

कार्या-२	२५
११२५	२५

अनुमोदित प्लान

१५/११/२००४
 Assistant Engineer, Building Proposals
 Eastern Suburbs (S. & T. Ward)

कार्या-४	२०	३५
४२५५	२०	३५
२०१७		

NOV 2002
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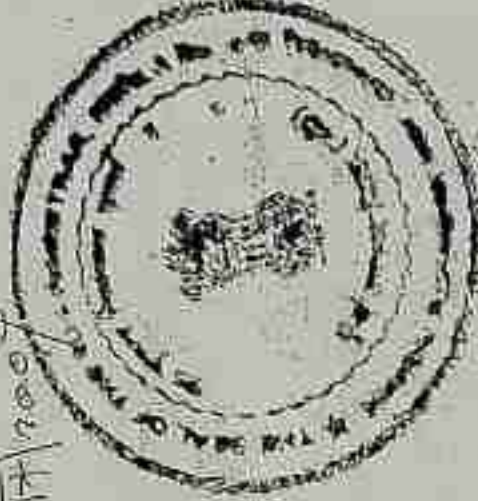
3 and

slab
 Per



Full C.C. approved plan
 dtd 21/7/2007

Executive Engineer, Building Proposals
 (Eastern Suburbs.)



JUL 2003
 AT

slab i.e.
 the wing
 13 & 14
 fee will
 plan on

10003
 Building Proposals
 Eastern Suburbs

6 JUL 2003
 from as per
 dated 16/10

10002
 Building Proposals
 Eastern Suburbs

8

172

Share Certificate No

172

Members Regn. No.

5

No. of Shares

SHARE CERTIFICATE

(AUTHORISED SHARE CAPITAL OF Rs. 50,000/- DIVIDED INTO 1,000 SHARES OF Rs. 50 EACH)
Runwal Heights Residential Co-op. Housing Society Ltd.

L. B. S. Marg., Mulund (W), Mumbai - 400 080

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

Regn. No. MUM / WT / HSG / TC / 9442 / 2005-06 YEAR 2006 Dt : 15 / 02 / 2006

MR. AMAR JOSHI & MRS. KAVITA JOSHI

This is to certify that Shri./Smt./M/s.

_____ **FIVE** _____ fully paid up share of Rs. FIFTY each numbered
is / are the Registered Holder(s) of _____
_____ **856** _____ to _____ **860** _____ both inclusive, in Runwal Heights Residential
from _____

Co-op. Hsg. Society Ltd. Mulund (W), Mumbai - 400 080 subject to the Bye-laws of the said society.

Given under the Common Seal of the said Society on

WEDNESDAY this 25th day of APRIL 2007.



(Signature)

Authorised M. C. Member

(Signature)

Secretary

(Signature)

Chairman

SECRET-8
4204 8 34
3080
AND

MR. YATIN LAXMIKANT MEHTA, age 51 years, an Indian Inhabitant, residing at Flat No. C/1304, 13th floor, Runwal Heights Residential Co-operative Housing Society Ltd., L.B.S. Marg, Mulund (West), Mumbai - 400 080, hereinafter referred to as "THE DONEE" (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:

WHEREAS by an Agreement for Sale dated 11th March 2005, registered in the office of Sub-Registrar of Assurances at Kurla, under Serial No. BDR-7/1635/2005 for the consideration and on the terms and conditions contained therein, (1) MR. AMAR M JOSHI & (2) MRS. KAVITA JOSHI, purchased from the PROMOTERS, RUNWAL HOUSING PRIVATE LIMITED" the Residential Premises bearing Flat No. C/1304, admeasuring 629 Sq. Ft. Carpet area or thereabouts, located on the 13th floor, C-wing in the Building known as "RUNWAL HEIGHTS" situated at L.B.S. Marg, Mulund (West), Mumbai - 400 080 (hereinafter for the sake of brevity referred to as "the said Flat").



AND WHEREAS by Allotment letter dated 28th September 2006, the said Flat No. C/1304, admeasuring 629 Sq. Ft. Carpet area or thereabouts, located on the 13th floor, C-wing in the Building known as "RUNWAL HEIGHTS" situated at L.B.S. Marg, Mulund (West), Mumbai - 400 080 (hereinafter for the sake of brevity referred to as "the said Parking Space").

AND WHEREAS incidental to the holding of the said Flat, the said (1) MR. AMAR M JOSHI & (2) MRS. KAVITA JOSHI, were enjoying the membership rights of the "Runwal Heights

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SIGNED SEALED AND DELIVERED

By the within named DONEE

MR. YATIN KAMACHANDHA METTA

PAN: AQTPM5166G



In the presence of

- 1. Name: Kamachandha Parvati
- Address: A/207, Shree Kalyanwar,
Ashish Prasad CHS,
Thane 400603.

Signature:

2. Name:

Kamachandha Sawant.

Address:

Bhumad - Chawl,
R.No.3 + 6 Lakshopark
M-86

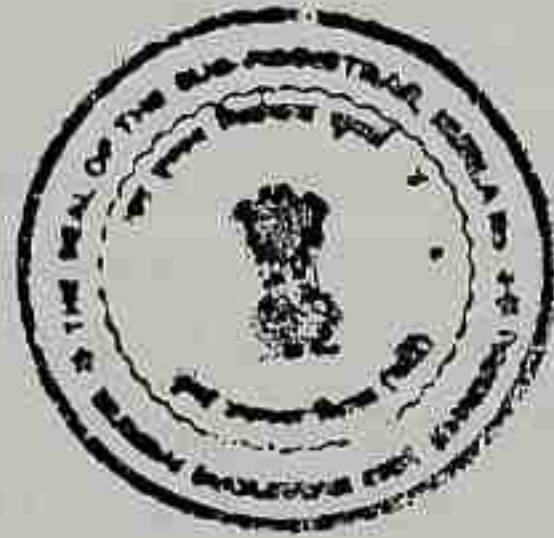
Signature:



x.

करा-8
40049
2086

करल-४		
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२०१७		



L. Mehta

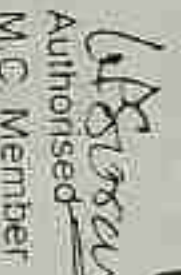





[Handwritten signature]

GIFT DEED

THIS DEED OF GIFT made at Mumbai, on this th 28 day of May 2017 BETWEEN SHRI LAXMIKANT - RATILAL MEHTA, age 78 years, an Indian Inhabitant, residing at Flat No. C/1304, 13th floor, Runwal Heights Residential Co-operative Housing Society Ltd., L.B.S. Marg, Mulund (West), Mumbai - 400 080, hereinafter referred to as "THE DONOR" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors and administrators) of the ONE PART

[Handwritten signature]

L. Mehta

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred
30/12/14			<p style="text-align: center;">HYPOTHECATED TO CANCELLED</p> <p>Authorised M.C. Member  Mr. Lakshmi Kant Rathi Chairman</p> <p>Authorised M.C. Member  Mr. Yatin Lakshmi Kant Mehra Chairman</p> <p>Authorised M.C. Member  Mr. Yatin Lakshmi Kant Mehra Chairman</p> <p>Authorised M.C. Member  Mr. Yatin Lakshmi Kant Mehra Chairman</p>
			<p>Authorised M.C. Member  Mr. Yatin Lakshmi Kant Mehra Chairman</p>
			<p>Authorised M.C. Member  Mr. Yatin Lakshmi Kant Mehra Chairman</p>

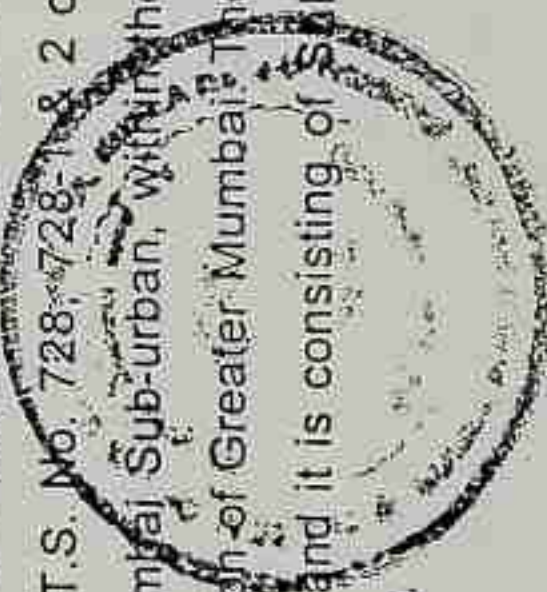


IN WITNESS WHEREOF the parties hereto have hereunto set
and subscribed their respective signatures on the day and year first
hereinabove written.

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THE SCHEDULE ABOVE REFERRED TO-

ALL THAT 50% joint and un-divided share in THE
RESIDENTIAL PREMISES bearing Flat No. C/1304, admeasuring
629 Sq. Ft. Carpet area or thereabouts, located on the 13th floor,
C-wing in the Building known as "RUNWAL HEIGHTS" of
Runwal Heights Residential Co-operative Housing Society Ltd.,
situated at L.B.S. Marg, Mulund (West), Mumbai - 400 080, along
with right to use One Car Parking on Podium Level No. 14
standing on the Plot of Land bearing C.T.S. No. 728-1 & 2 of
Village Nahur, Taluka Kurla, District Mumbai Sub-urban, within the
limits of "T" Ward of Municipal Corporation of Greater Mumbai. The
building is constructed in the year 2005 and it is consisting of 5 (Five)
plus Fifteen upper floors with lift Facility.



SIGNED, SEALED AND DELIVERED

By the undersigned DONOR

SHRI. AXMIKANT RATILAL MEHTA

PAN: AMKP M9 22F



Axmikant
x



In the presence of

1. Ramchandra Sawant *Sawant*
2. Ramchandra Parab.

Parab

Residential Co-operative Housing Society Ltd.", the Society formed and registered under the Maharashtra Co-operative Societies Act, 1960, under Registration No. MUM / WT / HSG / TC / 9442 / 2005-2006 YEAR 2006 dated 15/02/2006 (hereinafter for the sake of brevity referred to as "the said Society") covered by FIVE fully paid up shares of Rs.50/- each of the said Society bearing distinctive Nos. 856 to 860 (both inclusive) incorporated in the Share Certificate No. 172 (hereinafter for the sake of brevity referred to as "the said Shares") of the said Society.

25/11-8
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AND WHEREAS by an Agreement for Sale dated 28th November 2013, registered in the office of Sub-Registrar of Assurances at Kurla, under Serial No. KRL-2/11219/2013, for the consideration and on the terms and conditions contained therein, the said (1) MR. AMAR M JOSHI & (2) MRS. KAVITA JOSHI and transferred the said Flat along with the said shares to (1) MR. LAXMIKANT RATILAL MEHTA & (2) MRS. YATIN LAXMIKANT MEHTA, the DONOR and the DONEE herein.



AND WHEREAS under the circumstances stated herein above, as on today, the DONOR and DONEE herein are co-owners of the said Flat, each holding 50% joint and undivided share in the said Flat and enjoying membership rights of the said Society.

AND WHEREAS the DONEE is the son of the DONOR and the DONOR desires to grant his 50% joint and undivided share in the said Flat as an unconditional gift to the DONEE in consideration of natural love and affection towards the DONEE herein, thereby making him absolute owner of the said Flat.

AND WHEREAS the DONEE has agreed to accept the said gift as is evidenced by him executing these presents.

A. Mehta

Page: 3000

कल-४	१०९१३	१०९१३
MUNICIPAL CORPORATION OF GREATER BOMBAY		
FORM 'A'		

VALID UP TO 05/12/96

कल-२	११२११	२२
२०२३		

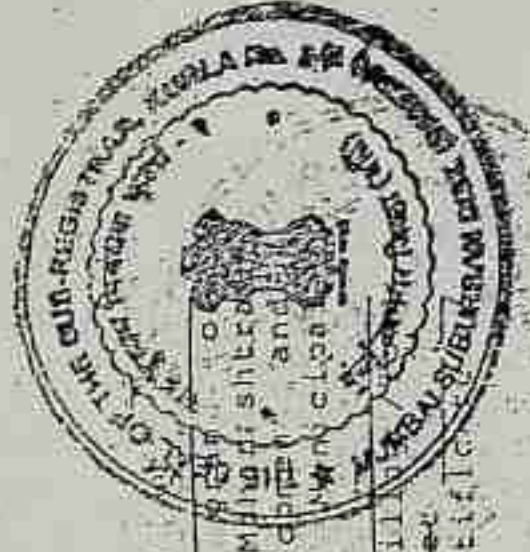
MAHARASHTRA REGIONAL AND TOWN PLANNING COMMISSION

No. CE/42/13 /BPS/AT - 5 DEC 1995

COMMENCEMENT CERTIFICATE

To:

M/s. Imperial Surgical Co. Pvt. Ltd.



With reference to your application No. 298195 dated 29.8.95 for Development Permission and Commencement Certificate under section 45 and 69 of the Maharashtra Regional & Town Planning Act 1966, to carry out development building permission under section 346 of the Bombay Corporation Act, 1888 to erect a building in plot No. 728, C.T.S. No. 728, 729, 732, Divn/Village planning Scheme No. 10, situated at Road / Street Mulund (W) ward 10 the Commencement Certificate Building permit is granted on the following conditions:

- The land vacated in consequence of the endorsement of the set back line/road widening line shall form part of the public street.
- The building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until a variation permit has been granted.
- The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you.
- The commencement certificate is renewable every year but such extension 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 & Town Planning Act, 1966.

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

- 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.
- 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.
- 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.

CE 4213 / BPES / AT

4 OCT 2002

FURTHER TO WING	
YCOR	308
308	WING
16	10/11/02

As per last amended plan 18/10/02 on Dec upto shift slabs

20811	
20811	21
Assistant Engineer Building Proposal Eastern Suburbs (S & T Wards)	

CE 4213 / BPES / AT

C.C. upto stiff slab for wing A and C.C. upto 23rd floor i.e. 24th slab as per approved plan dt 15/11/02

27 NOV 2002

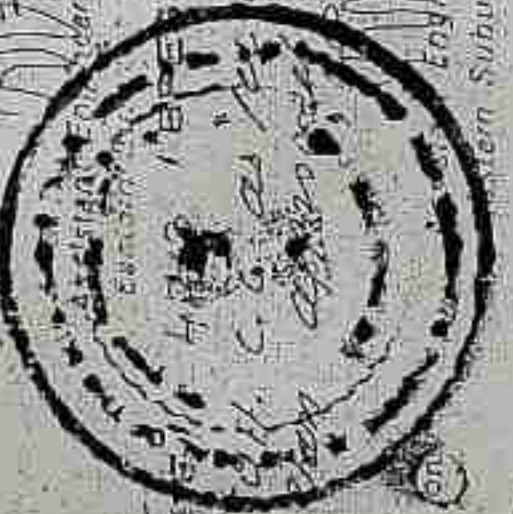
Assistant Engineer Building Proposal Eastern Suburbs (S & T Wards)



10 JAN 2003

Full C.C. to wing A & B approved plan dt 15/11/02

by NAT



Assistant Engineer Building Proposal Eastern Suburbs (S & T Wards) 10 JAN 2003

CE 4213 / BPES / AT 4 NOV 2003

Full C.C. for wing A & B & C.C. up to stiff slab for wing C except podium as per approved plans dated 18/10/03

Assistant Engineer Building Proposal Eastern Suburbs (S & T Wards)

C.C. up to 12th floor for wing C as per approved plans dated 23/10/03

Assistant Engineer Building Proposal Eastern Suburbs (S & T Wards)

CE 4213 / BPES / AT 23 JUL 2002

C.C. up to 3th floor up to 14th slab for wing Full C.C. for wing - B & C up to stiff slab for as per approved plans 30/6/03

Assistant Engineer Building Proposal Eastern Suburbs (S & T Wards)

CE 4213 / BPES / AT C.C. for podium approved plan dated 18/10/03

Assistant Engineer Building Proposal Eastern Suburbs (S & T Wards)

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

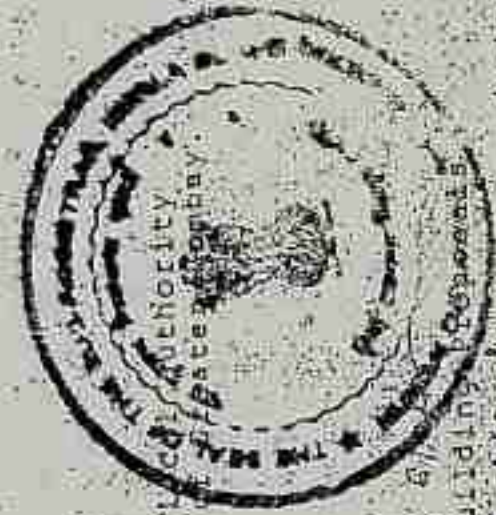
The Municipal Commissioner is hereby appointed as S.S. Assistant Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

Kotekar

This C.O. is valid upto



i.e. shift slab.



for and on behalf of the Municipal Corporation

[Signature]

Assistant Engineer, Building Proposals (Eastern Suburbs) S & T Wards

MUNICIPAL COMMISSIONER FOR GREATER BOMBAY

CEI 4213 dated 13 M. 3 1997

C.C. upto 8th floor (Refuse floor)

[Signature]

Assistant Engineer Building Proposal Eastern Suburbs (S & T Wards)

CEI 4213 / WPES / AT

C.C. up to 11th floor i.e. 3 floors as per amended plan approved dt 7/5/2001

CEI 4213 / WPES / AT = 0 APR 2002

C.C. upto 14th floor

[Signature]

Assistant Engineer Building Proposal Eastern Suburbs (S & T Wards)

21 FEB 2002

[Signature]

Assistant Engineer Building Proposal Eastern Suburbs (S & T Wards)

18 JUN 2002

CEI 4213 / WPES / AT

C.C. upto shift slab for W/O/A of 18th floor as per 1051/2002 Am approved on 3/5/2002

[Signature]

Assistant Engineer Building Proposals Eastern Suburbs (S & T Ward)



05/06/2017

सूची क्र. 2

दुयम निबंधक : सह. इ. नि. कुर्ना 4

दस्तावेज क्रमांक : 5875/2017

नोंदणी :

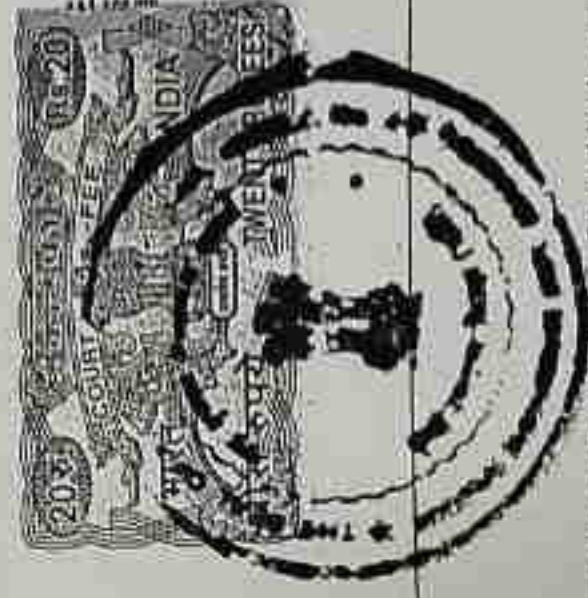
Regn.63m

गावाचे नाव : 1) नाहर

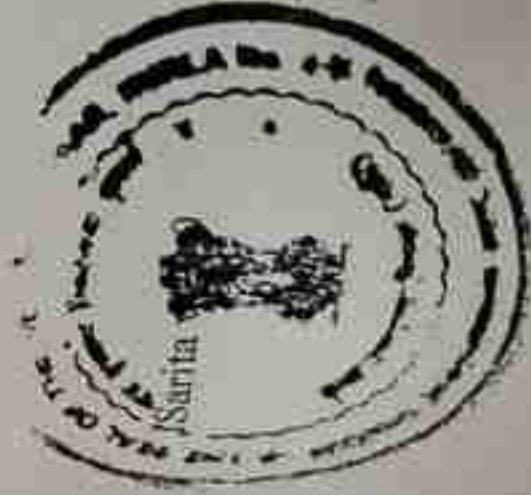
(1) तिथीचा प्रकार	वर्गीकरण
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाचार आकारणी रेतो की पट्टेदार ले मसुदा करावे)	5012780.56
(4) भू-मालक, पोटहिस्सा व चरकरमांक (असल्यास)	
(5) क्षेत्राकडे	1) 35.07 चौ.मीटर
(6) अकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करत देणा-या/विहीन देणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुजूमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.	1) : नाव:-वर्ष्मीकांत रतिलाळ मेहता वय:-78; पत्ता:-प्लॉट नं. प्लॉट नं.सी/1304, माळा नं. 13 वा मजला, इमारतीचे नाव:- रणवाल हाईटम् रॅसिडेन्शियल को ऑप. ह्याक सोसा लि, ब्लॉक नं. एल वी.एस मार्ग, रोड नं. मुंबई पश्चिम, मुंबई 400080, इतर. माहिती: बांधकाम वर्ष 2005 वमारा 20 %; सदर मिळकतीचे माले-नाहूर, सी टी एम् नं 728,728/1 व 2.सदर दस्तावेज विहीन देणार राती सदर मिळकतीचा 50 % अविभक्त हिस्सा विहीन देणार राती सदर मिळकतीचा 50 % अविभक्त हिस्सा विहीन देणार राती सदर मिळकतीचे एकूण क्षेत्र 629 चौ फुट चारपेट म्हणजेच 754.8 चौ फुट. बांधीव पैकी 50 % अविभक्त हिस्सा म्हणजेच 314.5 चौ फुट चारपेट म्हणजेच 377.4 चौ फुट बांधीव व पाडीगम क्षेत्र नं 14 वर एक-कार पाकिंग मधील वधिस देत आहे. ताहेसबंध बहील -मुलागा, ((C.T.S. Number : 728, 728/1 व 2;))
(8) दस्तऐवज करत देणा-या पक्षकारांचे किंवा दिवाणी न्यायालयाचा हुजूमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.	1) : नाव:-यतिव साक्षीकांत मेहता वय:-51; पत्ता:-प्लॉट नं.सी/1304, 13 वा मजला, रणवाल हाईटम् रॅसिडेन्शियल को ऑप हाऊसोसा लि, एल वी एम मार्ग, मुंबई पश्चिम, मुंबई, मुंबई इ रोड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400080 पॅन नं:- AQTPM5166G
(9) दस्तऐवज करत दिल्याचा दिनांक	29/05/2017
(10) दस्त नोंदणी केल्याचा दिनांक	03/06/2017
(11) अनुमोदन, खंड व पृष्ठ	5875/2017
(12) बाजारभावाप्रमाणे सुदांक शुल्क	200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	200
(14) शेर	

मुद्रातनामाठी विचारात घेतलेला तपशील:-

सुदांक शुल्क अकारताना निचडलेला शुल्कदर :-



If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.



सती सा
 सा. सुधा निबंधक कुर्ना
 ति. सुधा निबंधक