
10. The Vendor further undertakes to pay all the outgoings, maintenance charges and other outgoings in respect of the said premises upto the date of the completion of the sale. After completion of the sale the Purchasers shall be liable and responsible to pay the necessary outgoings, bills in respect of the said premises.
11. The Vendor agrees and undertakes that he will execute such further writings, transfer forms, declarations or documents as may be necessary for the purpose of effectually transferring all his rights, title and interest in respect of the said premises.

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12. The Vendor represents to and assures the purchasers and declares and confirms that;
- He will give written permission or No Objection Certificate to transfer existing meter of Reliance Energy Limited in favour of purchasers.
  - He will co-operate with the purchasers all the time whenever reasonably required for registration of this agreement for sale with sub-Registrar of Assurances.
13. The Vendor hereby declares that he shall receive the payment as per this Agreement and shall hand over the possession of the said premises along with all the original documents pertaining to the said premises to the Purchasers.
14. That the Vendor hereby declares and undertakes that if any stamp duty or penalty is due and pending on all the previous documents and agreements, the same shall be cleared and payable by the Vendor herein and the Purchasers shall not be responsible for the same.
15. The transfer charges in respect of this transfer shall be borne and paid by the Purchasers Only. The stamp duty and the registration charges shall be borne by the Purchasers alone.

### SCHEDULE OF THE PROPERTY

Flat No. **601-A**, on the 6<sup>th</sup> Floor, in the "C" Wing, in the bldg. known as **REGENCY PARK**, Off. Chandivali Farm Road, Kurla (West), Mumbai - 400 072., Total area admeasuring **385.25 Sq.ft. (35.80 Sq.mtr.) Built Up** and the building constructed in the year **2007** and the building is having **Ground + Seven** Floors with lift, bearing C.T.S No. **36, 50, 52** of Village **Chandivali**, Taluka **Kurla**, Mumbai Suburban District.

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IN WITNESS WHEREOF the parties hereto <sup>have</sup> hereunto set their respective hands the day, month and year hereinabove written;



SIGNED, SEALED AND DELIVERED)  
by the withinnamed "VENDOR" )

*[Handwritten signature of Mr. Rajendra B. Patel]*



MR. RAJENDRA B. PATEL )  
PAN NO. \_\_\_\_\_ )  
in the presence of.....

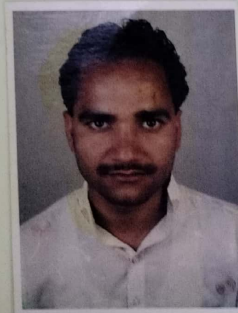
SIGNED, SEALED AND DELIVERED)  
by the withinnamed "PURCHASERS" )

\* *[Handwritten signature of Mr. Sarvar S. Khan]*



(1) MR. SARVAR S. KHAN )  
PAN NO. AHEPK5580E )

*[Handwritten signature of Mr. Aslam S. Khan]*



\* (2) MR. ASLAM S. KHAN )  
PAN NO. AOKPK4978H )  
in the presence of.....

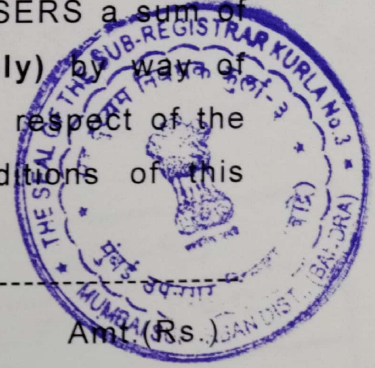
WITNESSES : -

1. *[Handwritten signature of a witness]*
- 2.

**RECEIPT**

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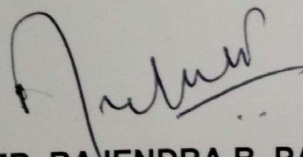
**RECEIVED** on the day and the year first hereinabove written of and from the withinnamed PURCHASERS a sum of **Rs.14,00,000/- (Rupees Fourteen Lakhs Only)** by way of Payment Cheques, being the **Full and final** payment in respect of the said premises, as per the terms and conditions of this Agreement, in the following manner : -



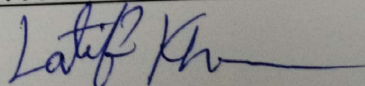
Ch. No.	Date	Drawn on	Amt. (Rs.)
602034	16/04/2008	State Bank of India MIDC, Andheri (East) Br.	3,00,000/-
602036	16/04/2008	- // -	11,00,000/-

**Total Amount Rs. 14,00,000/-**

**I SAY RECEIVED Rs. 14,00,000/-**

  
**MR. RAJENDRA B. PATEL**  
 VENDOR

**WITNESSES : -**

1. 

2.



ANNEXURE 'B'

बंदर-२३  
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139  
No. 2000 (Gen-362: 31.7.91) - DyChE (BP) (ES) VALID UP TO 26/6/96

MUNICIPAL CORPORATION OF GREATER BOMBAY

NO. CE/ 3306, /BPES/ AL.

COMMENCEMENT CERTIFICATE

of 27 JUN 1995  
2009 13

Permission is hereby granted under Section 45 of the Maharashtra Regional and Town Planning Act (Maharashtra Act No. XXXVII of 1966) to Shri P. T. Jain C.A. to Shri H. V. Somaiya. Applicant to the development work of prop. Building NO. 1.

at premises at Street No. \_\_\_\_\_ of Village Chandivali situated at Chandivali Road, Kurla on C.T. Survey No. 36A/150/1/252A/1

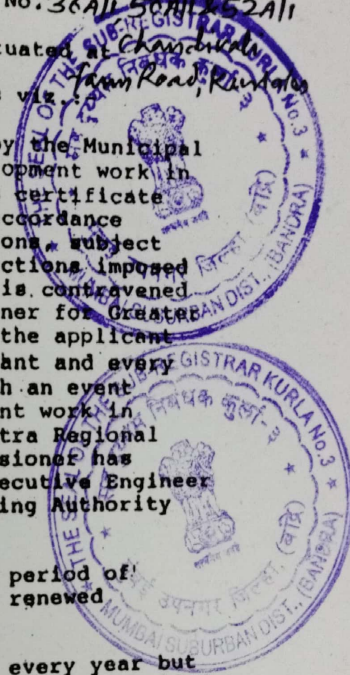
on the following conditions viz.  
1. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay, if (a) the Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans, (b) any of the conditions, subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with, (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966, the Municipal Commissioner has appointed Shri S.N. Thatte, Executive Engineer to exercise his powers and sanctions of the Planning Authority under Section 45 of the said Act.

- 2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.
- 3. This Commencement Certificate is renewable every year but such extended period shall in 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 and Town Planning Act, 1966.
- 4. The conditions of this certificate shall be binding not only on the applicant but also his heirs, successors, executors, administrators and assignees and every person deriving title through or under him.

C.C. upto plinth i.e. shift slab

for and on behalf of the Local Authority  
The Municipal Corporation of Greater Bombay.  
[Signature]  
Executive Engineer, Building Proposals (Eastern Suburbs)

For Municipal Commissioner for Greater Bombay.



Rota : 3000 (Gen-318 : 28.9.95) DyCE(BP)ES on LP

MUNICIPAL CORPORATION OF GREATER BOMBAY

FORM "A"

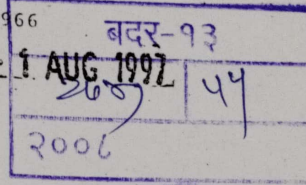
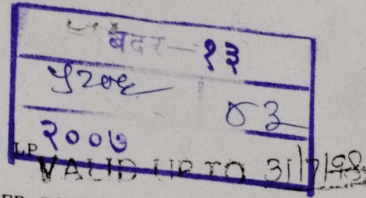
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CF/ 3305/BPES/A L

COMMENCEMENT CERTIFICATE

To :

Shri P.T. Jain C.A to  
owner



Sir,

With reference to your application No. 2360 dated 6-4-93 for Development Permission and grant of Commencement Certificate under section 45 and 69 of the Maharashtra Regional & Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act, 1888 to erect a building in Building No. 2360 on plot NO. 36A/1, 50A/1 & 52A/1 C.T.S. No. 36A/1, 50A/1 & 52A/1 situated at Road Chandivali Street Chandivali Village/Town Planning Scheme No. Chandivali ward 2 the Commencement Certificate Building permit is granted on the following conditions

1. The land vacated in consequence of the endorsement of the set back line/road widening line shall form part of the public street.

2. No new building or part thereof shall be occupied or used or permitted to be used by any person until occupation permission has been granted.

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.

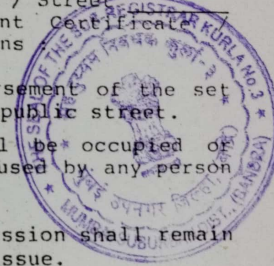
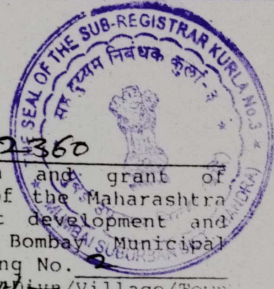
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

6. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if :

(a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

(b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with.

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



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Gen-318

: 2 :

7. 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

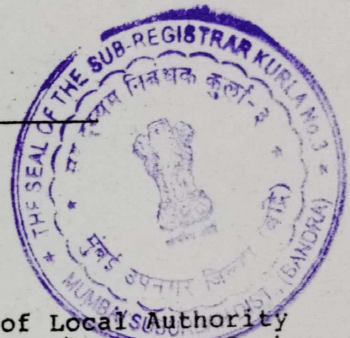
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The Municipal Commissioner has appointed Shri Kanade Assistant Engineer to exercise

his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is valid upto 31/7/98

C.C upto plinth



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

B. Kanade  
18/7/97

Assistant Engineer, Building Proposals  
(Eastern Suburbs) L & N

FOR



CE/ 3305/BPES/A L MUNICIPAL COMMISSIONER FOR GREATER BOMBAY.

C.C. upto Plinth as per amended Plan approved on 7.6.99

B. Kanade 1.7.99  
Assistant Engineer Building Proposals  
Eastern Suburbs (L & N Ward)

CE/ 3305/BPES/A L 2 DEC 1999  
Full C.C.

B. Kanade 02.12.99  
Assistant Engineer Building Proposals  
Eastern Suburbs (L & N Ward)

ANNEXURE 'B'

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7/7/1996

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VALID UP TO

Notd: 2000 (Gen-362: 31.7.91) - DyChE (BP) (EB)

MUNICIPAL CORPORATION OF GREATER BOMBAY

NO. CE/ 3411 /BPES/AL of 1

COMMENCEMENT CERTIFICATE

बदर-१३
2009 ५०
7 JUL 1995
2006

Permission is hereby granted under Section 45 of the Maharashtra Regional and Town Planning Act (Maharashtra Act No. XXXVII of 1966) to Shri P. T. Jain CA to Shri H. V. Somaiyya.

Applicant to the development work of prop. Building No. 3, at premises at Street No. on C.T. Survey No. 36A/1, 50A/1 & 52A/1/1

Wissa No. of Village Chandivali situated at Chandivali farm Road, Kurla (w). on the following conditions viz.:-

1. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay, if (a) the Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans, (b) any of the conditions, subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with, (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant by 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 Municipal Commissioner has appointed Shri S. N. Thatte, Executive Engineer to exercise his powers and sanctions of the Planning Authority under Section 45 of the said Act.

2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.

3. This Commencement Certificate is renewable every year but such extended period shall in 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 and Town Planning Act, 1966.

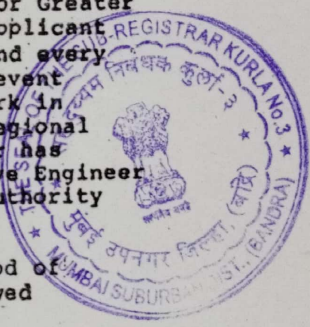
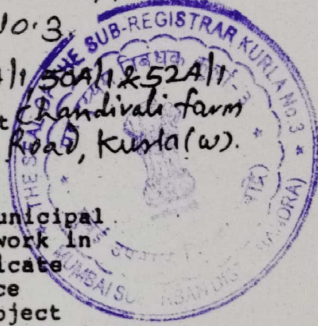
4. The conditions of this certificate shall be binding not only on the applicant but also his heirs, successors, executors, administrators and assignees and every person deriving title through or under him.

C.C. upto plinth i.e. still slab.

for and on behalf of the Local Authority The Municipal Corporation of Greater Bombay.

S. N. Thatte  
Executive Engineer, Building Proposals (Eastern Suburbs)

For Municipal Commissioner for Greater Bombay.



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ANNEXURE 'C'

- F. C. PARDIWALA (CONSULTANT)
- D. D. DAMODAR
- K. J. MERCHANT
- M. L. BHAKTA
- X. R. MODI
- J. S. DESAI
- S. C. KOTHARI
- A. M. DESAI
- A. S. DAYAL
- K. M. VUSSONJI
- B. D. DAMODAR
- S. H. JUNNARKAR
- K. V. MERCHANT
- S. S. VAIDYA
- A R AMIN
- P. D. POPAT

**KANGA & CO. (Regd.)**

ADVOCATES, SOLICITORS & NOTARY  
Readymoney Mansion,  
43, Veer Nariman Road, Bombay-400001/51.

GRAM : "KANGACO"  
TELE. : 2042285, 2042288  
2042289, 2049238  
TELEX : 011-84727 KACO  
FAX : 022-2043728  
( National )  
9122-2043726  
( International )

In Reply Quote Ref. No. MLB/KV/7256 /91

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ye  
REGISTRATION  
SUB-DISTRICT  
BOMBAY CITY  
SUBURBAN  
NO. 3  
CHANDIVALI

TO WHOMSOEVER IT MAY CONCERN :

Re: Property bearing Sub-plot No.3 of the amalgamated and sub-divided plot Nos.21 and 22 forming part of larger Industrial Zone sub-division relating to Plot Nos.18 to 42 containing by admeasurement 4580.78 sq.yds. equivalent to 3829.53 sq.metres situate lying and being at Village Chandivali belonging to Mr.Harjivan Velji Somaiya

We have investigated the title of Mr.Harjivan Velji Somaiya to the property more particularly described in the Schedule hereunder written and find the same to be clear and marketable and free from all encumbrances.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of land or ground and hereditaments situate, lying and being in the Village Chandivali in the Registration Sub-District of Bombay City and Bombay Suburban being Sub-plot No.3 of the amalgamated and sub-divided Plot Nos.21 and 22 forming part of the Larger Industrial Zone sub-division relating to Plots Nos.18 to 42 and containing by admeasurement 4580.78 sq.yards equivalent to 3829.53 sq.metres or thereabouts and bearing Survey Nos.9, Hissa No.2(part), C.T.S.Nos.36(part), 50(part), 52(part) and Survey No.9/2(part) and 18(part) and bounded as follows : that is to say, on or towards the West by 60 feet wide Road, on or towards the East by Plot No.2, on or towards the North by 44 feet R.P.Road, and on or towards the South by Sub-Plot No.4.

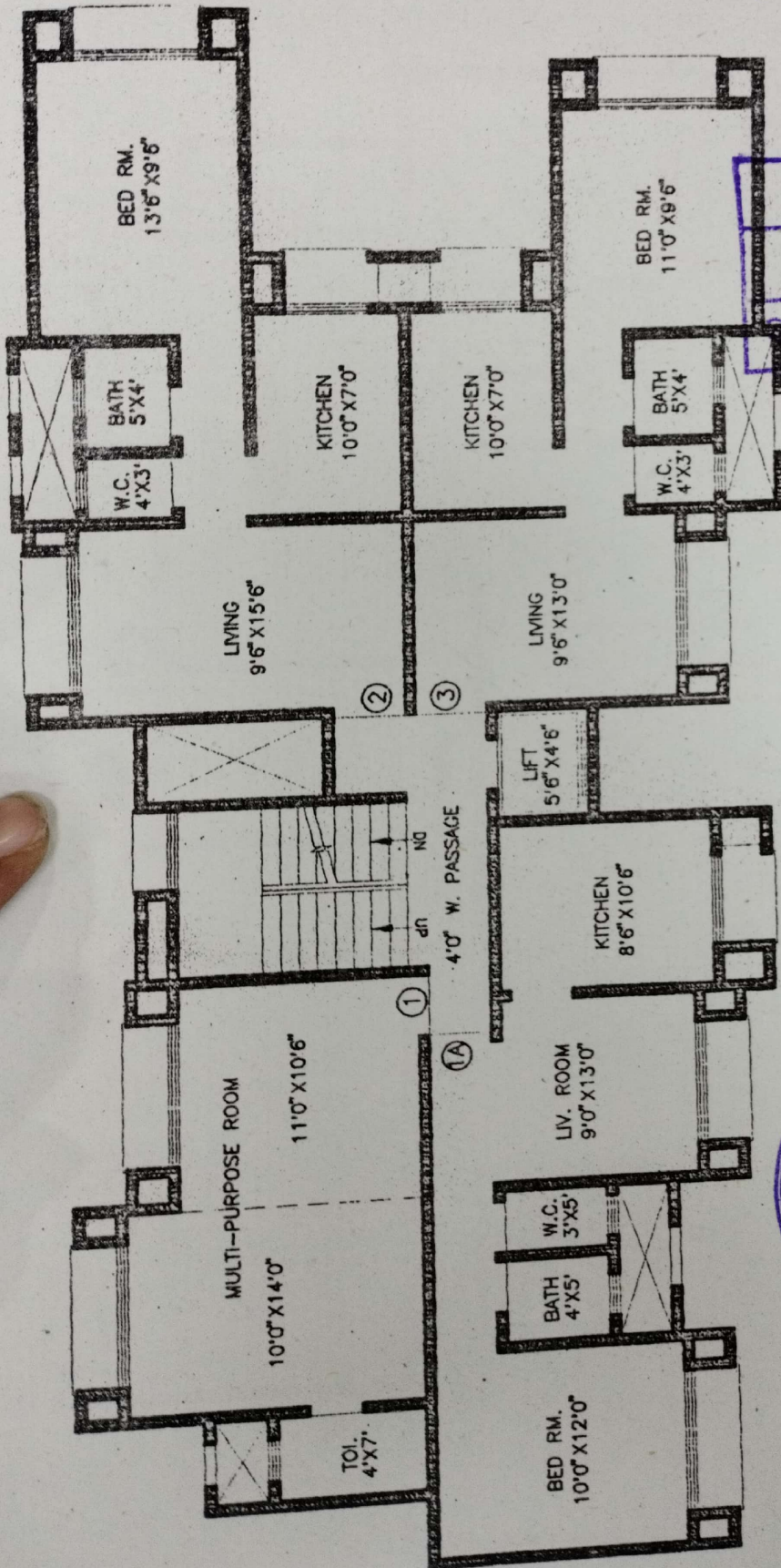
Dated this 20th day of March 1991.

KANGA AND COMPANY,  
*Harjivan Velji*  
Partner.

mv.

ANNEXURE 'E'

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TYPICAL FLOOR PLAN  
 (1st TO 7th FLOOR)  
 WING 'A'



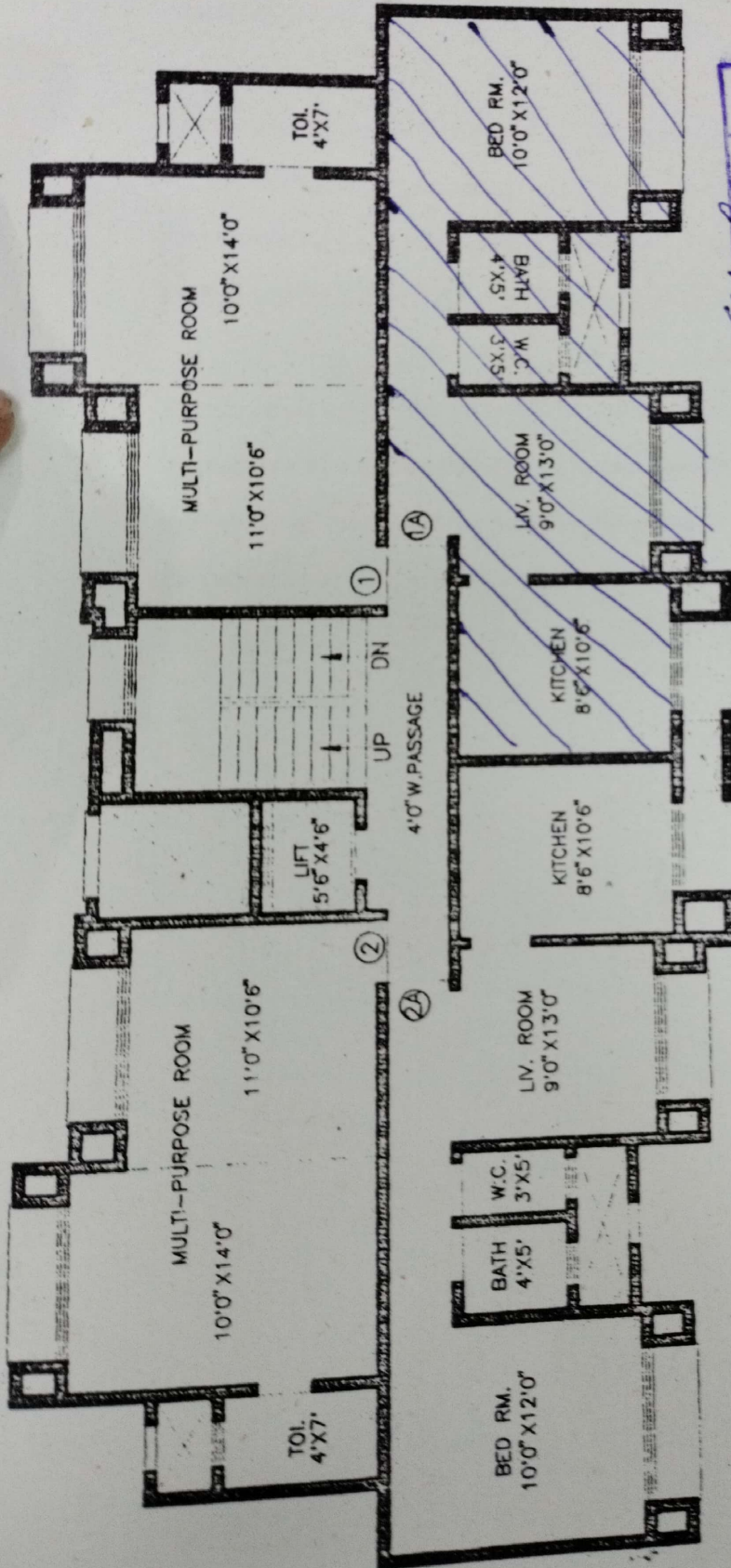
AREA STATEMENT

FLAT NO.	SALE AREA
1	390.00 sq.ft.
1A	515.00 sq.ft.
2	560.00 sq.ft.
3	480.00 sq.ft.



ANNEXURE 'E'

बदर-९३  
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TYPICAL FLOOR PLAN  
 (1st TO 7th FLOOR)  
 WING 'B' & 'C'



FLAT NO.	SALE AREA
1, & 2	390.00 sq.ft.
1A, & 2A	515.00 sq.ft.



16/04/2008

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

वदर13

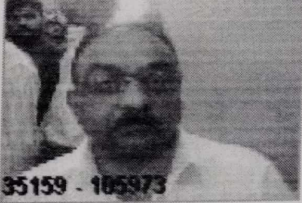





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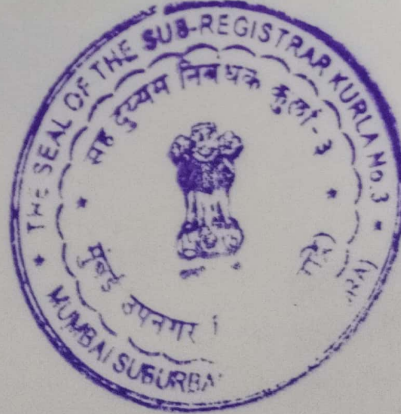
4:40:40 pm

सह दु.नि.का-कुर्ला 3

दस्त क्रमांक : 2741/2008

दस्ताचा प्रकार : करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टसा
1	<p>नाव: राजेंद्र बी. पटेल - -            पत्ता: घर/फ्लॅट नं: 601-अ, 6 वा मजला, सी विंग,            रिजन्सी पार्क, ऑफ चांदीवली फार्म रोड, कुर्ला प 72            गल्ली/रस्ता: -            ईमारतीचे नाव: -            ईमारत नं: -            पेठ/वसाहत: -            शहर/गाव:-            तालु</p>	<p>लिहून देणार            वय 60            सही</p>	 <p>35159 - 105973</p>	
2	<p>नाव: सरवर सरफुद्दीन खान - -            पत्ता: घर/फ्लॅट नं: 11/बी, आझाद चाळ, इंदिरा मार्केट,            खेरानी रोड, मुं 72            गल्ली/रस्ता: -            ईमारतीचे नाव: -            ईमारत नं: -            पेठ/वसाहत: -            शहर/गाव:-            तालुका: -            पिन: -            पॅन नम्ब</p>	<p>लिहून घेणार            वय 35            सही</p>	 <p>35159 - 105974</p>	
3	<p>नाव: असलम सरफुद्दीन खान - -            पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे            गल्ली/रस्ता: -            ईमारतीचे नाव: -            ईमारत नं: -            पेठ/वसाहत: -            शहर/गाव:-            तालुका: -            पिन: -            पॅन नम्बर: AOKPK4978H</p>	<p>लिहून घेणार            वय 28            सही</p>	 <p>35159 - 105975</p>	







# दस्त गोषवारा भाग - 2

वदर13

दस्त क्रमांक (2741/2008)

3

दस्त क्र. [वदर13-2741-2008] चा गोषवारा  
बाजार मुल्य :2443350 मोबदला 1400000 भरलेले मुद्रांक शुल्क : 50780

पावती क्र.:2752 दिनांक:16/04/2008  
पावतीचे वर्णन  
नाव: सरवर सरफुदीन खान - -

दस्त हजर केल्याचा दिनांक :16/04/2008 04:34 PM  
निष्पादनाचा दिनांक : 16/04/2008  
दस्त हजर करणा-याची सही :

*[Handwritten signature]*

24440 :नोंदणी फी  
1660 :नक्कल (अ. 11(1)), पृष्ठांकनाची  
नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

26100: एकूण

*[Handwritten signature]*

दु. निबंधकाची सही, सह दु.नि.का-कुर्ला 3

दस्ताचा प्रकार :5) करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 16/04/2008 04:34 PM  
शिकका क्र. 2 ची वेळ : (फ्री) 16/04/2008 04:39 PM  
शिकका क्र. 3 ची वेळ : (कबुली) 16/04/2008 04:40 PM  
शिकका क्र. 4 ची वेळ : (ओळख) 16/04/2008 04:40 PM

दस्त नोंद केल्याचा दिनांक : 16/04/2008 04:40 PM

ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

1) लतीफ खान- - ,घर/फ्लॅट नं: गाळा नं 7, साकीनाका, अंधेरी पूर्व 72

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) अमृत गोलतकर- - ,घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -



*[Handwritten signature: Latif Khan]*

*[Handwritten signature: Amrut Golatkar]*

मुद्रांक शुल्क: सवलत :सदरचा दस्त हा 5 g a 2 खाली येत असल्यामुळे मूळ  
दस्ताऐवजा क्र बदर-13/5206/2007 दि. 03/07/2007 यावर मु शु रु  
54100 दि. 19/01/2007 रोजी भरण्यात आलेले आहे.

प्रमाणित करण्यात येते कि या दस्तामध्ये  
एकूण *[Handwritten: 24440]* (3) पाने आहेत.  
बदर-93/ 2008 /2006  
पुस्तक क्रमांक 9 क्रमांकावर  
नोंदला  
दिनांक *[Handwritten: 24/07/08]*  
सह. दुय्यम निबंधक कुर्ला-3  
मुंबई जिल्हा.

*[Handwritten signature]*  
दु. निबंधकाची सही  
सह दु.नि.का-कुर्ला 3





दस्तक्रमांक व वर्ष: 2741/2008

Wednesday, April 16, 2008

4:40:51 PM

दुय्यम निबंधक: सह दु.नि.का-कुर्ला 3

## सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : चांदिवली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 1,400,000.00  
बा.भा. रू. 2,443,350.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 36 वर्णन: विभागाचे नाव - चांदिवली - कुर्ला , उपविभागाचे नाव - 115/542A - भूभाग : चांदिवली गावातील खालील मिळकती. -- फ्लॉट नं 601-अ, 6 वा मजला, सी विंग, रिजन्सी पार्क, ऑफ चांदिवली फार्म रोड, चांदिवली -
- (3) क्षेत्रफळ (1) बांधीव मिळकतीचे क्षेत्रफळ 35.8 चौ.मी. आहे.
- (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 बी. पटेल - ; घर/फ्लॉट नं: 601-अ, 6 वा मजला, सी विंग, रिजन्सी पार्क, ऑफ चांदिवली फार्म रोड, कुर्ला प 72; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AIXPR2321J.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सरवर सरफुद्दीन खान - ; घर/फ्लॉट नं: 11/बी, आझाद चाळ, इंदिरा मार्केट, खेरानी रोड, मुं 72; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AHEPK5580E.  
(2) असलम सरफुद्दीन खान - ; घर/फ्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AOKPK4978H.
- (7) दिनांक करून दिल्याचा 16/04/2008
- (8) नोंदणीचा 16/04/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 2741 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 104775.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 24440.00
- (12) शेरा



Share Certificate No.

411

Member's Register No.

411

# REGENCY PARK CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No. MUM-2/W-L /HSG/(TC)/9749/2008-2009) Dated 24/10/2008  
C.T.S. No. 36A/ 50A/52A/1, Nahar Amrit Shakti, Chandivali, Mumbai - 400 072.

(Regd. Under the Maharashtra Co-Operative Societies Act - 1960.)  
Authorised Share Capital Rs. 1,00,000/- Divided into 2,000 Shares of Rs. 50/- Each

## Share Certificate

This is to Certify that Mr./Mrs. SARVAR . S.KHAN & ABLAM . S.KHAN

is/are the Registered holder of FIVE fully paid-up shares of Rs. Fifty each Numbered from 181 to 185 (both inclusive) in **Regency Park Co-operative Housing Society Ltd.** subject to the BYE-LAWS of the said society.

**Rs. 250/-**

Given under the common seal of

**REGENCY PARK  
CO-OPERATIVE HOUSING SOCIETY LTD.**

Flat No. C-601 & 601/A.

This \_\_\_\_\_ day of \_\_\_\_\_

Hon. Secretary

Chairman

Treasurer / Committee Member

NOTE: NO TRANSFER OF THE SHARES WILL BE REGISTERED WITHOUT PRODUCTION OF THIS CERTIFICATE



# DELIVERED



Saturday, May 03, 2008

12:36:38 PM

**Original**

नोंदणी 39 म.

Regn. 39 M

## पावती

पावती क्र. : 3168

गावाचे नाव चांदिवली

दिनांक 03/05/2008

दस्तऐवजाचा अनुक्रमांक वदर13 - 03157 - 2008

दस्ता ऐवजाचा प्रकार करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

सादर करणाराचे नाव:सरवर सरफुद्दीन खान - -

नोंदणी फी	:	-	18860.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (90)	:	-	1800.00
<b>एकूण</b>	<b>रु.</b>		<b>20660.00</b>

आपणास हा दस्त अंदाजे 12:51PM ह्या वेळेस मिळेल

# DELIVERED

*Dadh*  
दुय्यम निबंधक  
सह दु.नि.का-कुर्ला 3

बाजार मुल्य: 1885747 रु. मोबदला: 794380रु.

भरलेले मुद्रांक शुल्क: 39200 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: एस बी ऑफ त्रावणकोर, बोरीवली ;

डीडी/धनाकर्ष क्रमांक: 008177; रक्कम: 18860 रु.; दिनांक: 15/04/2008

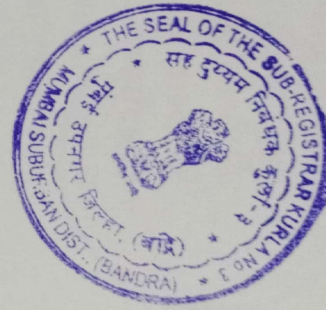
**सह दुय्यम निबंधक कुर्ला क्र. ३,  
मुंबई उपनगर विस्था.**

## समाशोधनाच्या अधिन राहून



39,200/-

बंदर-१३	
५५७	✓
२००८	



**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made at Mumbai this 3<sup>rd</sup> day of May 2008

BETWEEN

**MRS. KRISHNA R. PATEL**, an adult, Indian Inhabitant, residing at, Flat No. 601, 6<sup>th</sup> Floor "C" Wing of **REGENCY PARK**, Off. Chandivali Farm Road, Kurla (West), Mumbai - 400 072., hereinafter called "**the VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include her legal heirs, executors, administrators and assigns) of the **ONE PART** ;

**AND**

(1) **MR. SARVAR SHARFUDDIN KHAN AND**  
 (2) **MR. ASLAM SHARFUDDIN KHAN**, both adults Indian Inhabitants, presently residing at, 11/B, Azad Chawl Indira Market, Kherani Road, Mumbai - 400 072., hereinafter called "**the PURCHASERS**" (which expression shall unless repugnant to the context or meaning thereof mean and include their legal heirs, executors, administrators and assigns) of the **OTHER PART**;

For ICICI BANK LTD.  
 Authorised Signatory  
 KUSTUBH SANT

ICICI Bank Ltd.  
 Reits Magos, Wings A & C R.C. Patel Road,  
 Borivali (West), Mumbai-400 092.  
 D-51STP(V)/C.R.101114/105/342-3/5/2008



SPECIAL ADHESIVE  
 APR 15 2008 12:38  
 R.0039200/-PB5299  
 MAHARASHTRA STAMP DUTY

8 - thousand the hundred only

Aslam Khan  
 Sarvar Khan

39,200/-

बंदर-१३	
७५६	३
२००६	

## WHEREAS :-

(i) Pursuant to an Agreement dated 6<sup>TH</sup> day of March, 2007 made BETWEEN MESSRS. RAJ DEVELOPERS hereinafter called "THE DEVELOPERS" of the ONE PART AND MRS. KRISHNA R. PATEL, Vendor herein, therein called as "THE PURCHASER" of the OTHER PART agreed to purchase Flat No. 601, 6<sup>th</sup> Floor "C" Wing of REGENCY PARK, Off. Chandivali Farm Road, Kurla (West), Mumbai - 400 072. (hereinafter referred to as "the said premises") and more particularly described in the Schedule hereunder written for the consideration on the terms, conditions & Considerations contained therein.

(ii) The purchaser/s shall observe and perform all the rules and regulations of building/proposed society. The bye-laws of this Agreement shall always be subject to the Provisions of Maharashtra Ownership Act (Maharashtra Act No.XV of 1971) and the rules made thereunder/said Act and subject to the provisions of Maharashtra Co-operative Housing Society's Act, 1961 and Maharashtra Ownership Flats Act, 1963.

(iii) The Purchasers have approached to the Vendor and requested her to sell the said premises for the consideration and on the terms and conditions hereinafter appearing.

## **NOW THESE DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-**

1. The Vendor hereby agrees to sell and the Purchasers agree to purchase all the rights, title and interest of the Vendor in the said premises at and for the total consideration of Rs.7,94,380/- (Rupees Seven Lakhs

*Tamara Damm*  
Aslam Khan

*for all*

बदर-१३	
शुभ	१०
२००७	

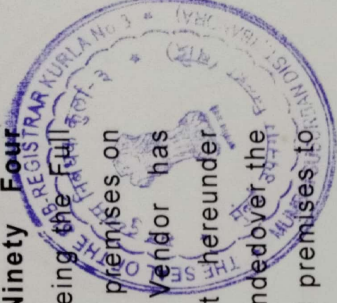
**Ninety Four Thousand Three Hundred Eighty-Only).**

The purchasers have paid to the Vendor the said sum of

**Rs.7,94,380/- (Rupees Seven Lakhs Ninety Four Thousand Three Hundred Eighty Only)** being the Full

and Final payment in respect of the said premises on the execution of this agreement. (the Vendor has admitted and acknowledged the receipt hereunder written), against which, the Vendor has handed over the peaceful and vacant possession of the said premises to the Purchasers along with all the original documents and papers to the Purchasers.

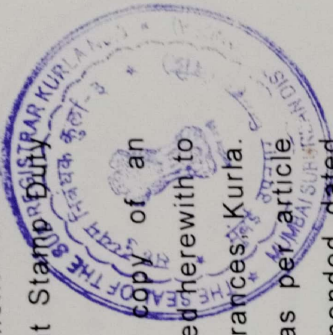
2. The Vendor shall apply to the said Builder / Proposed Society for issuing **NO OBJECTION CERTIFICATE** to the Vendor for transferring the said premises to the Purchasers herein.
3. The Vendor declares that, She has paid all the amounts due and payable to the said Builder / Proposed Society till date.
4. The Vendor hereby declares that, She has good right and absolute authority to enter into this Agreement and transfer the said premises and the Vendor has not done any act, matter and thing whatsoever whereby the Vendor is prevented from agreeing to transfer or assign the said premises in favour of the Purchasers.
5. The Vendor hereby declares that She has paid full Stamp Duty of **Rs.37,800/- (Rupees Thirty Seven Thousand Eight Hundred Only)** on dated **19/01/2007** Under serial **No. 64318** to **H.D.F.C. Bank, Lower Parel Br.** on the Agreement for sale dated **6<sup>th</sup> March, 2007** and registered it vide Serial No. **BDR13 - 05205 - 2007** before the Sub  
- Registrar of Assurances, Div - Kurla 3 on dated **03/07/2007**.



Aslam Khan  
 10/07/2007  
 10/07/2007

बदर-१३
2006

6. The Vendor hereby declares that She has not applied for the refund of the Stamp Duty of Agreement for sale dated **6<sup>th</sup> March, 2007** to any Government Stamp Duty Refund Department.



7. The Vendor hereby declares that the copy of an agreement dated **6<sup>th</sup> March, 2007** is attached herewith to present before the Sub - Registrar of Assurances, Kurla. Stamp Duty on said agreement is paid as per article **5(g)a (ii)** of Bombay Stamp Act 1958 amended dated **7/05/2005**.

8. The Vendor hereby covenant with the Purchasers as follows :-

- i) That the Vendor has good right & absolute authority of the said premises and no other person or persons has or have any right, title, interest, property claim or demand of any nature whatsoever unto or upon the said premises either by way of sale, charge, mortgage, lien, gift, trust, lease, assignment or otherwise howsoever and has good right, full power and absolute authority to sell and transfer the same to the Purchasers.
- ii) That the Vendor has not created any charge or encumbrances of whatsoever nature in respect of the said premises nor the said premises is subject matter of any litigation nor is the same or are attached in execution of any decree, nor the Vendor has created any tenancy or leave and licence or any right in favour of anyone in respect of the said premises.
- iii) That the Vendor has duly observed and performed the rules and regulations of the said Builder / Proposed Society and paid upto date her contribution in the nature of outgoings, taxes, dues, etc. to the said Builder / Proposed Society and that the membership of the Vendor are valid and subsisting and not terminated by the said Builder / Proposed Society.

*(Signature)*

*(Signature)*

*(Signature)*



बदर-१३	
२००६	६

iv) That the Vendor shall whenever required to do so from time to time hereafter execute and sign or cause to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing, assuring and effectually transferring the said premises unto and to the use of the Purchasers forever.

v) The Vendor shall be liable to secure permission from the said Builder / Proposed Society for the transfer of the said premises in favour of the Purchasers after the completion of the sale.

vi) That the Vendor shall indemnify and keep indemnified the Purchasers from and against all actions, claims, demands, costs, charges and expenses, etc.

9. The Purchasers hereby agree and undertake to become members of the said building known as **REGENCY PARK**, and abide by the rules, regulations.

10. The Vendor further undertakes to pay all the outgoing, maintenance charges and other outgoing in respect of the said premises upto the date of the completion of the sale. After completion of the sale the Purchasers shall be liable and responsible to pay the necessary outgoing, bills in respect of the said premises.

11. The Vendor agrees and undertakes that, She will execute such further writings, transfer forms, declarations or documents as may be necessary for the purpose of effectually transferring all his rights, title and interest in respect of the said premises.

*Handwritten signature*  
*Handwritten signature*  
*Handwritten signature*

12. The Vendor represents to and assures the purchasers and declares and confirms that;

a) She will give written permission or No Objection Certificate to transfer existing meter of Reliance Energy Limited in favour of purchasers.

b) She will co-operate with the purchasers all the time whenever reasonably required for registration of this agreement for sale with sub-Registrar of Assurances.

13. The Vendor hereby declares that, She shall receive the payment as per this Agreement and shall hand over the possession of the said premises along with all the original documents pertaining to the said premises to the Purchasers.

14. That the Vendor hereby declares and undertakes that if any stamp duty or penalty is due and pending on all the previous documents and agreements, the same shall be cleared and payable by the Vendor herein and the Purchasers shall not be responsible for the same.

15. The transfer charges in respect of this transfer shall be borne and paid by the Purchasers Only. The stamp duty and the registration charges shall be borne by the Purchasers alone.

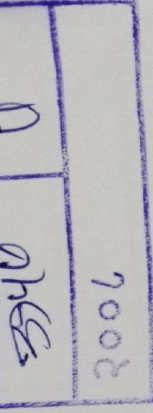
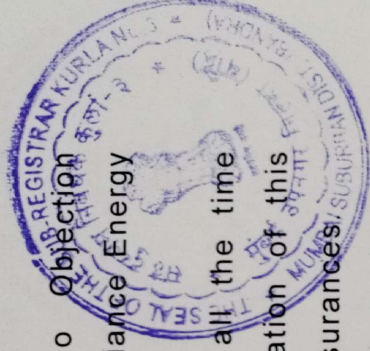
### SCHEDULE OF THE PROPERTY

Flat No. **601**, on the 6<sup>th</sup> Floor, in the "C" Wing, in the bldg. known as **REGENCY PARK**, Off. Chandivali Farm Road, Kurla (West), Mumbai - 400 072., Total area admeasuring **297.25 Sq.ft. (27.63 Sq.mtr.) Built Up** and the building constructed in the year **2007** and the building is having **Ground + Seven Floors** with lift, bearing **C.T.S No. 36, 50, 52** of Village **Chandivali**, Taluka **Kurla**, Mumbai Suburban District.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*



बदर-१३

MMU

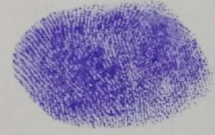
२००८

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands the day, month and year hereinabove written;



SIGNED, SEALED AND DELIVERED) by the withinnamed "VENDOR" )

*[Handwritten signature of Mrs. Krishna R. Patel]*



MRS. KRISHNA R. PATEL )  
Through her Constituted Attorney )  
MR. NIKHIL DALAL )  
PAN NO. \_\_\_\_\_ )  
in the presence of..... )

SIGNED, SEALED AND DELIVERED) by the withinnamed "PURCHASERS" )

*[Handwritten signature of Mr. Sarvar S. Khan]*  
(1) MR. SARVAR S. KHAN )  
PAN NO. AHEPK 5580E )



*[Handwritten signature of Mr. Aslam S. Khan]*  
(2) MR. ASLAM S. KHAN )  
PAN NO. AOKPK 4978H )  
in the presence of..... )



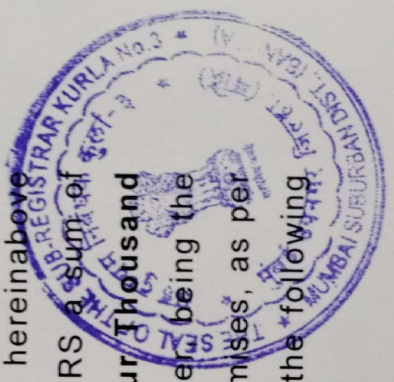
WITNESSES :-

- [Handwritten signature of P. P. Bhambhani]*
- [Handwritten signature of witness]*

बदर-१३	
९९५०	२
२००६	

## RECEIPT

RECEIVED on the day and the year first hereinabove written of and from the withinnamed PURCHASERS a sum of **Rs.7,94,380/- (Rupees Seven Lakhs Ninety Four Thousand Three Hundred Eighty Only)** by way of Pay Order being the Full and final payment in respect of the said premises, as per the terms and conditions of this Agreement, in the following manner :-



Ch. No.	Date	Drawn on	Amt.(Rs.)
---------	------	----------	-----------

602035	16/04/2008	State Bank of India	7,94,380/-
--------	------------	---------------------	------------

MIDC, Andheri (East) Br.

-----  
Total Amount Rs. 7,94,380/-

-----  
I SAY RECEIVED Rs. 7,94,380/-

*[Handwritten Signature]*

**MR. NIKHIL DALAL**

Constituted Attorney for

**MRS. KRISHNA R. PATEL**

VENDOR

WITNESSES :-

1. *[Handwritten Signature]*

2. *[Handwritten Signature]*







03/05/2008  
12:38:16 pm

दुय्यम निबंधकः  
सह दु.नि.का-कुर्ला 3

दस्त गोषवारा भाग-1

वदर13  
दस्त क्र 3157/2008  
SU

दस्त क्रमांक : 3157/2008  
दस्ताचा प्रकार : करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

अनु.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाम: कृष्णा आर. पटेल तर्फे कु मु म्हणुन निखील दलाल</p> <p>पता: घर/फ्लॅट नं: 601, 6 वा मजला, सी विंग, रिजन्सी पार्क, ऑफ चांदीवली फार्म रोड, कुर्ला प मुं 72</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p>	<p>लिहून घेणार</p> <p>वय 48</p> <p>सही</p> <p><i>[Signature]</i></p>		
2	<p>नाम: सरवर सरफुद्दीन खान - -</p> <p>पता: घर/फ्लॅट नं: 11/बी, आज्ञादा चाळ, इंदिरा मार्केट, खैरानी रोड, मुं 72</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव:-</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्बर</p>	<p>लिहून घेणार</p> <p>वय 36</p> <p>सही</p> <p><i>[Signature]</i></p>		
3	<p>नाम: असलम सरफुद्दीन खान - -</p> <p>पता: घर/फ्लॅट नं: वरीलप्रमाणे</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव:-</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्बर: AOKPK4978H</p>	<p>लिहून घेणार</p> <p>वय 28</p> <p>सही</p> <p><i>[Signature]</i></p>		





दस्त गोषवारा भाग - 2

वदर13

दस्त क्रमांक (3157/2008)

दस्त क्र. [वदर13-3157-2008] चा गोषवारा  
बाजार मुल्य : 1885747 मोबदला 794380 भरलेले मुद्रांक शुल्क : 39200

पावती क्र.: 3168 दिनांक: 03/05/2008  
पावतीचे वर्णन  
नांव: सरवर सरफुद्दीन खान - -

दस्त हजर केल्याचा दिनांक : 03/05/2008 12:31 PM  
निष्पादनाचा दिनांक : 03/05/2008  
दस्त हजर करणा-याची सही :

*[Handwritten signature]*

18860 : नोंदणी फी  
1800 : नक्कल (अ. 11(1)), पृष्ठांकनाची  
नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

20660: एकूण

दस्ताचा प्रकार : 5) करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 03/05/2008 12:31 PM  
शिकका क्र. 2 ची वेळ : (फी) 03/05/2008 12:36 PM  
शिकका क्र. 3 ची वेळ : (कबुली) 03/05/2008 12:37 PM  
शिकका क्र. 4 ची वेळ : (ओळख) 03/05/2008 12:37 PM

*[Handwritten signature]*

दु. निबंधकाची सही, सह दु.नि.का-कुर्ला 3

दस्त नोंद केल्याचा दिनांक : 03/05/2008 12:38 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

1) विकास पवार- - , घर/फ्लॅट नं: बी-4, श्रीनाथ दर्शन, बोरीवली प मुं 92

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

2) प्रविण ठक्कर- - , घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

*[Handwritten signature]*



*[Handwritten signature]*

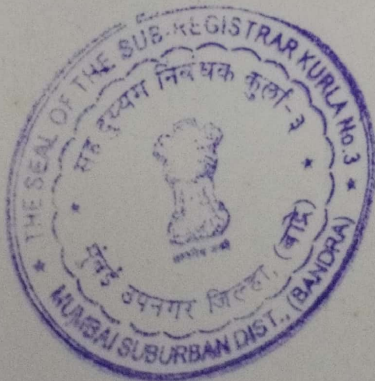
*[Fingerprint]*



मुद्रांक शुल्क: सवलत : सदरचा दस्त हा 5 g a 2 खाली येत असल्यामुळे मूळ  
दस्ताऐवजा क्रं बदर-13/5205/2007 दि. 3/07/2007 यावर मु शु रु 37800  
दि. 19/01/2007 रोजी भरण्यात आलेले आहे.

*[Handwritten signature]*

दु. निबंधकाची सही  
सह दु.नि.का-कुर्ला 3



प्रमाणित करण्यात येते की या दस्तामध्ये  
एकूण 3157/2008 (3157/2008) फने आहेत.  
बदर-13/5205/2007 3546/2008  
पुस्तक क्रमांक 9 क्रमांकावर  
बौदला 3157/2008  
दिनांक *[Handwritten signature]*

सह. मुख्य निबंधक कुर्ला-3  
मुंबई उपनगर जिल्हा.

दस्तक्रमांक व वर्ष: 3157/2008

Saturday, May 03, 2008

12:38:36 PM

## सूची क्र. दोन INDEX NO. II

गावाचे नाव : चांदिवली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख मोबदला रू. 794,380.00  
बा.भा. रू. 1,885,747.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 36 वर्णन: विभागाचे नाव - चांदिवली - कुर्ला , उपविभागाचे नाव - 115/542A - भूभाग : चांदिवली गावातील खालील मिळक्ती. - फ्लॅट नं 601, 6 वा मजला, सी विंग, रिजन्सी पार्क, ऑफ चांदिवली फार्म रोड, कुर्ला प मुं 72 - सदरचा दस्त हा 5 g a 2 खाली येत असल्यामुळे मूळ दस्ताऐवजा क्रं बदर-13/5205/2007 दि. 3/07/2007 यावर मु शु रु 37800 दि. 19/01/2007 रोजी भरण्यात आलेले आहे.  
(1)बांधीव मिळकतीचे क्षेत्रफळ 27.63 चौ.मी. आहे.
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) कृष्णा आर. पटेल तर्फे कु मु म्हणुन निखील दलाल - -; घर/फ्लॅट नं: 601, 6 वा मजला, सी विंग, रिजन्सी पार्क, ऑफ चांदिवली फार्म रोड, कुर्ला प मुं 72; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAIPD5846M.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सरवर सरफुद्दीन खान - -; घर/फ्लॅट नं: 11/बी, आझाद चाळ, इंदिरा मार्केट, खैरानी रोड, मुं 72; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AHEPK5580E.  
(2) असलम सरफुद्दीन खान - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AOKPK4978H.
- (7) दिनांक करून दिल्याचा 03/05/2008
- (8) नोंदणीचा 03/05/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 3157 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 76900.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 18860.00
- (12) शेरा

**BRIHANMUMBAI MAHANAGARPALIKA.**

CE/3411/BPESIAL

17 DEC 2005

To,

Shri. R.G. Kapadia  
M/s. Kapadia Consultants  
209, Sumer Kendra,  
F.B. Budhkar Marg,  
Worli, Mumbai 400 018

**CERTIFIED TRUE COPY**

*R.G. Kapadia*  
R. G. KABADIA

**Sub:-** Full Occupation permission to Bldg. No.3 comprising of  
stilt + 7 upper floors on plot bearing CTS No.36A/1, 50A/1  
& 52A/1 of Chandivali, Kurta (W)

Sir,

The full development work to Bldg. No.3 comprising of stilt + 7 upper floors on plot bearing CTS No.36A/1, 50A/1 & 52A/1 of Chandivali, Kurta (W) completed under the supervision of yourself having Licence No.CA/78/4792 & Structural Engineer Shri. Satish Dhupelia having Lic. No.STR/4 may be occupied on the following conditions.

1. That Certificate under Section 270-A of the Mumbai Municipal Corporation Act shall be submitted within 3-months.

A set of certified completion plans is returned herewith in token of Municipal approval.

**Note :-** This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

*12/12/05*  
Executive Engineer  
(Building Proposals)(E.S.)



OC - S.K. Paper  
Andheri Property.

BRIHANMUMBAI MAHANAGARPALIKA.

CE/3411/BPES/AL

17 DEC 2005

To,

Shri. R.G. Kapadia  
M/s. Kapadia Consultants  
209, Sumer Kendra,  
P.B. Budhkar Marg,  
Worli, Mumbai 400 018

CERTIFIED TRUE COPY  
*R.G. Kapadia*  
R. G. KAPADIA

Sub:- Full Occupation permission to Bldg. No.3 comprising of  
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& 52A/1 of Chandivali, Kurla (W)

Sir,

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1. That Certificate under Section 270-A of the Mumbai Municipal Corporation Act shall be submitted within 3-months.

A set of certified completion plans is returned herewith in token of Municipal approval.

Note :- This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

*R.G. Kapadia*  
Executive Engineer  
(Building Proposals)(E.S.).

	<i>Fittings</i>	Standard.
	<i>Finishing</i>	Standard.
4.	<i>House Tax Assessment No. Tax paid in the name of Tax amount</i>	Details not provided.
5.	<i>Electricity service connection number Meter Card is in the name of</i>	Details not provided.
6.	<i>How is the maintenance of the flat?</i>	Good.
7.	<i>Sale Deed executed in the name of</i>	Mrs. Krishna R. Patel
8.	<i>What is the undivided area of land as per sale?</i>	N.A. - Valuation is only for flat.
9.	<i>What is the <b>plinth area</b> of the flat</i>	297 sq. ft. (As per agreement).
10.	<i>What is the floor space index (App.)?</i>	As per local norms.
11.	<i>What is the area of the flat?</i> <i>Area as per measurement</i> <i>Area as per agreement</i>	Flat No. 601 & 601A : 798 sq. ft. (Carpet) Flat No. 601 : 297 sq. ft. (Built-up).
	<i>Area considered for valuation</i> Flat No. 601	297 sq. ft. (Built-up area)
	<b>Note: Our valuation report is based on the area which is identified in the agreement/ Index II or that physically measured by us at the time of inspection, whichever is lower.</b>	
12.	<i>Is it Posh/I Class/Medium/ Ordinary</i>	Medium.
13.	<i>Is it being used for residential or commercial purpose?</i>	Residential.
14.	<i>Is it owner occupied or let out?</i>	Owner Occupied.
15.	<i>If tenanted, what is the monthly rent?</i>	Rs. 15,000/-

*Handwritten signature*  
28 JUL 2023

**VI. MARKETABILITY.**

1.	<i>How is the marketability</i>	Good.
2.	<i>What are the factors favoring for an extra potential value?</i>	Nil.
3.	<i>Any negative factors observed which affect the market value in general</i>	Nil.

**V RATE.**

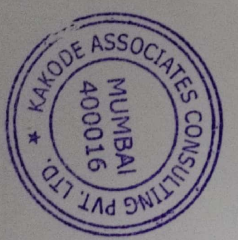
1.	<i>After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality?(Along with details / reference of atleast two latest deals/ transactions with respect to adjacent properties in the areas)</i>	Rs. 25,000/- to Rs. 26,000/- per sq. ft. on Built-up area.
----	--	--



2.	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (Give details)	Rs. 25,500/- per sq. ft. on Built-up area.						
3.	<b>Break-up for the rate</b>  Building + Services  i) Land + others	Rs. 2,000/- per sq. ft.  Rs. 23,500/- per sq. ft.						
4.	Guideline rate obtained from the Registrar's office - Stamp Duty Ready Reckoner Rate 2019-20 (an evidence thereof to be enclosed)  Guideline Value (Agreement area)	Rs. 1,77,500/- per sq. mtr. i.e. Rs. 16,490/-per sq. ft. on built up area.  <table border="1"> <thead> <tr> <th>Built-up Area in sq. ft.</th> <th>Unit Rate Rs./sq. ft.</th> <th>Total Value Rs.</th> </tr> </thead> <tbody> <tr> <td>297</td> <td>16,490</td> <td>48,97,530</td> </tr> </tbody> </table>	Built-up Area in sq. ft.	Unit Rate Rs./sq. ft.	Total Value Rs.	297	16,490	48,97,530
Built-up Area in sq. ft.	Unit Rate Rs./sq. ft.	Total Value Rs.						
297	16,490	48,97,530						

**VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION:**

a.	Depreciated Building Rate  Replacement cost of flat with Services(v(3)ii) (Insurable Value)  Age of the building  Life of the building estimated  Depreciation percentage assuming the salvage value as 10%  Depreciated Ratio of the building	Rs. 2,000 – Rs. 390 = Rs. 1,610/- per sq. ft.  Rs. 2,000/- x 297 sq. ft. = Rs. 5,94,000/-  13 Years. (as per site information).  47 years depending on the regular preventive maintenance of the building.  19.50%  80.50%
b.	Total Composite rate arrived for valuation  Depreciated Building rate V1(a)  Rate for Land & other V(3) ii  Total Composite Rate	Flat – Rs. 25,500/- per sq. ft. on Built up area.  Rs. 1,610/- per sq. ft.  Rs. 23,500/- per sq. ft.  Rs. 25,110/- per sq. ft. on built-up area. However, we have considered Rs. 25,500/- per sq. ft. for valuation purpose.



### VIII. DETAILS OF VALUATION.

Sl. No.	Description	Area in Sq. ft.	Unit Rate (Rs./ sq. ft.)	Estimated/ Present Value (Rs.)
1.	Present value of the Flat (incl. car parking, if provided)	(Built-up) 297	25,500	75,73,500
2.	Wardrobes			
3.	Show cases			
4.	Kitchen arrangements			
5.	Superfine finish			
6.	Interior decorations			
7.	Electricity deposits/ electrical fittings, etc.,			
8.	Extra collapsible gates / grill works etc.,			
9.	Potential value, if any			
10.	Others			
Total.				<b>75,73,500</b>

#### Valuation Methodology

The method adopted for valuation of the residential premises is sales comparison method in which the sales instances of the similar properties or properties with similar attributes in the same region are traced and the market rates are derived by using the experience and expertise of the valuer. Also, the valuation of the residential premises is based on the present market value of the premises depending on the condition, location and other infrastructural facilities available at and around the said premises. We have considered the valuation on **Built-up area** for the premises.

The realizable value of the said residential premises is considered at 85% of the present market value of the said premises, while the forced sale value for the said residential premises is considered at 75% of its present market value.

#### Remarks:

- The said property is 3 BHK residential flat.
- Since Flat Nos. 601 & 601A are merged together with single entrance.
- Since the internal partition walls of two merged flats are removed, we could not take the physical measurements of Flat No. 601 separately and therefore we have valued the said flat based on the built-up area mentioned in the agreement.
- This valuation report is only for flat no. 601.
- The said flat as well as the building is well maintained.
- All the civic amenities are available within the proximity of the said building.
- We observe that the guideline value of the said flat is significantly less as compared to its market value.
- We have adopted the sale rate based on our local inquiries and as per prevailing market rate in the vicinity.
- We were not provided with any technical documents of the said building, we request bank to verify the same at your end.

As a result of our appraisal and analysis, it is our considered opinion that the value of the above referred Flat No. 601, 6th Floor, C-Wing, Regency Park Co - Op. Hsg. Society Ltd. Off Chandivali Farm Road, Nahar Amrit Shakti, Chandivali, Andheri (E), Mumbai 400 072, in its present prevailing condition with aforesaid specifications is as under:

Market Value (MV)	Rs. 75,73,500/-	(Rupees seventy five lakh seventy three thousand five hundred only.)
Realizable Value (85% of MV).	Rs. 64,37,000/-	(Rupees sixty four lakh thirty seven thousand only.)
Distress Sale Value (75% of MV)	Rs. 56,80,000/-	(Rupees fifty six lakh eighty thousand only.)
Book Value	Rs. 7,94,380/-	(Rupees seven lakh ninety four thousand three hundred eighty only.)
Rental Value	Owner occupied. If given on rent it may fetch approx.	Rs. 14,000/- to Rs. 16,000/- per month.

FERDIA/RIFA  
18/07/2020

For KAKODE ASSOCIATES CONSULTING PRIVATE LIMITED.



ANIL B. PAI KAKODE  
Director & Govt. Approved Valuer

ASHOK S. AKERKAR  
Associate Director & Govt. Approved Valuer

Wealth Tax Regn. No. CAT VII-20 of 1988  
CCT/PNJ/4(3)-Tech/2005-06

Place : Mumbai  
Date : July 08, 2020.

KACPL/SBI/NT/GA/MG/20-21/MC172

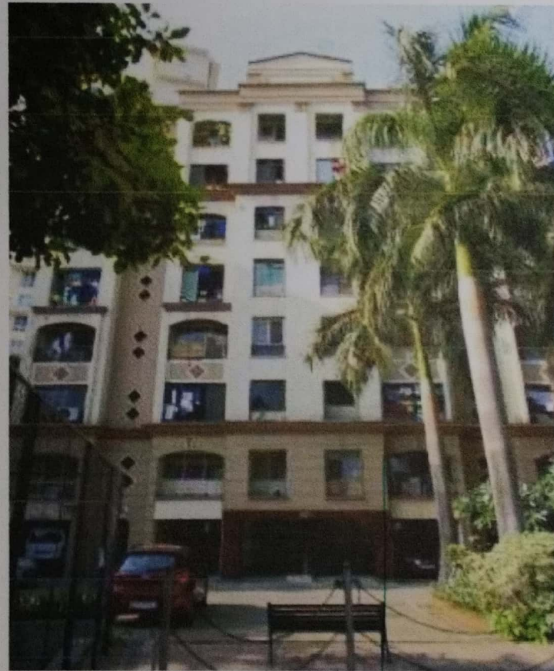
July 08, 2020

**VALUATION REPORT**  
**IN RESPECT OF FLATS**

FOR  
**Mr. Sarvar Sharfuddin Khan &**  
**Mr. Aslam Sharfuddin Khan**

PROPERTY ADDRESS

**Flat No. 601-A, 6<sup>th</sup> Floor, C-Wing, Regency Park Society, Off Chandivali Farm  
Road, Nahar Amrit Shakti, Chandivali, Andheri (E), Mumbai 400 072.**



**STATE BANK OF INDIA**  
MIDC, Andheri (E) Branch, Mumbai.

	<i>Finishing</i>	Standard.
4.	<i>House Tax Assessment No. Tax paid in the name of Tax amount</i>	Details not provided.
5.	<i>Electricity service connection number Meter Card is in the name of</i>	Details not provided.
6.	<i>How is the maintenance of the flat?</i>	Good.
7.	<i>Sale Deed executed in the name of</i>	Mr. Rajendra B. Patel.
8.	<i>What is the undivided area of land as per sale?</i>	N.A.- Valuation is only for flat.
9.	<i>What is the <b>plinth area</b> of the flat</i>	385 sq. ft. (As per agreement).
10.	<i>What is the floor space index (App.)?</i>	As per local norms.
11.	<i>What is the area of the flat? Area as per measurement Area as per agreement</i>	Flat No. 601 & 601A : 798 sq. ft. (Carpet) Flat No. 601-A: 385 sq. ft. (Built-up).
	<i>Area considered for valuation Flat No. 601</i>	385 sq. ft. (Built-up area)
	<b>Note: Our valuation report is based on the area which is identified in the agreement/ Index II or that physically measured by us at the time of inspection, whichever is lower.</b>	
12.	<i>Is it Posh/I Class/Medium/ Ordinary</i>	Medium.
13.	<i>Is it being used for residential or commercial purpose?</i>	Residential.
14.	<i>Is it owner occupied or let out?</i>	Owner Occupied.
15.	<i>If tenanted, what is the monthly rent?</i>	Rs. 15,000/-

**VI. MARKETABILITY.**

1.	<i>How is the marketability</i>	Good.
2.	<i>What are the factors favoring for an extra potential value?</i>	Nil.
3.	<i>Any negative factors observed which affect the market value in general</i>	Nil.

**V RATE.**

1.	<i>After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality?(Along with details / reference of atleast two latest deals/ transactions with respect to adjacent properties in the areas)</i>	Rs. 25,000/- to Rs. 26,000/- per sq. ft. on Built-up area.
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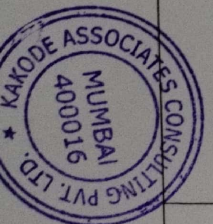
2.	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (Give details)	Rs. 25,500/- per sq. ft. on Built-up area.						
3.	<b>Break-up for the rate</b> Building + Services i) Land + others	Rs. 2,000/- per sq. ft. Rs. 23,500/- per sq. ft.						
4.	Guideline rate obtained from the Registrar's office - Stamp Duty Ready Reckoner Rate 2019-20 (an evidence thereof to be enclosed)	Rs. 1,77,500/- per sq. mtr. i.e. Rs. 16,490/-per sq. ft. on built up area.						
	Guideline Value (Agreement area)	<table border="1"> <tr> <td><i>Built-up Area in sq. ft.</i></td> <td><i>Unit Rate Rs./sq. ft.</i></td> <td><i>Total Value Rs.</i></td> </tr> <tr> <td>385</td> <td>16,490</td> <td>63,48,650</td> </tr> </table>	<i>Built-up Area in sq. ft.</i>	<i>Unit Rate Rs./sq. ft.</i>	<i>Total Value Rs.</i>	385	16,490	63,48,650
<i>Built-up Area in sq. ft.</i>	<i>Unit Rate Rs./sq. ft.</i>	<i>Total Value Rs.</i>						
385	16,490	63,48,650						

VI. **COMPOSITE RATE ADOPTED AFTER DEPRECIATION:**

a.	Depreciated Building Rate Replacement cost of flat with Services(V(3)i) (Insurable Value) Age of the building Life of the building estimated Depreciation percentage assuming the salvage value as 10% Depreciated Ratio of the building	Rs. 2,000 – Rs. 390 = Rs. 1,610/- per sq. ft. Rs. 2,000/- x 297 sq. ft. = Rs. 5,94,000/- 13 Years. (as per site information). 47 years depending on the regular preventive maintenance of the building. 19.50% 80.50%
b.	Total Composite rate arrived for valuation Depreciated Building rate V1(a) Rate for Land & other V(3) ii Total Composite Rate	Flat – Rs. 25,500/- per sq. ft. on Built up area. Rs. 1,610/- per sq. ft. Rs. 23,500/- per sq. ft. Rs. 25,110/- per sq. ft. on built-up area. However, we have considered Rs. 25,500/- per sq. ft. for valuation purpose.

VIII. **DETAILS OF VALUATION.**

Sl. No.	Description	Area in Sq. ft.	Unit Rate (Rs./sq. ft.)	Estimated/ Present Value (Rs.)
1.	Present value of the Flat (incl. car parking, if provided)	(Built-up) 385	25,500	98,17,500
2.	Wardrobes			
3.	Show cases			
4.	Kitchen arrangements			
5.	Superfine finish			
6.	Interior decorations			
7.	Electricity deposits/ electrical fittings, etc.,			
8.	Extra collapsible gates / grill works etc.,			
9.	Potential value, if any			
10.	Others			
	<b>Total.</b>			<b>98,17,500</b>





As a result of our appraisal and analysis, it is our considered opinion that the value of the above referred Flat No. 601-A, 6th Floor, C-Wing, Regency Park Co - Op. Hsg. Society Ltd. Off Chandivali Farm Road, Nahar Amrit Shakti, Chandivali, Andheri (E), Mumbai 400 072, in its present prevailing condition with aforesaid specifications is as under:

Market Value (MV)	Rs. 98,17,500/-	(Rupees ninety eight lakh seventeen thousand five hundred only.)
Realizable Value (85% of MV).	Rs. 83,45,000/-	(Rupees eighty three lakh forty five thousand only.)
Distress Sale Value (75% of MV)	Rs. 73,63,000/-	(Rupees seventy three lakh sixty three thousand only.)
Book Value	Rs. 14,00,000/-	(Rupees fourteen lakh only.)
Rental Value	Owner occupied. If given on rent it may fetch approx.	Rs. 14,000/- to Rs. 16,000/- per month.

For KAKODE ASSOCIATES CONSULTING PRIVATE LIMITED.

  
  
 102,  
 SAMARTH ESTATE,  
 LT. PRAKASH  
 KOTNIS MARG,  
 MAHIM,  
 MUMBAI - 400 016.  
 CHARTERED ENGINEERS & APPROVED VALUERS

**ANIL B. PAI KAKODE**  
 Director & Govt. Approved Valuer  
**ASHOK S. AKERKAR**  
 Associate Director & Govt. Approved Valuer  
 Wealth Tax Regn. No. CAT VII-20 of 1988  
 CCTT/PNJ/4(3)-Tech/2005-06

Place : Mumbai

Date : July 08, 2020.