

SAA/1802

February 18, 2019

Report of valuation of immovable property
Fresh valuation

Name of registered valuer
Shyam Agrawal

Registration No Cat. I/274
(With State Commissioner of Income Tax)

1) a)	Purpose for which valuation is made.	Market Value for Bank of Baroda MMNR, Jogeshwari.
1) b)	Fresh Valuation / Revaluation.	Fresh valuation.
2)	Visit date on which valuation is made.	11.01.2019
3)	Name of Owner / Purchaser.	Piyush Mansukhlal Shah & Nisha Piyush Shah
4)	If property is under joint ownership / share of each owner. Is share undivided?	Joint ownership
5)	Brief description of the property.	
5.1)	Location, street, ward no.	Flat No. 1001, 10 th floor, "Estonia A Hiranandani Heritage", Poisar Bridge, S. V. Road, Kandivali (W), Mumbai- 400067, Maharashtra.
5.2)	Plot no.	C.T.S. No. 13/A, 13/A/1, to 13/A/13 of Village Poisar & 27 of Village Kandivali, Taluka Borivali, Dist. Mumbai Suburban.
6)	Reference Documents.	Agreement Reg. No. BRL-5-2425-2019 dtd 18.02.2019 Sub Registrar Office Borivali 5. O.C. CHE/A-4580/BP(WS)/AR dtd 15.07.2016



7)	Proximity.	It is located in developed residential area. All other civic amenities are located in vicinity. It is at 1.6 km distance from Kandivali railway station via S. V. Road. Landmark: Near Raghuleela Mall	
8) a)	Area supported by documentary proof.	Carpet area 157.65 sq.mt. or 1697 sq.ft. & two podium car parking space as per agreement.	
8) b)	Attach a dimensional site plan & elevations attached for all structures standing on the land along with photograph of the built up property.	Photographs of the property attached. Property identified by Piyush Shah	
8) c)	Furnish technical details on the building on a separate sheet giving no of floors, plinth area floor – wise, year and type of construction on finishing.	Please see 'Annexure'	
		Actual	As per documents
9)	Boundaries	East	S. V. Road
		West	Raghuleela Mall
		North	Poisar Depot
		South	Rivona Building
10)	Is it freehold or leasehold land?	Freehold	
10) a)	If leasehold, the name of Lessor / Lessee, nature of lease, dates of commencement and termination of lease.	It is freehold	
11)	Is the property situated in residential / commercial / mixed area / industrial area.	Residential area	
12)	Classification of locality – High class / Middle class / poor class.	Middle class	
13) a)	Is the building owner occupied / tenanted / both?	Presently in possession of seller	
13) b)	If partly owner occupied, specify portion and extent of area under owner occupation.	Not Applicable	
14)	Name & Registration no of Co-op Housing Society	"Estonia A Hiranandani Heritage"	



Valuation

We have verified details of specifications, location of premises, connectivity with public transport, market in vicinity, developed residential area, prevailing cost of land, materials and construction for valuation. Facilities like swimming pool, gym, badminton, squash room & table tennis are available in complex. In my opinion, it is deemed fair to consider carpet area rate of ₹ 26,000 per square foot for valuation.

Particulars (Fair Market, Realisable, Distress)		Value (In ₹)
Value of Flat No. 1001 with car parking	= 1697 x 26,000	4,41,22,000
Market Value in our opinion		4,41,22,000
Realisable Value		3,97,09,000
Forced Sale Value		3,52,97,000
Agreement Value (2019)		3,90,00,000
State Govt. Ready Reckoner value		2,74,55,102
Cost of construction for insurance		30,54,600



DECLARATION:

I, hereby, declare that:

1. The information furnished above is true and correct to the best of my knowledge and belief;
2. I have no direct or indirect interest in the property being valued;
3. The property was inspected on 11.01.2019
4. My registration with State Chief Commissioner of Income Tax is valid as on date.

Date: 18.02.2019

Place: Mumbai.

- The Validity of our report is for 3 months from the date of report. The validity expire on 18.05.2019
- This report is prepared with available information relying on documents provided to us, and to be used exclusively for the purpose mentioned. We have used best of our judgement and on assumption that 'TITLE' for the property is clear and marketable without any encumbrance and doubts.
- Valuation is based on our experience of similar valuations in this location & current market information gathered during inspection.
- The market rate in our report is considering the normal market movements any abnormal movements due to change in government policies is not considered.
- This valuation is purely our opinion & has no legal or contractual obligation on our part.
- Our opinion on market value should also be taken if revaluation is carried out of this property.



SHYAM AGARWAL

SHYAM AGRAWAL & ASSOCIATES

ER. SHYAM AGRAWAL

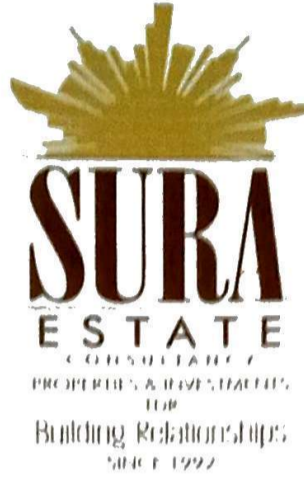
Govt. Approved Valuer

Regn. No. Cat.-I/274

Annexure
Technical details for the premises

1)	No of floors	It is Basement + stilt + podium + 32 habitable floor structure. Flat is on 10 th floor.
2)	Plinth Area	Carpet area 1697 sq.ft. Flat is 4 BHK
3)	Year of Construction	2012
4)	Estimated future life	53 years, provided that maintenance continues periodically
5)	Type of Construction	RCC Construction
6)	Type of Foundation	RCC Foundation
7)	Walls	
a)	External walls	9" thick brick masonry walls both sides plastered
b)	Partitions	4 1/2" thick brick masonry walls both sides plastered
8)	Doors & Windows (floor-wise)	Wooden door & sliding window
9)	Flooring (floor-wise)	Vitrified tiles & wooden flooring
10)	Finishing & Maintenance	Fair
11)	Roofing & Terracing	RCC slab
12)	Special Architecture or decorative features	Normal
13) a)	Internal wiring - surface or conduit	Conduit
13) b)	Class of fittings superior / ordinary / poor	Ordinary
14)	Compound Wall	Masonry wall & gate
15)	No of lifts	Three lifts
16)	Underground Sump	RCC
17)	Overhead Tank	RCC
18)	Roads & paving within the compound	Paving
19)	Sewage disposal / whether connected to public sewers. If septic tanks provided then no. & capacity	Sewer line





AGREEMENT FOR SALE

BETWEEN

**MR. JOSEPH A. PEREIRA
MRS. VIMALA A. PEREIRA
"THE TRANSFERORS"**

AND

**MR. PIYUSH M. SHAH
MRS. NISHA P. SHAH
"THE TRANSFEREES"**

IN RESPECT OF

**FLAT NO. 1001, ON 10TH FLOOR,
"ESTONIA-A" HIRANANDANI HERITAGE,
S.V ROAD, POISAR BRIDGE,
KANDIVALI (WEST),
MUMBAI -400 067**

**SURA ESTATE CONSULTANCY
SHOP NO. 1, 2, 3 & 5
SHREE DWARKADISH APT,
HEMU KALANI ROAD NO.2, KANDIVALI (WEST),
MUMBAI - 400 067**

388/2425

Monday, February 18, 2019

4:07 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

9,04 02 59 PM

बरल-5

गावाचे नाव: कांदिवली

पावती क्र.: 2645 दिनांक: 18/02/2019

दस्तऐवजाचा अनुक्रमांक: बरल-5-2425-2019

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: पियुष मनसुखलाल शाह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकूण:

रु. 30900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:29 PM ह्या वेळेस मिळेल.

सह दु.नि.का-बोरीवली5

बाजार मूल्य: रु.27455102.4/-

मोबदला रु.39000000/-

भरलेले मुद्रांक शुल्क : रु. 2340000/-

सह दु.नि.का-बोरीवली क्र. ५
मुंबई उपनगर विभाग.

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011998726201819M दिनांक: 18/02/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 900/-

न

NORMAL-5

D. No. Date :-

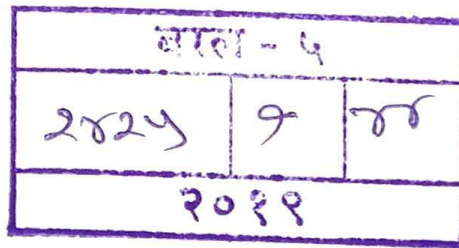


बरल - ५		
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Valuation ID		201902183864		मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)	
मूल्यांकनाचे वर्ष	2018	18 February 2019, 04:02:59 PM			
जिल्हा	मुंबई (उपनगर)	बरल-5			
मुख्य विभाग	79-कांदीवली बोरीवली				
उप मुख्य विभाग	79/353 भुभाग उत्तरेस 90 फुट वि यो. रस्ता, पुर्वे व दक्षिणेस गावाची हद्द व पश्चिमेस लिंक रोड				
सर्व्हे नंबर / न भू क्रमांक	सि.टी.एस. नंबर#27				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
66700	127200	149500	186400	127200	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	189.25 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर -	Rs. 127200/-
उद्दवाहन सुविधा-	आहे	मजला -	11th floor To 20th floor		
Sale Type - Resale		First Sale Date - 06/12/2012			
Sale/Resale of built up Property constructed after circular dt 02/01/2018					
मजला निहाय घट/वाढ		= 110% apply to rate = Rs. 139920/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर			
		= ((139920-66700) * (100 / 100)) + 66700			
		= Rs. 139920/-			
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 139920 * 189.25				
	= Rs. 26479860/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	27.88 चौरस मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 27.88 * (139920 * 25/100)				
	= Rs. 975242.4/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी				
	= A + B + C + D + E + F + G + H + I				
	= 26479860 + 0 + 0 + 0 + 975242.4 + 0 + 0 + 0 + 0				
	= Rs. 27455102.4/-				

Home

Print





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

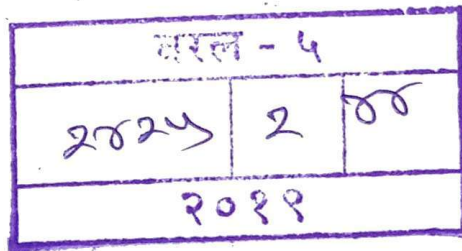
मुल्यांकन अहवाल सन् 2018/19

१. दस्ताचा प्रकार : मालीगाना अनुच्छेद क्रमांक: 25 B
२. सादरकर्त्याचे नाव : पिपुय 2110
३. तालुका: मुंबई / अंधेरी / बोरीवली / कुर्ला
४. गावाचे नाव: का. इ. वली
५. नगर भुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक:- 27
६. मूल्य दरविभाग (झोन):- 79/353 ७. उपविभाग: _____
७. मिळकतीचा प्रकार: खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक
प्रति चौ. मी. दर:- 127200/-
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ:- 189.25 कार्पेट विल्ट अप चौ.मीटर/फूट
९. कारपार्किंग: 13.94x2 गच्ची: _____ पोटमाळा:- _____
१०. मजला क्रमांक:- 10 01 उदवाहन सुविधा आहे/नाही
११. बांधकाम वर्ष:- _____ घसारा: _____
१२. बांधकामाचा प्रकार:- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
१३. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र:- _____ ज्यान्वये दिलेली घट / वाढ
१४. भाडेकरु व्याप्त मिळकत असल्यास:-
१. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) _____
२. नवीन इमारतीत दिलेले क्षेत्र:- _____
३. भाड्याची रक्कम:- _____
१५. लिट्ट अँड लायसन्सचा दस्त :-
निवासी / अनिवासी
१. प्रतिमाह भाडे रक्कम:- _____
२. अनामत रक्कम/आगावू भाडे:- _____
३. कालावधी 2,64,80,000 + 9,75,500/-
2,74,55,500/-
१६. निर्धारित केलेले बाजारमूल्य:-
2,52,76,500 + 9,31,000/-
2,62,07,500/-
१७. दस्तामध्ये दर्शविलेली मोबदला :-
390,00,000/-
१८. देय मुद्रांक शुल्क:- 2340.000/- १९. भरलेले मुद्रांक शुल्क: 2340,000/-
१९. देय नोंदणी फी :- 30.000/-

लिपिक



सह दुस्यम निबंधक





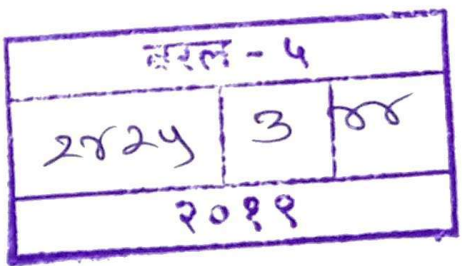
CHALLAN
MTR Form Number-6



IRN	MH011998726201819M	BARCODE	[Barcode]		Date	16/02/2019-10:10:35	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)						
				PAN No.(If Applicable)						
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5			Full Name	PIYUSH MANSUKHLAL SHAH AND OTHER					
Location	MUMBAI			Flat/Block No.	FLAT NO 1001 ESTONIA A HIRANANDANI					
Year	2018-2019 One Time			Premises/Building	HERITAGE					
Account Head Details			Amount In Rs.							
030045501	Stamp Duty		2340000.00	Road/Street	POISAR S V ROAD KANDIVALI WEST					
030063301	Registration Fee		30000.00	Area/Locality	MUMBAI					
				Town/City/District						
				PIN	4	0	0	0	6	7
				Remarks (If Any)	SecondPartyName=JOSEPH ANTHONY PEREIRA AND OTHER-					
				Amount In	Twenty Three Lakh Seventy Thousand Rupees Only					
Total			23,70,000.00	Words						
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque-DD Details			Bank CIN	Ref. No.	69103332019021612060	202783710				
Cheque/DD No.			Bank Date	RBI Date	16/02/2019-12:34:33	Not Verified with RBI				
Name of Bank			Bank-Branch		IDBI BANK					
Name of Branch			Scroll No. , Date		Not Verified with Scroll					

Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 इतर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 9892646788

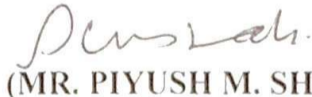


AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at MUMBAI this 18th day of FEBRUARY, 2019 : BETWEEN : (1) MR. JOSEPH ANTHONY PEREIRA, Aged 65 years, (PAN No.AOWPP5751M) & (2) MRS. VIMALA ANTHONY PEREIRA, Aged 59 years, (PAN No.AOPPP7368P), having permanent address at Flat No. 602, SILVER STREAM, CEASAR ROAD, AMBOLI, ANDHERI (WEST), MUMBAI -400058 & having office at Al Naesar Trading Co LLC, P O. Box 36168, Dubai - UAE, are Owners of FLAT NO. 1001, ON 10TH FLOOR, in the building known as "ESTONIA A", situated at HIRANANDANI HERITAGE, POISAR BRIDGE, S.V. ROAD, KANDIVALI (WEST), MUMBAI - 400 067 hereinafter called "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the ONE PART; AND: (1) MR. PIYUSH MANSUKHLAL SHAH, Aged 58 years, (PAN No. AAVPS1918A) & (2) MRS. NISHA PIYUSH SHAH, Aged 54 years, (PAN No. AAVPS1919B), Indian Inhabitants of Mumbai, residing at 74/75, SANTWANI BUILDING, LIC VALLABH NAGAR, OPP. MIP SCHOOL, BORIVALI (W) MANDPESHWAR, MUMBAI-400 103. hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include their heirs, executors, administrators and assigns of the OTHER PART;



(MR. JOSEPH A. PEREIRA)



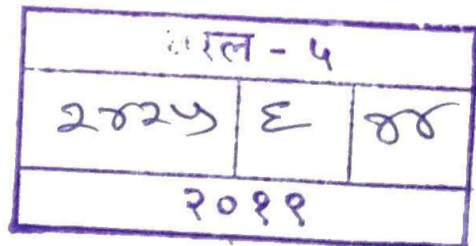
(MR. PIYUSH M. SHAH)



(MRS. VIMALA A. PEREIRA)



(MRS. NISHA P. SHAH)



WHEREAS: -

a. By a letter of allotment dated 20th July 2009, "THE PURCHASERS" were allotted **FLAT NO. 1001, ON 10TH FLOOR**, in the building known as "ESTONIA-A", situated at **HIRANANDANI HERITAGE, POISAR BRIDGE, S.V. ROAD, KANDIVALI (WEST), MUMBAI - 400 067** along with 2 (two) podium car parking spaces

b. By an articles of agreement dated 6th December, 2012 made and entered into between **HIRANANDANI CONSTRUCTIONS PVT. LTD.**, a company registered under the companies act, 1956, and having its registered office at 514. Dalamal Towers, Nariman Point, mumbai - 400 021, therein called "THE PROMOTERS" of the one part; and "THE TRANSFERORS" herein, (1) **MR. JOSEPH ANTHONY PEREIRA** & (2) **MRS. VIMALA ANTHONY PEREIRA**, therein called "THE PURCHASERS" of the other part; the said **HIRANANDANI CONSTRUCTIONS PVT. LTD.**, agreed to sell and "THE TRANSFERORS" herein, (1) **MR. JOSEPH ANTHONY PEREIRA** & (2) **MRS. VIMALA ANTHONY PEREIRA** agreed to purchase **FLAT NO. 1001, IN 'A' WING, ON 10TH FLOOR**, along with 2 (two) podium car parking spaces, in the building known as "ESTONIA-A", situated at **HIRANANDANI HERITAGE, POISAR BRIDGE, S.V. ROAD, KANDIVALI (WEST), MUMBAI - 400 067**, together with all rights, title, interest, benefits and on the terms, conditions and for the consideration mentioned therein. the articles of agreement dated 6th December, 2012 is properly stamped and was lodged for registration with the sub-registrar of assurances, Borivali-7, Mumbai suburban district at sr. no.brl-7/10975/2012 dated 18.12.2012 and the same is duly registered.



[Signature]
(MR. JOSEPH A. PEREIRA)

[Signature]
(MRS. VIMALA A. PEREIRA)

[Signature]
(MR. PIYUSH M. SHAH)

[Signature]
(MRS. NISHA P. SHAH)

बुरल - ५		
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c. The purchasers in the building "ESTONIA A & B" have formed and registered a co-operative housing society viz. **ESTONIA CO-OPERATIVE HOUSING SOCIETY LTD.**, bearing its registration no. **MUM/WRS/HSG/TC/15638/YEAR 2016** dated 1st September, 2016 (hereinafter referred to as "the said society") and the said society issued the Share Certificate No.0016 consisting of TEN Share of Rs. 50/- each from distinctive number from 00161 to 00170 (both inclusive) (hereinafter referred to as "THE SAID SHARES") in favour of "THE TRANSFERORS" herein, (1) **MR. JOSEPH ANTHONY PEREIRA** & (2) **MRS. VIMALA ANTHONY PEREIRA** are the joint and absolute members of the said Society.

d. "THE TRANSFERORS" are the joint, absolute and exclusive owners, fully seized and possessed and well sufficiently entitled to an ownership Flat No.1001, on 10th Floor, along with 2 (Two) Podium Car Parking Spaces, in the Building known as "ESTONIA-A" in **ESTONIA CO-OPERATIVE HOUSING SOCIETY LTD.**, situated at Hiranandani Heritage, Poisar Bridge, S.V. Road, Kandivali (West), Mumbai - 400 067, (which is hereinafter referred to as "THE SAID FLAT")

e. "THE TRANSFERORS" further declare that their title over the said Flat is clear, marketable and free from all encumbrances.

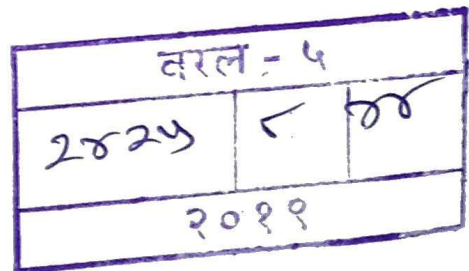
f. "THE TRANSFERORS" declare that their membership in the said Society is valid and subsisting and not terminated by the said Society and they have not received notice of expulsion from the membership of the said Society, or any other notice restraining them from transferring the said Flat and the said shares.


(MR. JOSEPH A. PEREIRA)


(MR. PIYUSH M. SHAH)


(MRS. VIMALA A. PEREIRA)


(MRS. NISHA P. SHAH)




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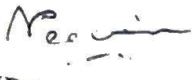
2. "THE TRANSFERORS" have agreed to sell, transfer and assign to "THE TRANSFEREES" and "THE TRANSFEREES" have agreed to purchase from "THE TRANSFERORS" the said Flat of the said Society together with all rights, title, interest, benefits, sinking fund amount, right to shares etc. on the following terms and conditions mutually agreed upon by and between the parties hereto.

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

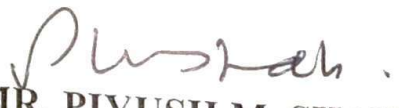
1. "THE TRANSFERORS" have agreed to sell, transfer and assign to "THE TRANSFEREES" and "THE TRANSFEREES" have agreed to purchase and acquire the said Flat No.1001, on 10th Floor, along with 2 (Two) Podium Car Parking Space, in the Building known as "ESTONIA A" in ESTONIA CO-OPERATIVE HOUSING SOCIETY LTD., situated at Hiranandani Heritage, Poisar Bridge, S.V. Road, Kandivali (West). Mumbai - 400 067, together with all rights, title, interest, benefits, sinking fund amount, right to shares, etc. for the lump sum price or consideration amount of Rs.3,90,00,000/- (RUPEES THREE CRORES NINETY LAKHS ONLY).


2. "THE TRANSFEREES" have already paid "THE TRANSFERORS" the sum of Rs. 76,60,000/- (RUPEES SEVENTY SIX LAKHS SIXTY THOUSAND ONLY), before the execution of this Agreement, as per the details mentioned in the receipt hereafter written, being part consideration amount, (the payment and the receipt whereof "THE TRANSFERORS" doth hereby admit and acknowledge).


(MR. JOSEPH A. PEREIRA)


(MRS. VIMALA A. PEREIRA)

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(MR. PIYUSH M. SHAH)


(MRS. NISHA P. SHAH)



3. "THE TRANSFEREES" will directly pay Rs. 23,40,000/- (RUPEES TWENTY THREE LAKHS FORTY THOUSAND ONLY), to INCOME TAX DEPARTMENT by the way of Tax Deduction at Source (TDS) (Online payment) on behalf of the "THE TRANSFERORS" on the total consideration amount of Rs.3,90,00,000/-, being the 6% TDS (5.01% plus surcharge of 15% plus health & education cess of 4%) on the consideration received by "THE TRANSFERORS", which is to be deducted by "THE TRANSFEREES" in accordance with Lower Withholding Tax certificate furnished by Income Tax Department under Section 197 of Income Tax Act. The said amount of TDS deducted will be deposited into the Government Treasury within the due dates specified in the Income Tax Rules, and provide THE TRANSFEROR with challan evidencing the deposit of tax by THE TRANSFEREE. THE TRANSFEREE shall also file the withholding tax return on or before the due date prescribed in the Income-tax Rules, 1962 and provide THE TRANSFEROR, the Withholding Tax Certificate within the prescribed time limit as per the Income Tax Rules. It is further agreed by and between both the parties here to that if "THE TRANSFERORS" fail to deposit the sum of Rs. 50,00,000/- (RUPEES FIFTY LAKHS ONLY) in Rural Electrification Corporation (REC) Bonds on or before 23rd February 2019, then "THE TRANSFEREES" shall deduct TDS @ 9.07% (7.58% plus surcharge of 15% plus health & education cess of 4%) from the total sale consideration amount of Rs. 3,90,00,000/- (RUPEES THREE CRORES NINETY LAKHS ONLY) ✓

4. THE TRANSFEREES will pay to THE TRANSFERORS the balance consideration amount of Rs. 2,90,00,000/- (RUPEES TWO CRORE NINETY LAKHS ONLY), by taking Housing Loan from any Bank/Financial Institution or from their own source funds within 10 (TEN) working days from the date of execution of this agreement for sale.

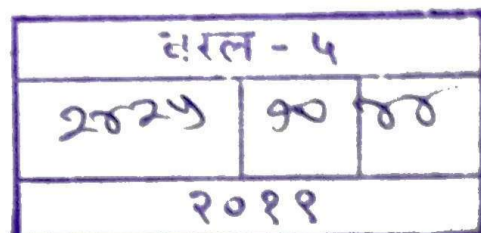
5. "THE TRANSFERORS" shall hand over to "THE TRANSFEREES" the vacant and peaceful possession of the said Flat after receiving the balance full and final consideration amount.


(MR. JOSEPH A. PEREIRA)


(MR. PIYUSH M. SHAH)


(MRS. VIMALA A. PEREIRA)


(MRS. NISHA P. SHAH)



6. "THE TRANSFERORS" hereby declare that they have in no way created any charge, claim or lien on the said Flat and that the said Flat hereby agreed to be sold is free from all claims, charge, lien, mortgage and encumbrances. Should there be any claim from any person or persons against the said Flat, "THE TRANSFERORS" doth hereby agree and undertake to indemnify "THE TRANSFEREES" against such claims.

7. "THE TRANSFEREES" are entitled to become the members of the said Society and also agreed to abide by the Rules, Regulations and Bye-laws of the said Society.

8. "THE TRANSFERORS" agree and undertake to sign and execute all acts and deeds including Sale Deed, Affidavits, Declarations, Undertakings and any other documents/papers etc. in respect of the said Flat in favour of "THE TRANSFEREES" and/or in favour of the said Society and/or in favour of other Government/Semi-Government authorities for effective transfer of the said Flat and all incidentals thereof in the names of "THE TRANSFEREES".

9. "THE TRANSFERORS" agree and undertake to get the said Flat transferred in the records of the said Society in the names of "THE TRANSFEREES" and transfer charges payable to the said Society will be borne and paid by "THE TRANSFERORS" and "THE TRANSFEREES" in equal proportion.

10. "THE TRANSFERORS" have agreed to pay the Society's dues, arrears and outgoing like Maintenance Charges, Municipal Taxes, Water Charges, Electricity Charges, Funds etc. pertaining to the said Flat till the date of possession of the said Flat and there after such charges will be paid by "THE TRANSFEREES" only and both the parties shall keep indemnified each other in this respect.

11. "THE TRANSFERORS" shall hand over to "THE TRANSFEREES" all the original papers and documents pertaining to the said Flat on completion of transaction of sale.

(MR. JOSEPH A. PEREIRA)

(MRS. VIMALA A. PEREIRA)

(MR. PIYUSH M. SHAH)

(MRS. NISHA P. SHAH)

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12. "THE TRANSFERORS" hereby declare that there are no prohibitory order by any Government and/or Local Authority or injunction by any Court restraining them from handing over and/or transferring the said Flat, "THE TRANSFERORS" further declare that no attachment have been levied on the said Flat.

13. "THE TRANSFEREES" shall pay the necessary stamp duty and registration charges as applicable by the concerned Government authority on this Agreement and "THE TRANSFERORS" shall co-operate with "THE TRANSFEREES" for registration of this Agreement and "THE TRANSFERORS" shall remain present in the Office of Sub-Registrar of Assurances at the time of registration of this Agreement.



J. Pereira

(MR. JOSEPH A. PEREIRA)

Piyush M. Shah

(MR. PIYUSH M. SHAH)

Vimala A. Pereira

(MRS. VIMALA A. PEREIRA)

Nisha P. Shah

(MRS. NISHA P. SHAH)

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

SCHEDULE OF PROPERTY

Flat No. 1001, on 10th Floor, admeasuring 1697 sq. fts. carpet area, equivalent to 157.65 sq. meters carpet area), along with 2 (Two) Podium Car Parking Space, in the Building known as "ESTONIA A" in ESTONIA CO-OPERATIVE HOUSING SOCIETY LTD., situated at Hiranandani Heritage, Poisar Bridge, S.V. Road, Kandivali (West), Mumbai - 400 067, constructed on all that pieces or parcels of land bearing C.T.S. No.13/A, 13/A/1 to 13/A/13 of Village : Poisar and C.T.S. No. 27 of Village : Kandivali, Taluka : Borivali. The number of floors of Building is Basement + Stilt + Podium + 2nd to 32nd Upper Floors with lift facility and the year of construction of Building is 2012.

SIGNED AND DELIVERED by the)
withinnamed "THE TRANSFERORS")

(1) MR. JOSEPH ANTHONY PEREIRA)

(2) MRS. VIMALA ANTHONY PEREIRA)

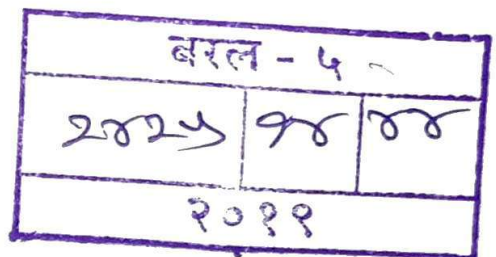
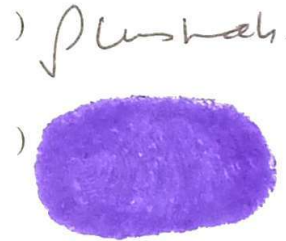
in the presence of)

SIGNED AND DELIVERED by the)
withinnamed "THE TRANSFEREES")

(1) MR. PIYUSH MANSUKHLAL SHAH)

(2) MRS. NISHA PIYUSH SHAH)

in the presence of)



ESTONIA CO-OP HOUSING SOCIETY LIMITED

REGD. NO. MUM/WR-S/HSG/(T.C)/15638/2016, DATED 01.09.2016)
Hiranandani Heritage, S.V.Road, Poisar Bridge, Kandivali (W), Mumbai - 400067.
Email : estoniachsltd@gmail.com | Tel. : 022 49237042

Date: 18th February 2019

TO WHOMSOEVER IT MAY CONCERN

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This is to certify that **Mr. Joseph Anthony Pereira & Mrs. Vimala Anthony Pereira** are bonafide members of Estonia Co-operative Housing Society Ltd., situated at Hiranandani Heritage, Poisar Bridge, S.V.Road, Kandivali-West, Mumbai-400067 They are holding Flat No 1001 on 10th floor in "A" WING in the said Society having an area admeasuring carpet area i.e. 1695 Sq.ft. in the Building known as "Estonia C.H.S. Ltd." (Hereinafter referred to as the said Flat), constructed on land bearing C.T.S. Nos.27, 13/A, 13/A/1, to 13/A/13 of Village: Poisar of Village: Kandivali-west in Registration District and Sub-district of Mumbai City and Mumbai Suburban.

The Building consists of BASEMENT+ STILT+ 1st PODIUM + 2nd To 32nd Upper Floors with Lifts.

The year of construction of the Building is 2016.

The Member have given letter dated 16.02.2019 addressed to the Society informing about their desire to sale the aforesaid flat to (1) **Mr. Piyush Mansukhlal Shah** (2) **Mrs. Nisha Piyush Shah** the prospective Purchasers.

The Share Certificate No.0016 (Distinctive No.00161 to 00170) has been issued to members.

The said member has paid full maintenance charges till date.

The Society in principle have "No Objection" to allow the said member to sale the said Flat to the said Purchasers and the said flat will be transferred in the name of the prospective Purchasers provided the same is as per the provisions of the Maharashtra Co-operative Societies Act, 1960, Maharashtra Co-operative Societies Rules, 1961 & Bye-laws of the Society.

For Estonia Co-Op.Hsg.Soc.Ltd.



Hon. Secretary



ESTONIA CO-OPERATIVE HOUSING SOCIETY LTD.

Hiranandani Heritage, S. V. Road, Poisar Bridge, Kandivalli (W), Mumbai - 400 067.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

REGD. NO. MUM/WR-S/HSG/(TC)/15638/2016 Date 01-09-2016

Share Certificate

(Authorised Share Capital of Rs. 1,00,000 Divided in to 2000 Shares of Rs. 50/- Each)

Mem. Register No. 0016

Certificate No. 0016

This is to certify that Joseph Anthony Pereira
Vimala Anthony Pereira

_____ of Flat No. A/1001 is/are the

Registered Holder/s of Ten (10) fully paid up

Share of Rs. 50 each number from 00161 to 00170

(both inclusive), in ESTONIA CO-OPERATIVE HOUSING SOCIETY LTD. subject to

the Bye-Laws of the said society. Given under the Common Seal of the said society in

Mumbai on this 20TH day of SEPT. 2017.



[Signature]

Chairman

[Signature]

Hon. Secretary

[Signature]

M.C. Member



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Memorandum of Transfers of the within mentioned Shares

Sr. No. of Transfer 1	Date of General Body / Managing Committee Meeting at which transfer was approved 2	To Whom Transferred 3	Sr. No. in the Share Register at which the transfer of shares held by the Transferor are registered 4	Sr. No. in the Share Register at which name of the Transferor is recorded 5
	Chairman		Hon. Secretary	Committee Member
	Chairman		Hon. Secretary	Committee Member
	Chairman		Hon. Secretary	Committee Member
	Chairman		Hon. Secretary	Committee Member
	Chairman		Hon. Secretary	Committee Member

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मालमत्ता पत्रक

तालुक/न.पु.मा.का. -- न.पु.अ.गोरेगांव

जिल्हा --



क्र.सं.	वर्ग	वर्ग क्र.	वर्ग क्र.	वर्ग क्र.	वर्ग क्र.	वर्ग क्र.
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[सि.रे. इंडियन फॅब्रिक लिमिटेड]						

क्र.सं.	विवरण	खंड क्रमांक	नविन धारक (धा) पुढेधार (प) किंवा पार (पा)	साक्षात्करण
१०/०३/२००४	वि.सं.सा.र/नूतनबाळ न.पु.क्र.१३ प्रमाणे			धडी - १४/०४/१९७४ न.पु.अ. इ.सु.सं. ७७७७७
१०/०३/२००२	विनयवती आवेश क.१८४६/दि.१२/८२ अन्वये दुळसो रणसो मुंदतकडीची/उद्योग/नोद घेतली न.पु.क्र.१३/अ प्रमाणे			धडी - १४/०३/१९८२ दि.१२/१२/१९७४ न.पु.अ.क्र.१०
१०/०३/२००२	विलिनि करणाने संपुर्ण मिळकत	मा.उच्च न्या.मुंबई यांचे फाटील पार्टीरान न.२३३/१९९४ दि.४/८/९४ क्र.२ म.प्रदेश खालीयार याचेकडील प्रमाणपत्र दि.३/२०/९४	धा [सिमको विला कंपनी लिमिटेड]	वि.सं.सा.र क.१२४ प्रमाणे धडी - ०४/०४/२००२ न.पु.अ.गोरेगांव रकी XXX
१०/०३/२००२	विलिनि करणाने संपुर्ण मिळकत	मा.उच्च न्या.मध्य प्रदेश यांचे फाटील पार्टीरान न.२/१९९९ दि.७/१०/९९ क्र. र.म बंगाल याचेकडील प्रमाण पत्र दि.२२/९/९८	धा एक्सो इंडिया लिमिटेड	वि.सं.सा.र क.१२४ प्रमाणे धडी - ०४/०४/२००२ न.पु.अ.गोरेगांव

प्रमाणपत्र
 नकल न.पु.अ.गोरेगांव १०१११० नकल न.पु.अ.गोरेगांव ११११
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 नकल न.पु.अ.गोरेगांव १११११० नकल न.पु.अ.गोरेगांव ११११



सत्य प्रामाणिकी

पुस्तक क्रमांक १११११०

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MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

No. DHE/ Am 4580 BP(WS): 227AR

COMMENCEMENT CERTIFICATE

6 0 2009

M/s. Hiranandani Construction Pvt. Ltd.
C.A. to Xpro India Ltd.

Office of the Dy. Ch. Eng. (B.P.) W.S. & I
Municipal Engineering
Near Sanjay Park
300, D.P. Rd., Goregaon (E);
9217 Mumbai-400 101

dated 14-01-2009 for

With reference to Development Permission and grant of Commencement Certificate under Section 45 & 49 of the Maharashtra Regional and 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 to the development work of Prop. residential building No. 1 on plot bearing

CTS. No. 27 of village Kandivali, CTS No. 13-A, 13-A/1 to 13 of village Kandivali and Polisar Plot No. --
premises at Street S.V. Road
village Kandivali and Polisar
situated at Kandivali (W) Ward R/South

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

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. 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 and such extension period shall be in no case exceed three years provided further that such extension shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai 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 Mumbai is contravened or not complied with.
 - (c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application 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.
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.

The Municipal Commissioner has appointed SHRI B.V. SHINDE Executive Engineer in exercise of his power and functions of the planning Authority under Section 45 of the Act.

This C.C. is granted for Stilt Slab Level of Wings A to D up to Building Line only excluding



For and on behalf of Local Authority
Enlightenment Mahanagar
2009

CERTIFIED TRUE
M/S. B. S. BAROT
ARCHITECTS & ENGINEERS
Nagar, Plot No. 14, 1st Floor,
S. V Road, Goregaon (West),
Mumbai - 400 062.

B. Shinde 10/6/11/09
Executive Engineer, Building Proposal (W. E.)
FOR

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI



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CHE/ 1-4550 (BP (W.S.) W/1

8] This C.C. is now so endorse upto stilt slab level of wings A, B, C & D including podium as per approved plan dt. 2/7/09

12 1 JAN 2010

Bhude 25-11-10
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) E-Ward

9] This C.C. is valid and further extended for entire work of wing 'c' and 'd'. stilt + podium + 1st to 5th upper floor. as per approved amended plan dt. 02/07/2009.

5 APR 2010.

Bhude 05/04/10
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) E-Ward

10] This C.C. is valid and further extended for entire work of wing 'B' comprising of stilt + podium + 1st to 5th upper floor. as per approved amended plan dt. 02/07/2009

23 APR 2010

Bhude 03/04/10
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) E-Ward

11] This C.C. is valid and further extended for entire work of wing 'A' comprising of stilt + podium + 1st to 5th upper floor. as per approved amended plan dt. 02/07/2009.

7 MAY 2010

Bhude 07/05/10
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) E-Ward

12] This C.C. is valid & further extended for wing 'A' 2 'B' comprising of Basement + stilt + 1st podium + 2nd to 10m upper floor level. Wing 'C' & 'D' comprising of Basement + stilt + 2nd to 9m upper floor level as per approved plan dt 3-12-2010



7 DEC 2010

Bhude 07/12/10
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) E-Ward



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CHE/A4580 /BP (W.S.)AR/AP

This C.C. is now valid and further extended work up to wing 'A' to 'D', Basement + Ground + Podium + 2nd to 15th upper floor, as per approved amended plan DA 29.12.11

24 JAN 2011

Barot
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) B-Ward

This C.C. is now valid and further extended for entire work i.e. for wings 'A', 'B', 'C', & 'D' - Basement + Stilt + Podium + 2nd to 21st upper floors as per approved amended plan dated 15/10/2011

24 OCT 2011

Barot
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) B-Ward

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CERTIFIED TRUE COPY

B.S. Barot

M/S. B. S. BAROT
ARCHITECTS & ENGINEERS
Jawahar Nagar Plot No. 14, 1st Floor,
S. V Road, Goregaon (West),
Mumbai - 400 062.



बरेल - ७		
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MUNICIPAL CORPORATION OF GREATER MUMBAI
NO.CHE/A-4680/BP(WB)/AR of
FULL OCCUPATION CERTIFICATE **15 JUL 2016**

Office of Dy.Ch.Eng.B.P.(W.S.)-II
Municipal Bldg. 'C' Wing, 2nd floor,
Near Sanskruti Complex,
Thakur Complex, Kandivali (E),
Mumbai - 400 101.
Phone No.28543407 /28543408(FAX)

To,
Owner : M/s. Hiranandani Constructions Pvt. Ltd,
C.A. to XPRO India Ltd.

Sub:- Permission to occupy and building completion certificate for the completed building No. 1 on plot bearing C.T.S. No. 27/A, 27/B of village Kandivali and C.T.S. No. 13-A/A, 13-A/B of village Poisar at S. V. Road, Kandivali (West), in R/South Ward Mumbai.

Ref:- Your Lic. Surveyor letter dated 04.09.2015.

Gentleman,

The full development work of building No. 1 comprising of Wing 'A' & 'B' Basement (pt) + Stilt + 1st podium +2nd to 32nd upper floors and Wing 'C' & 'D' Basement (pt) + Stilt + 1st podium +2nd to 31st upper floors on plot bearing C.T.S. No. 27/A, 27/B of village Kandivali and C.T.S. No. 13-A/A, 13-A/B of village Poisar at S. V. Road, Kandivali (West), in R/South Ward Mumbai. is completed under the supervision of Shri B. S. Barot, Lic. Surveyor having Lic. No. B-52, Lic. Site Supervisor, Mr. Cyrus K. Pithawala having Lic. No. P/8/SS-I and Shri. S. R. Mahimtura, RCC Consultant Lic. No. STR/39 and as per completion certificate issued by Chief Fire Officer u/no. FB/HRC/R-IV/37 dt. 26.11.2015, and the same may be occupied on the following conditions.

- 1) That the certificate under Section 270-A of B.M.C. Act shall be obtained from A E W W 'R/South' Ward and a certified copy of the same shall be submitted to this office.



बरेल - 4		
2824	32	06
२०१९		

MUNICIPAL CORPORATION OF GREATER MUMBAI

**NO.CHE/A-4580/BP(WB)/AR of
FULL OCCUPATION CERTIFICATE**

15 JUL 2016

Office of Dy.Ch.Eng.B.P.(W.B.)-II
Municipal Bldg. 'C' Wing, 2nd floor,
Near Sanskruti Complex,
Thakur Complex, Kandivali (E),
Mumbai - 400 101
Phone No.28543407 /28543408(FAX)

To
Owner : M/s. Hiranandani Constructions Pvt. Ltd,
C.A. to XPRO India Ltd.

Sub:- Permission to occupy and building completion certificate for the completed building No. 1 on plot bearing C.T.S. No. 27/A, 27/B of village Kandivali and C.T.S. No. 13-A/A, 13-A/B of village Poisar at S. V. Road, Kandivali (West), in R/South Ward Mumbai.

Ref:- Your Lic. Surveyor letter dated 04.09.2015.

Gentleman,

The full development work of building No. 1 comprising of Wing 'A' & 'B' Basement (pt) + Stilt + 1st podium +2nd to 32nd upper floors and Wing 'C' & 'D' Basement (pt) + Stilt + 1st podium +2nd to 31st upper floors on plot bearing C.T.S. No. 27/A, 27/B of village Kandivali and C.T.S. No. 13-A/A, 13-A/B of village Poisar at S. V. Road, Kandivali (West), in R/South Ward Mumbai. is completed under the supervision of Shri B. S. Barot, Lic. Surveyor having Lic. No. B-52, Lic. Site Supervisor, Mr. Cyrus K. Pithawala having Lic. No. P/8/SS-1 and Shri. S. R. Mahimtura, RCC Consultant Lic. No. STR/39 and as per completion certificate issued by Chief Fire Officer u/no. FB/HRC/R-IV/37 dt. 26.11.2015, and the same may be occupied on the following conditions.

- 1) That the certificate under Section 270-A of B.M.C. Act shall be obtained from A.E.W.W 'R/South' Ward and a certified copy of the same shall be submitted to this office.



बरल - ५		
2824	32	06
२०१९		

- 2) That all the deposit shall be claimed within 6 years from the date of payment or within a year from the date of B.C.C. whichever is earlier, failing which the same shall be forfeited.

A set of certified completion plan is attached herewith.

Yours faithfully,

M. S. T.
Executive Engineer
Building Proposals W.S. 'R' Ward

15 JUL 2016

बरल - ५		
2024	3308	
२०१९		





18/02/2019

सूची क्र.2

दुय्यम निबंधक : सह द.नि. बोरीवली
5

दस्ता क्रमांक ; 2425/2019

नोंदणी :

Regn 63m

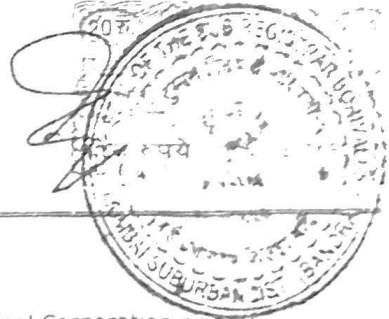
गावाचे नाव : कांदिवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	39000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	27455102.4
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: सदनिका क्रमांक 1001, माळा नं: 10 वा मजला, इमारतीचे नाव: ईस्टोनिया ए.हिरानदानी हेरीट्रज, ब्लॉक नं: कांदिवली पश्चिम, रोड : पोईसर,एस व्ही रोड, इतर माहिती: सदनिकेचे क्षेत्रफळ 1697 चौ फूट कारपेट व 2 पोडीयम कार पार्किंग सह,ईस्टोनिया को ऑप ही सासा वि. (C.T.S. Number : 27 ;))
(5) क्षेत्रफळ	1) 189.25 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जोसेफ अंधोनी परेरा वय:-65; पत्ता:-602, -, मिल्लर स्ट्रीम, अंधरी पश्चिम, आंबोली, सीझर रोड, अन्धेरी राईव्वाा स्टडीअण, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400058 पॅन नं:-AONPP57314 2): नाव:-विमला अंधोनी परेरा वय:-59; पत्ता:-602, -, मिल्लर स्ट्रीम, अंधरी पश्चिम, आंबोली, सीझर रोड, क्राण्डीवाळी पश्चिम, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400067 पॅन नं:-AOPPP7368P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पियुष मनसुखलाल शाह वय:-58; पत्ता:-प्लॉट नं: 74/75, माळा नं: -, इमारतीचे नाव: संतवाणी विल्डींग, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: एल आय सी वल्लभ नगर, महाराष्ट्र, मुम्बई. पिन कोड:-400103 पॅन नं:-AAVPS1918A 2): नाव:-निशा पियुष शाह वय:-54; पत्ता:-74/75, संतवाणी विल्डींग, -, बोरीवली पश्चिम, एल आय सी वल्लभ नगर, क्राण्डीवाळी पश्चिम, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400067 पॅन नं:-AAVPS1918B
(9) दस्तऐवज करून दिल्याचा दिनांक	18/02/2019
(10)दस्त नोंदणी केल्याचा दिनांक	18/02/2019
(11)अनुक्रमांक,खंड व पृष्ठ	2425/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2340000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



खरी प्रत

सह दुय्यम निबंधक, बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा.



18/02/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली
5

दस्त क्रमांक : 2425/2019

नोंदणी :

Regn:63m

गावाचे नाव : कादिवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	39000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	27455102.4
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: सदनिका क्रमांक 1001, माळा नं: 10 वा मजला, इमारतीचे नाव: ईस्टोनिया ए, हिरानंदानी हेरीटेज, ब्लॉक नं: कादिवली पश्चिम, रोड : पोईसर, एस व्ही रोड, इतर माहिती: सदनिकेचे क्षेत्रफळ 1697 चौ फूट कारपेट व 2 पोडीयम कार पार्किंग सह, ईस्टोनिया को ऑफ ही सोसा लि((C.T.S. Number : 27 ;))
(5) क्षेत्रफळ	1) 189.25 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- जोसेफ अंधोनी परेरा वय:-65; पत्ता:-602, -, सिल्हर स्टीम, अंधेरी पश्चिम, आंबोली, सीझर रोड, अंधेरी राईव्वाँ स्टाटीऑण, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400058 पॅन नं:-AOWPP5751M 2): नाव:-विमला अंधोनी परेरा वय:-59; पत्ता:-602, -, सिल्हर स्टीम, अंधेरी पश्चिम, आंबोली, सीझर रोड, क्राण्डीवाळी पश्चिम, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400067 पॅन नं:-AOPPP7368P
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-पियुष मनसुखलाल शाह वय:-58; पत्ता:-प्लॉट नं: 74/75, माळा नं: -, इमारतीचे नाव: संतवाणी बिल्डींग, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: एल आय सी वल्लभ नगर, महाराष्ट्र, मुम्बई. पिन कोड:-400103 पॅन नं:-AAVPS1918A 2): नाव:-निशा पियुष शाह वय:-54; पत्ता:-74/75, संतवाणी बिल्डींग, -, बोरीवली पश्चिम, एल आय सी वल्लभ नगर, क्राण्डीवाळी पश्चिम, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400067 पॅन नं:-AAVPS1919B
(9) दस्तऐवज करुन दिल्याचा दिनांक	18/02/2019
(10) दस्त नोंदणी केल्याचा दिनांक	18/02/2019
(11) अनुक्रमांक, खंड व पृष्ठ	2425/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2340000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शोरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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खरी प्रत

सह दुय्यम निबंधक, बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा.