

गावाचे नाव : लोअर परेल

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	रु.5,200,000/-
3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	रु.6,914,000/-
4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1645,, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: फ्लॅट क्र. ३०२,३रा मजला,(क्षेत्रफळ ३९९ चौ. फुट कारपेट), सोना अपार्टमेंट, गोखले रोड (द.), दादर, मुंबई-४०००२८, सी. एस. क्रं.१६४५ लोअर परेल विभाग व इतर माहिती दस्तात नमूद केल्याप्रमाणे.
5) क्षेत्रफळ	44.50 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:- दक्षा भावेश भंसाळी ,वय: 35; पत्ता :-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट क्र. २०१, सोना अपार्टमेंट, गोखले रोड, (द.), दादर, मुंबई, ब्लॉक रोड नं: -, , , पिन कोड:- 400028 पॅन नंबर: AAPPK5053Q
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1)नाव:- श्री. अरुण गोविंदजी मेहता ; वय:37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: १३, शिवपुता को. ऑ. ही. सो. लि., २ रा मजला, कालिका माता मॉ समोर, बाबुराव परुळेकर मार्ग, दादर (प.), मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई:; पिन कोड:- 400028; पॅन नं:- AJFPM9907Q;
9) दस्तऐवज करून दिल्याचा दिनांक	30/10/2012
10) दस्त नोंदणी केल्याचा दिनांक	30/10/2012
11) अनुक्रमांक,खंड व पृष्ठ	8167/2012
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.345,700/-
13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Tuesday, October 30, 2012  
1:54 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8420 दिनांक: 30/10/2012

गावाचे नाव: लोअर परेल

दस्तऐवजाचा अनुक्रमांक: बबड2-8167-2012

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: श्री. अरुण गोविंदजी मेहता

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास हा दस्तऐवज अंदाजे 2:14 PM ह्या वेळेस मिळेल.

**DELIVERED**

सह दुय्यम निबंधक, मुंबई-2

सह दुय्यम निबंधक

बाजार मुल्य: रु. 6914000/-

मोबदला: रु. 5200000/-

भरलेले मुद्रांक शुल्क: रु. 345700/-

मुंबई शहर क्र. 3

(एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या  
मुद्रांक नियम: कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या  
कोणत्याही नागरी क्षेत्रात

1) देयकाचा प्रकार: By Cash रक्कम: रु 600/-

2) देयकाचा प्रकार: By Demand Draft रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 826793 दिनांक: 23/10/2012

बँकेचे नाव व पत्ता: Kotak Mahindra Bank LTD

**DELIVERED**



CERTIFIED TRUE COPY

**M A GAUTAM**

B.A.LL.B., Regd. No. 6089  
NOTARY GOVT. OF INDIA  
st.: Adenwala Compound, R. No  
M J Marg, Parel Village  
Mumbai-400 017



## मूल्यांकन पत्रक

दिनांक 10/30/2012

मूल्यांकनाचे वर्ष 2012  
 जिल्हा मुंबई(मेन)  
 प्रमुख मूल्य विभाग - 12-लोअर परेल डिव्हिजन  
 उपमूल्य विभाग - 12/93 -भुभाग : उत्तरेस राव साहेब बोले मार्गे व जावळे मार्ग, पुर्वेस पश्चिम रेल्वे लाईन, दक्षिणेस सयानी रोड व भातनकर मार्ग यामधील त्रिकोनी भुभाग.  
 मिळकतीचा क्रमांक सि.टी.एस. नंबर -- 1645  
 नागरी क्षेत्राचे नाव मुंबई(मेन)  
 मिळकतीचे वर्गीकरण बांधीव



वाजार मूल्य दर तक्त्यानुसार प्रति चौ. मीटर मूल्यदर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
87,600	194,200	198,000	241,800
			194,200

मिळकतीचे क्षेत्र	44.50	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर		निवासी सदनिका	उद्वाहन सविधा	आहे
मिळकतीचे वय	11 to 20	(Rule 5)	मजला	3

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर \* घसारा टक्केवारी (Rule 5 or 8)

= 194,200.00 \* 80.00 /100

= 155,360.00

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर \* मिळकतीचे क्षेत्र \* मजला निहाय घट/वाढ (Rule 19 or 20)

= 155,360.00 \* 44.50 \* 100.00 /100

= 6,913,520.00

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य

= A + B + C + D + E + F + G + H

= 6,913,520.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00

= 6,913,520.00



बबई - 2012  
 9  
 2012



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Maharashtra

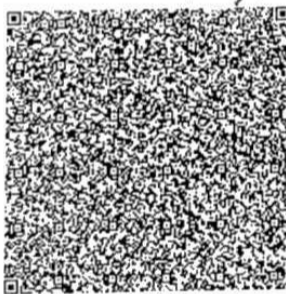
e-Stamp

Issued by:  
Stock Holding Corporation of India Ltd  
Location: SHCIL-VIKHROLI  
Signature: *Arun Mehta*  
Details can be verified at [www.shcilestamp.com](http://www.shcilestamp.com)



बबई - २  
१९० / २  
२०१२

Certificate No.	: IN-MH12284768582359K
Certificate Issued Date	: 25-Oct-2012 04:35 PM
Account Reference	: SHCIL (FI)/ mhshcil01/ VIKHROLI/ MH
Unique Doc. Reference	: SUBIN-MHMHSHCIL01 2133237162
Purchased by	: ARUN MEHTA
Description of Document	: Article 25(b)to(d) Conveyance
Property Description	: FLAT NO 302 3RD FLR SONI APARTMENT GORHALE RD DADAR W MUM-28 AS PER DOCUMENT
Consideration Price (Rs.)	: 52,00,000 (Fifty Two Lakh only)
First Party	: DAKSHA BHANSALI
Second Party	: ARUN MEHTA
Stamp Duty Paid,By	: ARUN MEHTA
Stamp Duty Amount(Rs.)	: 3,45,700 (Three Lakh Forty Five Thousand Seven Hundred only)



Please write or type below this line

AGREEMENT FOR SALE

DAKSHA BHANSALI  
AND  
ARUN MEHTA  
Daksha. B. Bhansali

25th 9. 12/12

0000753459

**Statutory Alert:**

1 The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs) SHCIL Offices and Sub-registrar Offices (SROs)  
2 The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site '[www.shcilestamp.com](http://www.shcilestamp.com)'

# SHCIL- MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel : 022-61778151

E-mail :

## Mode of Receipt

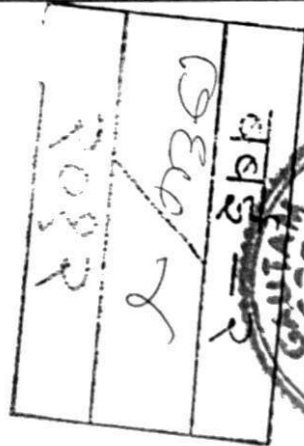
Account Id mhshcil01

Receipt Id RECIN-MHMHSHCIL0112117149045909K

Account Name SHCIL- MAHARASHTRA

Receipt Date 25-OCT-2012

Received From ARUN MEHTA	Pay To
Instrument Type PAYORDER	Instrument Date 23-OCT-2012
Instrument Number 826792	Instrument Amount 345700 ( Three Lakh Forty Five Thousand Seven Hundred only )
Drawn Bank Details	
Bank Name KOTAK MAHINDRA BANK	Branch Name PRABHADEVI
Out of Pocket Expenses 0.0 ( )	



Daksha. B. Bhansali



2261 9. 12





बवई - २
०९६० / ५
२०१२

**AGREEMENT FOR SALE**

२२०१ ग. नंम

Daksha B. Bhansali

THIS AGREEMENT FOR SALE is made and entered into at MUMBAI this २०<sup>th</sup> day of Oct, 2012

**BETWEEN**

**MRS. DAKSHA BHAVESH BHANSALI**, aged 35 years, Indian inhabitant, residing at Flat No. 201, Sona Apartment, Gokhale Road, (South), Dadar, Mumbai - 400 028, hereinafter referred to as "**THE VENDOR**" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include her heirs, executors, administrators and assigns) of the ONE PART;

**AND**

**MR. ARUN GOVINDJI MEHTA**, aged 37 years, an Indian inhabitant, residing at 13, Shivputa CHS Ltd., 2nd Floor, Opp. Kalika Mata Mandir, Baburao Parulekar Marg, Dadar (West), Mumbai - 400 028, hereinafter shall be referred to as "**THE PURCHASER**" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the OTHER PART :

MRS. DAKSHA BHAVESH BHANSALI

Daksha B. Bhansali

MR. ARUN GOVINDJI MEHTA

२२०१ ग. नंम

**WHEREAS:**

बबई - २
७९६७/६
२०१२

a) By an Agreement dated 08.06.2006 executed by and between **SONA DEVELOPERS** (therein referred to as the Builders/Developers) and **MR. SHAILESH BHANSALI**, (therein referred to as the Purchaser), the Builders/Developers therein sold the ownership Flat being Flat No. 302 on the 3rd Floor, admeasuring about 399 sq. ft. carpet area (478.80 sq. ft. Built up) in the building known as "**SONA APARTMENT**" situated at Gokhale Road (South) Dadar (W), Mumbai - 400 028 (hereinafter referred to as the Said Building) and the building is lying on the piece and parcel of land bearing Cadastre Survey No. 1645 of Lower Parel Division and more particularly described in the Schedule of Property hereunder, which Flat hereinafter referred to as the "Said Flat Premises" which expression shall include things which are permanently attached to and imbedded in the Said Flat Premises and the right, title and interest of the VENDOR in the Said Flat Premises; for a valuable consideration and on the terms and conditions contained therein. The Agreement for Sale dated 08.06.2006 was duly registered with the Sub-Registrar of Assurances, on 08.06.2006 under registration no. BBE-2/5543/2006.

b) By an Agreement dated 10.06.2010 executed by and between **MR. SHAILESH BHANSALI** (therein referred to as the TRANSFEROR) and **(1) SHRI. MIHIR MAGANLAL SHAH**, and, **(2) SHRI. MANJU MAGANLAL SHAH** (therein referred to as the TRANSFEREES), the TRANSFEROR therein transferred and sold the Said Flat Premises, for a valuable consideration and on the terms and conditions contained therein. The Said Agreement is registered with the Sub-Registrar of Assurances on 11.06.2010 under regn. Sr. no. BBE-3/5732/2010.

c) By an Agreement dated 14.11.2010 executed by and between **(1) SHRI. MIHIR MAGANLAL SHAH**, and, **(2) SHRI. MANJU MAGANLAL SHAH MR. SHAILESH BHANSALI** (therein referred to as the TRANSFERORS) and **MRS. DAKSHA BHAVESH BHANSALI** (therein referred to as the TRANSFEREE), the TRANSFEROR therein transferred and sold the Said Flat Premises, for a valuable consideration and on the terms and conditions contained therein. The Said Agreement is registered with the Sub-Registrar of Assurances on 06.01.2011 under regn. Sr. no. BBE-2/00120/2011.

d) Thus, the VENDOR are absolutely seized and possessed of and otherwise well and sufficiently entitled to the Said Flat Premises.

MRS. DAKSHA BHAVESH BHANSALI  
Daksha B. Bhansali

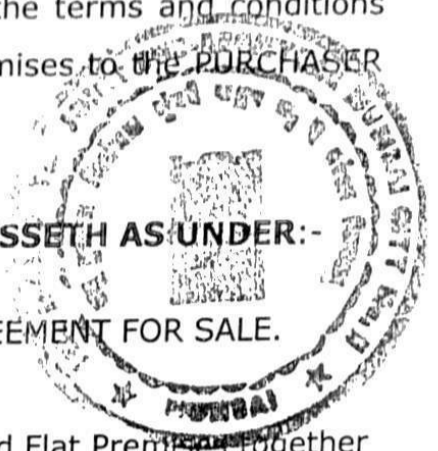
MR. ARUN GOVINDJI MEHTA  
अरुण ग. मेhta



वर्ष - २  
(१९५०) / ७  
२०१२

- ) The PURCHASER herein has approached the VENDOR with a desire to allow the PURCHASER acquire the title, rights and interest in the Said Flat Premises with all rights enjoyed by the VENDOR, to which the VENDOR has agreed on the terms and condition contained herein;
- \* f) The VENDOR and the PURCHASER have agreed upon the terms and conditions on which the VENDOR absolutely sell the Said Flat Premises to the PURCHASER and all attachments hereto.

**NOW THEREFORE THIS AGREEMENT FOR SALE WITNESSETH AS UNDER:-**

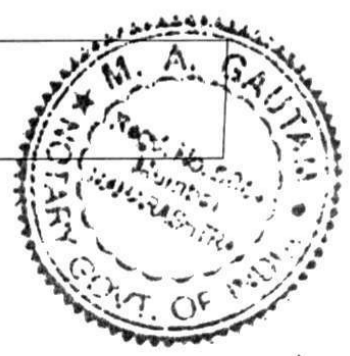


1. The recitals aforesaid forms integral part of this AGREEMENT FOR SALE.
2. The VENDOR have agreed to sell and transfer the Said Flat Premises together with the right to use, occupy, possess, hold and enjoy the Said Flat Premises being Flat No. 302 on the 3rd Floor having 399 sq. ft. carpet area (478.80 sq. ft. Built up) in Building known as SONA APARTMENT, situated at Gokhale Road, Dadar (W), Mumbai - 400 028 together with the rights of membership of the society as and when formed; for a lumpsum consideration of Rs. 52,00,000/- (Rupees Fifty Two Lakhs Only) and the PURCHASER have agreed to purchase and acquire the Said Flat Premises from the VENDOR, free from all encumbrances.
3. THE PURCHASER have paid to the VENDOR, a sum of Rs. 10,50,000/- (Rupees Ten Lakhs Fifty Thousand Only) as under:
  - Cheque No. 000051 dated 16.10.2012 drawn on Kotak Mahindra Bank Ltd., Prabhadevi Branch, amounting to Rs. 1,00,000/- (Rupees One Lakh Only).
  - Cheque No. 000053 dated 16.10.2012 drawn on Kotak Mahindra Bank Ltd., Prabhadevi Branch, amounting to Rs. 9,50,000/- (Rupees Nine Lakhs Fifty Thousand Only)

as and by way of part payment towards the sell and transfer of Said Flat Premises, the receipt whereof the VENDOR doth hereby admit and acknowledge.

MRS. DAKSHA BHAVESH BHANSALI  
Daksha B. Bhansali

MR. ARUN GOVINDJI MEHTA  
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4. Further, The PURCHASER shall pay to the VENDOR, a sum of Rs. 41,50,000/- (Rupees Fourty One Lakhs Fifty Thousand Only) to the VENDOR within 30 working days from the date of execution of this Agreement For Sale; as the PURCHASER are availing loan facility from Bank. And therefore the Said bank will directly issue the Pay Order/ Banker's Cheque in the name of the VENDOR.

And on such date the VENDOR shall handover the vacant and peaceful possession of the Said Flat Premises to the PURCHASER and shall also handover all the original title deeds of the Said Flat Premises.

5. Further, the VENDOR have agreed to deliver the following documents to the PURCHASER on receipt of balance consideration of Rs. 41,50,000/- (Rupees Fourty One Lakhs Fifty Thousand Only) alongwith vacant and peaceful possession of the Said Flat Premises:

a. Original Agreement dated 08.06.2006 executed by and between **SONA DEVELOPERS** (therein referred to as the Builders/Developers) and **MR. SHAILESH BHANSALI**, (therein referred to as the Purchaser) along-with stamp duty and registration receipt.

b. Original Agreement dated 10.06.2010 executed by and between **MR. SHAILESH BHANSALI** (therein referred to as the TRANSFEROR) and **(1) SHRI. MIHIR MAGANLAL SHAH**, and, **(2) SHRI. MANJU MAGANLAL SHAH** (therein referred to as the TRANSFEREES) along-with stamp duty and registration receipt.

c. Original Agreement dated 14.11.2010 executed by and between **(1) SHRI. MIHIR MAGANLAL SHAH**, and, **(2) SHRI. MANJU MAGANLAL SHAH MR. SHAILESH BHANSALI** (therein referred to as the TRANSFERORS) and **MRS. DAKSHA BHAVESH BHANSALI** (therein referred to as the TRANSFEREE) along-with stamp duty and registration receipt

d. Any other title documents.

MRS. DAKSHA BHAVESH BHANSALI <i>Daksha B. Bhansali</i>	MR. ARUN GOVINDJI MEHTA <i>Arun G. Mehta</i>
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e. Photocopy of latest payment of maintenance charges/out goings paid by the VENDOR towards the Said Flat Premises.

f. The latest photocopy of Electricity bill and/or photocopy of Bank Pass Book reflecting Electricity Charges Paid Amount, in respect of the power consumption of the Said Flat Premises.

g. Letter from the VENDOR addressed to THE PURCHASER confirming the hand over of the vacant and peaceful possession of the Said Flat Premises;

h. Letter addressed by the VENDOR to the Consumer Manager, Electricity Undertaking for transfer of the power meter installed in the Said Flat Premises, to the PURCHASER/Transferee's name;



6. The VENDOR hereby declare that the VENDOR have not entered into any other agreement, contract or writing for sale of the Said Flat Premises with any person or party or body Corporate nor have they done and executed any such assurances, deeds, acts, matters and things or omission nor have they created any liability or encumbered or charged her right, title and interests of whatsoever nature in respect of the Said Flat Premises and that the VENDOR have full right and absolute authority to sell and transfer the Said Flat Premises in favour of the PURCHASER and/or successor in title or any other intending PURCHASER.

6. The VENDOR hereby confirms, and undertakes to bear and/or reimburse all expenses, claims levied by any authorities including Income Tax, any other State or Central Government Authorities or any other person for the period prior to the date of possession.

7. The PURCHASER do hereby confirms with the VENDOR that save and except as aforesaid, the PURCHASER to pay from date of possession his share of taxes and outgoings in respect of the Said Flat Premises and shall become a member of the Co-operative Housing Society Ltd. as and when formed and also shall abide by the rules and regulations of the Said Society from time to time and/or the Maharashtra Apartment Ownership Act, 1970.

MRS. DAKSHA BHAVESH BHANSALI

Daksha-B. Bhansali

MR. ARUN GOVINDJI MEHTA

Arun G. Mehta



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8. On receipt of balance consideration from the PURCHASER to the VENDOR, THE PURCHASER shall be entitled to have and hold exclusive possession, occupation and use of the Said Flat Premises and THE PURCHASER shall hold the same unto and to the use and benefit of THE PURCHASER, his respective heirs, successors and assigns forever without any claim, charge, right, interest, demand or lien of the VENDOR or any other person or persons claiming through or under his or in trust for his subject to payment by THE PURCHASER of all taxes, assessments, charges, duties or calls made by the Said Building, Government, Revenue or local authorities w.e.f. date of possession in respect of the Said Flat Premises.
9. On receipt of balance consideration from the PURCHASER to the VENDOR, the VENDOR hereby further agree with the PURCHASER that all the amounts standing to the credit of the VENDOR up to date of possession in the books of the concerned authorities towards deposit, sinking fund, security deposits, and other amounts to which the VENDOR are legitimately entitled to in respect of they being the member of the Said Building, shall get transferred to the PURCHASER.
10. THE PURCHASER do hereby confirm with the VENDOR that save and except as aforesaid, THE PURCHASER shall pay from date of possession his share of taxes and outgoings in respect of the Said Flat Premises and shall become a member of the Said Building; and also shall abide by the rules and regulations of the Said Building from time to time from the date of possession.
13. On execution of the AGREEMENT FOR SALE, further doth hereby covenant with THE PURCHASER that, the VENDOR shall from time to time and at all times wherever called upon by THE PURCHASER or his advocate or attorneys do and execute or cause to be done and executed all such acts, deeds and things whatsoever; for more perfectly vesting the interest of THE PURCHASER as shall or may reasonably be required.



MRS. DAKSHA BHAVESH BHANSALI Daksha - B - Bhansali	MR. ARUN GOVINDJI MEHTA Arun G. Mehta
---	--

443 - 2  
(27/4/22)  
2022

14. Relying upon the covenants, assurances and representations made herein, THE PURCHASER have purchased the Said Flat Premises and the VENDOR are hereby undertakes to indemnify and keep indemnified and save and keep harmless THE PURCHASER of, from and against any loss, damage, costs, charges, expenses, demand, action, dispute, claim, interest on any account or in any form of whatsoever nature suffered or sustained by THE PURCHASER due to any of the representations being incorrect or due to breach of any of the covenants/ assurances given herein.

15. On execution of the AGREEMENT FOR SALE, the VENDOR further doth hereby confirm to THE PURCHASER, that she has no objection and hereby gives consent for transfer of the Electric Meter standing in her name in builder's name to the name of THE PURCHASER.

16. THE PURCHASER shall bear all expenses towards Stamp Duty, Registration Charges of this AGREEMENT FOR SALE.

17. The VENDOR hereby represents and declares to and assures THE PURCHASER as under : -

- a) She has absolute authority and full right to make this AGREEMENT FOR SALE.
- b) She has not received any notice of acquisition or requisition in respect of the Said Flat Premises from any authority.
- c) The Said Flat Premises is free from any and all mortgage, charge, lien, hypothecation or any other encumbrance.
- d) The VENDOR have not encumbered or agreed to encumber by way of charge, lien, sale, pledge or otherwise howsoever her said right, title and interest in the Said Flat Premises and that the same are free from all encumbrances whatsoever and further that her right, title and interest in the Said Flat Premises has not been affected by any lispensens, insolvency or attachment either before or after judgement or prohibitory order form by or at the instance of taxation authorities

MRS. DAKSHA BHAVESH BHANSALI Daksha B. Bhansali	MR. ARUN GOVINDJI MEHTA Arun G. Mehta
--	--



बबई - २  
 २०१२

or any authorities concerned to the effect not to deal with or dispose of the right, title and interest in the Said Flat Premises and further that the VENDOR have full and absolute power to deal with the sale. There are no claims or demands at present of any person, body or authority concerned in connection with the Said Flat Premises which in any manner affect or restrict the right of the VENDOR to deal with the Said Flat Premises.



- e) The terms and conditions relating to the Said Flat Premises are valid and subsisting and the VENDOR have duly observed and performed all the terms and conditions thereof, if any have remained to be complied with to complete and perfect the title to the Said Flat Premises, the VENDOR agree and undertakes to comply with the same at the VENDOR's own costs and expenses.
- f) If any loss or damage is caused to THE PURCHASER or any costs expenses or outgoings are levied on THE PURCHASER on account of any claim made by any third Party on any part or the whole of the Said Flat Premises, the VENDOR holds and shall hold THE PURCHASER fully protected against all such loss, damage, costs, expenses and outgoings.

**SCHEDULE OF PROPERTY**

An "Ownership" Flat No. 302 on the 3rd Floor, admeasuring about 399 sq. ft. carpet area (478.80 sq. ft. Built up) in the building known as **SONA APARTMENT**, situated at Gokhale Road (South), Dadar (W), Mumbai - 400 028, and the said building is lying on the piece and parcel of land bearing Cadastral Survey No. 1645 of Lower Parel Division in the Registration Sub-District and District of Mumbai City and the said building is constructed in the year 1992 having ground PLUS 4 upper floors without lift facility and Ward No. GN-W-3128/(1AAE)/39.



MRS. DAKSHA BHAVESH BHANSALI	MR. ARUN GOVINDJI MEHTA
Daksha B. Bhansali	Arun G. Mehta

IN WITNESS WHEREOF the parties hereto have set their respective hands hereunto on the day and year first hereinabove written.

SIGNED AND DELIVERED by the  
Within named VENDOR

)  
)



**MRS. DAKSHA BHAVESH BHANSALI**

) Daksha. B. Bhansali

**PAN NO. AAPPK 5053 Q**

In the presence of:

1.

2.



L.H.T.I.



SIGNED AND DELIVERED by the  
With named PURCHASER

)  
)



**MR. ARUN GOVINDJI MEHTA**

) Arun G. Mehta

**PAN NO. AJFPM 9907 Q**

In the Presence of:

1.

2.



L.H.T.I.



CERTIFIED TRUE COPY

**M A GAUTAM**

B.A.LL.B., Regd. No. 6089  
NOTARY GOVT. OF INDIA  
At: Adawala Compound, R. No  
M J Marg, Parel Village  
Mumbai-400 012

बबई - २
१६/७
२०१२

RECEIPT

बबई - २
१९९५/१४
२०१२

RECEIVED of and from the within named PURCHASER (1) MR. ARUN GOVINDJI MEHTA, the sum of Rs. 10,50,000/- (Rupees Ten Lakhs Fifty Thousand Only) as under :

- Cheque No. 000051 dated 16.10.2012 drawn on Kotak Mahindra Bank Ltd., Prabhadevi Branch, amounting to Rs. 1,00,000/- (Rupees One Lakh Only).
- Cheque No. 000051 dated 16.10.2012 drawn on Kotak Mahindra Bank Ltd., Prabhadevi Branch, amounting to Rs. 9,50,000/- (Rupees Nine Lakhs Fifty Thousand Only)



as and by the way of part payment towards the agreed consideration of Rs. 52,00,000/- (Rupees Fifty Two Lakhs Only) for transfer of Flat No. 302 on the 3rd Floor in the building known as "SONA APARTMENT" situated at Gokhale Road, Dadar (W), Mumbai - 400 028.

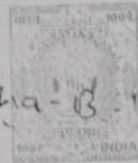
WITNESSES :

I SAY RECEIVED : Rs. 10,50,000 /-

1.

2.

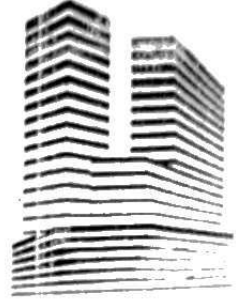
Daksha - B - Bhansali



[MRS. DAKSHA BHAVESH BHANSALI]

VENDOR

# Sona Developers



Office: 212, Jogani Industrial Estate, Senapati Bapat Marg, Dadar (W), Mumbai-28. Tel: 24211186

Ref No. 10/2012

Date. - 3rd September 2012.

To,  
The Citibank N.A.  
Global Consumer Bank  
8<sup>th</sup> floor, Nirlon Knowledge Park,  
Block No.B-7,  
Goregaon(E), Mumbai - 400 062.

बबई - २
(१९८०) ७
२०१२

Dear Sir,

**Sub: - Permission to mortgage Flat No.302 on 3rd floor of building known as Sona Apartments situated at Gokhale Road(S), Dadar(West), Mumbai - 400 028.**

This is to confirm that MRS.DAKSHA BHAVESH BHANSAL, who letter dated 27<sup>th</sup> August 2012 addressed to us have agreed to sell and transfer the Flat No.302 on 3<sup>rd</sup> floor in the building known as "Sona Apartment" situated at Gokhale Road(South) Dadar(West), Mumbai - 400 028 to MR. ARUN GOVINDJI WADHTA for total consideration of Rs.52,00,000/- (Rs.Fifty two lacs only).

I confirm that I have obtained necessary permission/approval/sanction for the construction of the said building from M.C.G.M. and the construction of said building as well as of the above said Flat No.302 (herein after referred to as "the said Flat") is in accordance with the approved plans.

I assure you that the said Flat as well as the said building and its appurtenant thereto are not subject to any encumbrance, charge, or liability of any kind whatsoever and that the entire property is clear and marketable. I have a clear, legal and marketable title to the said property and every part thereof.

I have no objection to your giving a loan to the above buyers and their mortgaging the said Flat with you, by way of security for repayment.

I shall not issue any further NOC for creation of any lien/mortgage or third party rights on the said Flat without written consent from Citibank NA.

I also undertake to inform and give proper notice to the co-operative housing society as and when formed, about the said Flat being so mortgaged.

Yours faithfully,  
Sona Developers

Original document

Received  
25/09/2012

Raghavendra Poojary

*(Signature)*





2088  
36/92  
2-1/2

21/04-2  
9926/192  
2005



SHRI D N WAIKARI,  
CLEAN EAT CONVEYER,  
FLAT NO. 11 & 2 SOA,  
GR. P.L.R. GOKHALE ROAD,  
MUMBAI-400028.

G/O. G. S. MOHLEN HILL,  
BEHIND P. S. ROAD,  
MUMBAI-400028.

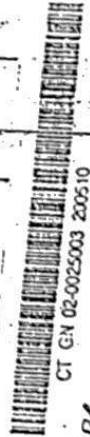


(Signature)  
M. S. GAUTAM

2005-00-7	2005-2006	31/03/2005	174
2005-00-7	2005-2006	01/04/2005	174
2005-00-7	2005-2006	205323	174

GR-W-NO 3128 (JAME)  
DURLACH, HANDEVI, VIJAYKAR

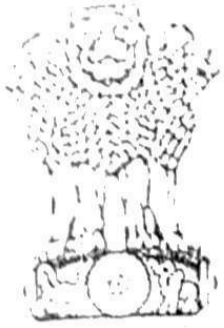
11/04/2005-30/04/2005	0	47
12/04/2005-15/04/2005	1200	1200
16/04/2005-19/04/2005	1200	1200
20/04/2005-23/04/2005	1200	1200
24/04/2005-27/04/2005	1200	1200
28/04/2005-31/04/2005	1200	1200



(Signature)



M. S. GAUTAM  
MUMBAI CITY No. 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.



INDIA NON JUDICIAL  
**Government of Maharashtra**

**e-Stamp**

Corporation of  
 SHCIL VIKHROLI  
 City

Doc. No. : IN-MH12284768582359K  
 Date Issued Date : 25-Oct-2012 04:35 PM  
 Reference : SHCIL (FI)/ mhshcil01/ VIKHROLI/ MH-MSU  
 Doc. Reference : SUBIN-MHMHSHCIL0113133937162251K  
 by : ARUN MEHTA  
 of Document : Article 25(b)to(d) Conveyance  
 Description : FLAT NO 302 3RD FLR SONA APARTMENT GOKHALE RD DADAR  
 W MUM-28 AS PER DOCUMENT  
 Stamping Price (Rs.) : 52.00,000  
 (Fifty Two Lakh only)  
 Party : DAKSHA BHANSALI  
 Paid By : ARUN MEHTA  
 Amount(Rs.) : 3.45.700  
 (Three Lakh Forty Five Thousand Seven Hundred only)



----- Please write or type below this line -----

AGREEMENT FOR SALE

DAKSHA BHANSALI

AND

ARUN MEHTA

0000753459

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DAKSHA BHAVESH BHANSHALI

BHOGILAL V KUBADIA

31/08/1977

Permanent Account Number

AAPPK5053Q

Daksha. B. Bhansali  
Signature



01122007

Daksha. B. Bhansali



बबई - २	
७६५	२५
२०१२	

हम काले वीरुमं... सुचित...  
भारत सरकार द्वारा...  
पुस्तकें, हस्तियां, कम्प्यूटर...  
३५, सी. ए. जे. मार्ग, मुंबई - ४०० ०१५

*If you require any information, please inform:*  
Income Tax PAN Services Unit (NSU)  
1st Floor, Times Tower  
Kamala Mills Compound  
S. B. Marg, Lower Parel, Mumbai - 400 015  
Tel: 91-22-2499 4650. Fax: 91-22-2497 0660.  
e-mail: tininfo@as.itd.com



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MEHTA ARUN GOVANDJI  
GOVINDJI RAICHAND MEHTA

10/05/1975

Permanent Account Number

AJFPM9907Q

224 S Mehta

Signature



224 S Mehta



बबई - २
१९८० / २५
२०१२



Summary-2( दस्त गोपवारा भाग - २ )

30/10/2012 2 00:06 PM

दस्त गोपवारा भाग-2





बबइ2

दस्त क्रमांक:8167/2012

130

दस्त क्रमांक :बबइ2/8167/2012





दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायाचित्र	अंगठ्याचा ठसा
1	नाव:दक्षा भावेश भंसाळी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट क्र. २०१, सोना अपार्टमेंट, गोखले रोड, (द.), दादर, मुंबई, ब्लॉक नं: -, रोड नं: -, ... पॅन नंबर:AAPPK5053Q	लिहून देणार वय :-35 स्वाक्षरी:- Daksha-B. Bhansali		
2	नाव:श्री. अरुण गोविंदजी मेहता पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: १३, शिवपुता को. ऑ. ही. सो. लि., २ रा मजला, कालिका माता मंदिरच्या समोर, बाबुराव परुळेकर मार्ग, दादर (प.), मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:AJFPM9907Q	लिहून घेणार वय :-37 स्वाक्षरी:- Arun G. Mehta		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्रा क्र.3 ची वेळ:30 / 10 / 2012 01 : 57 : 40 PM

ओळख:-

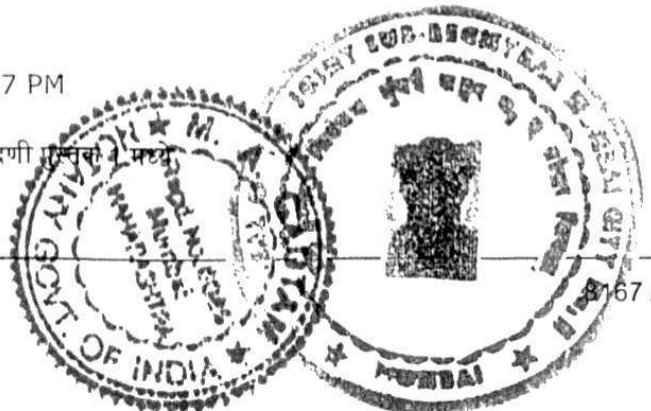
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	ध्यायाचित्र	अंगठ्याचा ठसा	
1	नाव:गणेश गजहंस . वय:30 पत्ता:२/5 आकाशदीप कॉलनी,विठ्ठलवाडी पिन कोड:421306	स्वाक्षरी Ganesh Gajhans		
2	नाव:धिरेंद्र राजेंद्रप्रसाद, त्रिपाठी वय:24 पत्ता:२/३७,कंधारिया मेन्शन, दादर(प), मुंबई पिन कोड:400028	स्वाक्षरी Dharendra Tripathi		

शिक्रा क्र.4 ची वेळ:30 / 10 / 2012 01 : 59 : 47 PM

शिक्रा क्र.5 ची वेळ:30 / 10 / 2012 02 : 00 : 04 PM नोंदणी प्रत्ये

सह दुय्यम निबंधक, मुंबई-2



8167/2012

(2)

TALIB DIXIT SHAIKH RISBUD  
ASSOCIATES  
CHARTERED ARCHITECTS  
AND INTERIORS DESIGNERS

SKINNETAN GR FL PLOT NO 413 PANDIT WADI OPP SHARDASHRAM BASURAC PARULEKAR WARG. DADAR MUMBAI-400020 TEL 439 3715/439 3716

RAJJA J. DIXIT. S ARCH S D ARCH A.I.A.  
MANOHAR G. RISBUD. G D ARCH A.F. - B.A. A.I.A.

OUR REF. NO

DATE

9th March 2010

To,  
The Assistant Engineer.  
Building Proposal (City).  
'E' Ward Municipal Office, 3rd floor,  
Sankli Street, Byculla,  
Mumbai - 400 008.

Sub: - Occupation Permission for third floor of the Building  
on plot bearing F.P.No.413, T.P.S IV of Mahim Division situated  
at Gokhale Road, Dadar(West), Mumbai - 400 028.

Ref: - EB/82/GN/A.

Dear Sir,

In this case we have completed construction of third floor on above  
referred plot in all respect and request you for granting occupation permission  
at your earliest. All other I.O.D. conditions will be complied before we come  
forward for full occupation of the scheme.

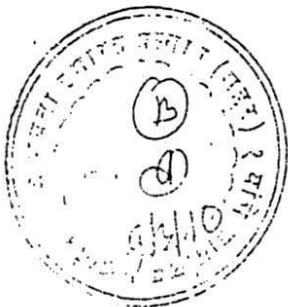
We are enclosing herewith the following:-

- (a) Set of drawings showing ground floor plan, typical floor plan, section,  
area statement, etc.
- (b) R.C.C. Consultants stability certificate along with drawings.

Since all conditions are being complied with we request you to visit the site  
and furnish us the Occupation Permission at your earliest please.

Thanking you.  
Encl: - as stated above.

Yours faithfully,



For TALIB DIXIT SHAIKH RISBUD ASSOCIATES

MHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966  
 TOWN PLANNING SCHEME BOMBAY CITY No. (FORM 'C')  
 No. EB/ 87/A (MAHJM AREA)

Dated: 6/11/89  
 THE MUNICIPAL CORPORATION OF GREATER BOMBAY  
 LOCAL AUTHORITY  
 COMMENCEMENT CERTIFICATE

(Valid for 12 Months from the date of issue)

Permission is hereby granted under Section 69 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXVII of 1966) to SHRI. PRAVIN DAMJI GADA

Proposed building No. of Manim/  
 Plot No. 413 Cadestrial Survey No. TPSTV mukim  
 Lower Parel Division, situated at TPSTV mukim  
 on the following conditions viz.

- (1) The Municipal Commissioner for Greater Bombay, may at any time direct the building or work, in respect of which permission is granted by this certificate, or any portion thereof to be pulled down or removed and every such direction shall be complied with by the Applicant and every person deriving title through or under him. If any such direction is not complied with within such time as the Municipal Commissioner may specify, the Municipal Commissioner may cause the building or work of portion hereof, mentioned in the direction, to be pulled down or removed.
- (2) No compensation shall be claimable or payable to the Applicant or any person interested in the said premises, in respect of any building or work, carried out by virtue of the permission hereby granted and the said premises shall for the purposes of any claim for compensation, whether under the Land Acquisition Act, 1894 or the Maharashtra Regional & Town Planning Act, 1966, be treated if the building or work, in respect of which permission is granted by the certificate had not been erected or carried out and the premises had remained in the same state and condition in which they were on the 15.8.1973 (being the date of publication in the official Gazette of the Local Authority declaration of intention to make a Town Planning Scheme).

(3) The applicant shall, before commencing the erection of the building, or the execution of the work, for which permission is granted by this certificate deposit with the Municipal Commissioner for Greater Bombay, in cash such sum as the said Commissioner may, in his discretion require, and the sum so deposited may, in the event of any direction given under condition (1) not being complied with, be applied towards the cost of legal proceedings and of pulling down or removing any building or work in respect of which such directions was given. No interest will be allowed on any amount so deposited. In the event of the cost of pulling down or removing such building or work exceeding the sum so deposited, the Applicant shall pay to the Local Authority, the amount of such excess as a liability due by him to the Local Authority under the Maharashtra Regional & Town Planning Act, 1966 within 7 (Seven) days from the receipt of a demand therefor. Every amount so deposited in compliance of the Town Planning Scheme affected by this certificate shall be retained by the Local Authority until all the provisions of the Act have been complied with.

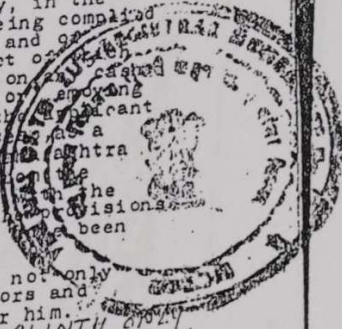
(4) The conditions of this certificate shall bind not only the applicant but also his heirs, executors, administrators and assigns and every person deriving title through or under him.

(5) THIS COMMENCEMENT CERTIFICATE IS ISSUED SUBJECT TO THE PROVISIONS OF THE TOWN PLANNING ACT, 1966.

Witness my hand and on behalf of the Local Authority  
 The Municipal Corporation of Greater Bombay.

Sd/-  
 Ex. Engineer

बवड - २  
 ११० / १४  
 २०१३



NU 32 93  
 १११-२  
 १११३ / १२०  
 २००६



Reg./26  
 Encl./12

वेळेस मिळेल.  
 RED  
 सह ड  
 मोबदला: रु. 52000/-  
 मुंबई  
 ज्या हद्दीत किंवा स्थानात  
 किंवा उप-खंड (डोन) मध्ये न  
 30000/-  
 10/2012

DELIVERED



SBUD.

AD. OPP. SHARDASHRAM BASURAC PARULEKAR WAG DADAR MUMBAI-400023 TEL 43731

S ARCH 3 D ARCH 41.2  
G C ARCH 4 F BA 4112

nt Engineer,  
posai (City)  
icipal

OUR REF. NO

9321217575

Mr. Aram Mehdan

2010