


करल-२	
११२११	२५
परिमोक्ष plan	

करल-४		
५०५	२०	३५
२०१७		

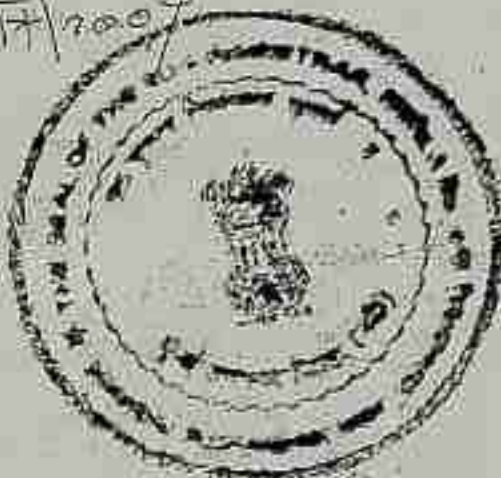

 5/9/2004
 Assistant Engineer Building Proposal
 Eastern Suburbs (S. & T Ward)

CE/SES/BPES/AT
 21 JUL 2007

Full C.C. approved plan
 dtd 21/06/2007



21/7/2007
 Executive Engineer Building Proposal
 (Eastern Suburbs)



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8

Share Certificate No 172 Members Regn. No. 172 No. of Shares 5

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. _____

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

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

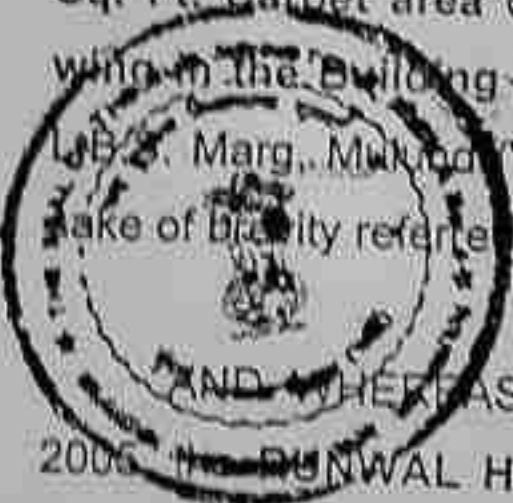
[Signature]
Chairman

करत-४		
५८५५	४	३५
२०१७		

 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 2005 the RUNWAL HOUSING PRIVATE LIMITED, allotted to (1) MR. AMAR M JOSHI & (2) MRS. KAVITA JOSHI, the one Open Car Parking on podium Level No. 14, of the 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

A. Mehta

[Handwritten signature]

करल-४
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२०१७

SIGNED SEALED AND DELIVERED

By the withinnamed DONEE
MR. YATIN LAXMIKANT MENTA
PAN: AQTPM5166G



x:



In the presence of

1. Name: Ramchandra Parab
Address: A/202, Shree Kalyaneshwar,
Ashish Prasad CHS,
Thane-400603.

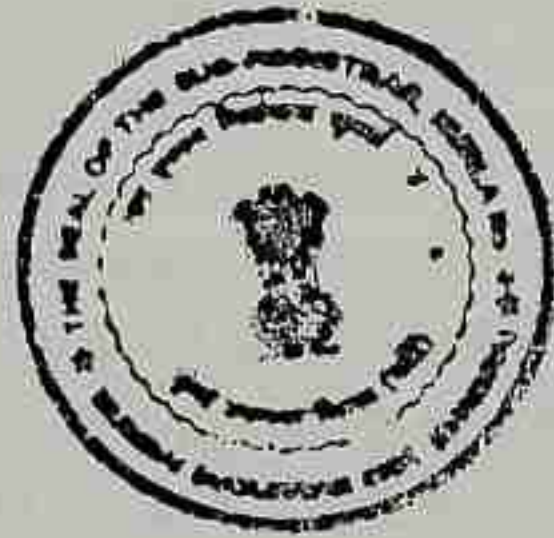
Signature:

2. Name: Ramchandra Sawant
Address: Bhumal Chawl,
R.No.3 + 6 Lakshkardevi,
M-86

Signature:



करल-४		
५०७५	३	३५
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

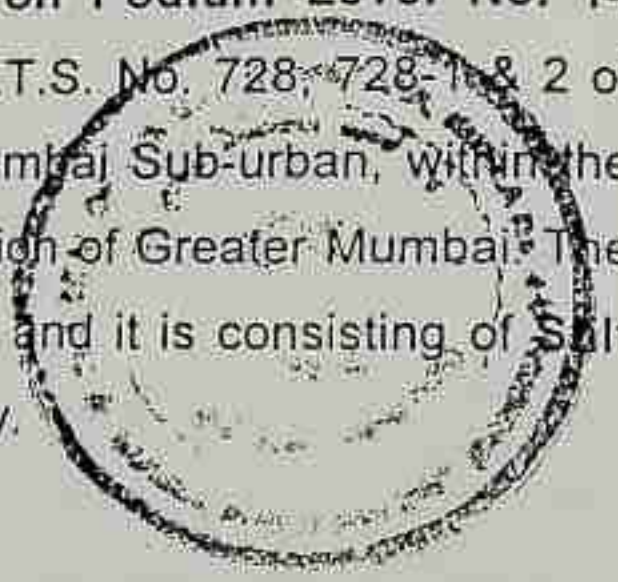
MEMORANDUM OF TRANSFERS OF THE WITHIN

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred
			<p>HYPOTHECATED TO BANK CANCELLED</p> <p><i>[Signature]</i> Authorised M.C. Member</p> <p><i>[Signature]</i> Chairman</p>
30/12/14			<p>Mr. Laxmikant Ratilal Mehta Mr. Yatin Laxmikant Mehta</p> <p><i>[Signature]</i> Authorised M.C. Member</p> <p></p> <p><i>[Signature]</i> Chairman</p>
			<p>Mr. YATIN LAXMIKANT MEHTA</p> <p><i>[Signature]</i> Authorised M.C. Member</p> <p></p> <p><i>[Signature]</i> Chairman</p>
			<p>Authorised M.C. Member</p> <p>Chairman</p>
			<p>Authorised M.C. Member</p> <p>Chairman</p>

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

करल-४
यलय C 30
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THE SCHEDULE ABOVE REFERRED TO-

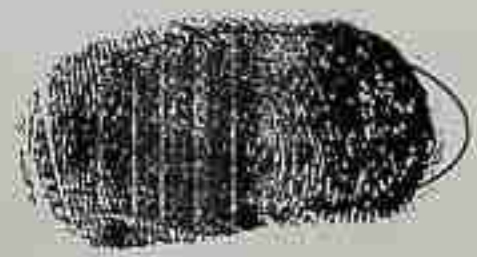
ALL THAT 50% joint and un-divided share in THE
RESIDENTIAL PREMISES bearing Flat No. C/1304, admeasuring
629 Sq. Ft. Carpet area or thereabouts, located on the 13th floor,
C-wing in the Building known as "RUNWAL HEIGHTS" of
Runwal Heights Residential Co-operative Housing Society Ltd.,
situated at L.B.S. 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, 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 Silt
plus Fifteen upper floors with lift Facility.



SIGNED, SEALED AND DELIVERED
By the within named DONOR
SHRI. LAXMIKANT RATILAL MEHTA
PAN: AMKP M9 22F



L. Mehta
x



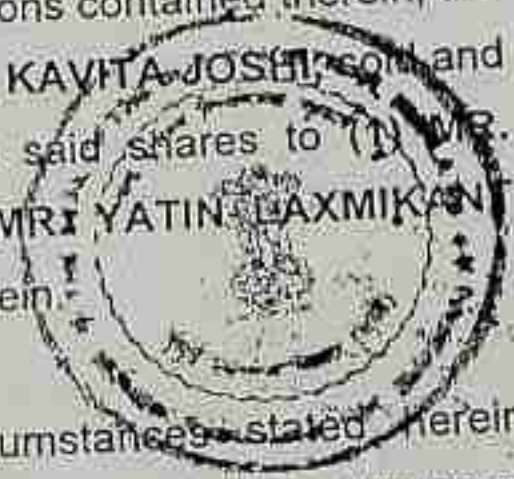
- In the presence of
1. Ramchandra Sawant *Sawant*
 2. Ramchandra Parab.

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

करल-४
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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.

H. Mehta

[Handwritten signature]

3000 (Gen-319)

करल-४

VALID UP TO 05/12/96

909	36
RECEIVEDS on 05	
2083	

MUNICIPAL CORPORATION OF GREATER BOMBAY

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/4213 /BPES/AT - 5 DEC 1995

COMMENCEMENT CERTIFICATE

करल-२	
99291	22
2083	

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

Sir,

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 and building permission under section 346 of the Bombay Municipal Corporation Act, 1888 to erect a building in Building No. 728 in plot NO. 728 C.T.S. No. 728 Divn/Vill. 2 situated at Road / Street Mulund (W) ward 7 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 occupation permission 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.
- This commencement certificate is renewable every year but such extended period shall 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.



CEI 4213 / BPES / AT 4 OCT 2002

Further to wing B as per last amended plan
Y 19/10/02
20/10/02
20/10/02

as per last amended plan
and CC upto still slab

still slab
कल-2
20/10/02
21

CEI 4213 / BPES / AT

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

C.C. upto still 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

CEI 4213 / BPES / AT

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

10 JAN 2003

CEI 4213 / BPES / AT

Full C.C. to wing B and
C.C. upto 15th floor
for wing A
approved



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

Full C.C. to wing B as per
approved plan dt 15/11/02 for
bldg N21

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

10 APR 2003

CEI 4213 / BPES / AT



Full C.C. as per amended
plan approved on 25/3/03

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

CEI 4213 / BPES / AT 3 JUL 2003

C.C. up to 3th floor
up to 14th slab for wing
Full C.C. for wing-B
up to still slab for
as per approved plan
30/5/03

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

CEI 4213 / BPES / AT 4 NOV 2003

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

CEI 4213 / BPES / AT 16 FEB 2004
C.C. for podium as
approved plan dated 16/2/04

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

C.C. up to 12th floor for wing C as per
approved plans dated 23/11/2003

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

31-03-2004

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

बाल-२
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करल-४
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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 S.S. Korekar Assistant Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.O. is valid upto _____



-e. stilt/slab



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

[Signature]
 Assistant Engineer, Building Proposals
 (Eastern Suburbs) S & T Wards
 FOR _____

MUNICIPAL COMMISSIONER FOR GREATER BOMBAY

CE 1 4213 dated 13 MARCH 1997
 C.C. upto 8th floor (Refuse floor)

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

CE 1 4213 / EPES / AT 21 FEB 2002
 C.C. up to 11th floor i.e. 3 floors as per amended plans approved dt 7/5/2001

CE 1 4213 / EPES / AT 8 APR 2002
 C.C. upto 14th floor
[Signature]
 Assistant Engineer Building Proposal
 Eastern Suburbs (S & T Wards)

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

CE 1 4213 / EPES / AT 18 JUN 2002
 C.C. upto stilt slab for wing A of Bldg No. 1. As per last amended plan approved on 3/5/2002

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



05/06/2017

सूची क्र.2

दुयम निबंधक : सह दु.नि. कुर्वा 4

दस्त क्रमांक : 5875/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) नाहर

(1) तिजेबाबा प्रकर	वकीलपत्र
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5012780.56
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	

1) पालिकेचे नाव मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका नं: सदनिका क्र मी/1304, माळा नं: 13 वा मजला, सी चिंग रुग्णाल हाईटम्, इमारतीचे नाव: रुग्णाल हाईटम् रेसिडेन्शियल को ऑप ह्रा सो लि, ब्लॉक नं: एल वी एम मार्ग, रोड नं: मुलुंड पश्चिम, मुंबई 400080, इतर माहिती: वाघकाम वर्ष 2005 घसारा 20 %, सदर मिळकतीचे मोजे-नाहर, सी टी एम नं 728, 728/1 व 2, सदर दस्तात लिहून देणार यांनी सदर मिळकतीचा 50 % अविभक्त हिस्सा लिहून घेणाट यांच्या आभावे वकील देत आहेत. म्हणजेच सदर मिळकतीचे एकूण क्षेत्र 629 चौ फुट कार्पेट म्हणजेच 754.8 चौ फुट बाधीव पैकी 50 % अविभक्त हिस्सा म्हणजेच 314.5 चौ फुट कार्पेट म्हणजेच 377.4 चौ फुट बाधीव व पोजींगम लेवल नं 14 वर एक कार पार्किंग महीत वयिस देत आहे. तातेसंबंध बडील -मुलगा ((C.T.S. Number : 728, 728/1 व 2 ;))

(5) क्षेत्रफळ 1) 35.07 चौ मीटर

(6) अकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करत देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- लक्ष्मीकांत रतिलाल मेहता वय:- 78; पत्ता:- फ्लॉट नं: फ्लॉट नं मी/1304, माळा नं: 13 वा मजला, इमारतीचे नाव: रुग्णाल हाईटम् रेसिडेन्शियल को ऑप ह्रा सोमा लि, ब्लॉक नं: एल वी एम मार्ग, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:- 400080 पॅन नं:- AMKPM9122F

(8) दस्तऐवज करत घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- यतिन लक्ष्मीकांत मेहता वय:- 51; पत्ता:- फ्लॉट नं सी/1304, 13 वा मजला, रुग्णाल हाईटम् रेसिडेन्शियल को ऑप ह्रा सोमा लि, एल वी एम मार्ग, मुलुंड पश्चिम, मुंबई, मुलुंड इ रोड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400080 पॅन नं:- AQTPM5166G

(9) दस्तऐवज करत दिल्याचा दिनांक 29/05/2017

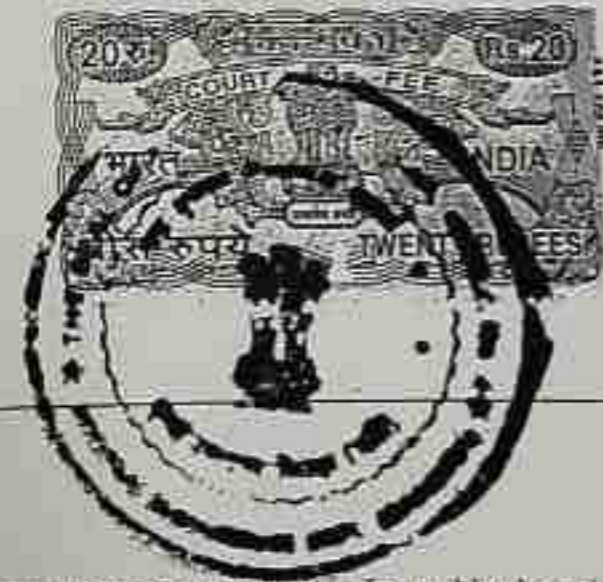
(10) दस्त नोंदणी केल्याचा दिनांक 03/06/2017

(11) अनुक्रमांक, खंड व पृष्ठ 5875/2017

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 200

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 200

(14) क्षेत्र



मुल्यंकनामाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क अकारताना निवडलेला अनुच्छेद :-

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



सारी प्रत
 सह. दुयम निबंधक कुर्वा-4
 वेपार इच्छा