

516/6787

पावती

Original/Duplicate

Wednesday, July 24, 2019

नोंदणी क्र.: 39म

12:55 PM

Regn.: 39M

पावती क्र.: 6965 दिनांक: 24/07/2019

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल8-6787-2019

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अश्विंदर चौधरी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:15 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 26306607.6 /-

मोबदला रु. 2650000/-

भरलेले मुद्रांक शुल्क : रु. 1590000/-

प्र. सह. दुय्यम निबंधक, बारवली - ८
मुंबई उपनगर जिल्हा.

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004311368201920E दिनांक: 22/07/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2407201902207 दिनांक: 24/07/2019

बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 27/07/2019

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	201907241529	24 July 2019, 12:44:20 PM			
मूल्यांकनाचे वर्ष	2019	बरल			
जिल्हा	मुंबई (उपनगर)				
मुख्य विभाग	62-मालाड (पूर्व) (बोरीवली)				
उप मुख्य विभाग	62/292B भुभाग. मंत्री सिरिन, ओमकार अल्तामाऊंट टॉवर, न्यू दिडोशी निसर्ग रेसिडेंसी, रहेजा हाईटस या संकुलातील मिळकती				
सर्व्हे नंबर /न भू क्रमांक :	इतर #				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनावे एकक
68700	152100	167300	199200	152100	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	137.16 चौरस मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार.	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय.	0 TO 2 वर्ष	मूल्यदर/बांधकामाचा दर -	Rs 152100/-
उद्दवाहन सुविधा-	आहे	मजला -	31st floor And Above		
Sale Type - Resale	First Sale Date - 30/06/2017				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 120% apply to rate= Rs.182520/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर				
	= ((182520-68700) * (100 / 100)) + 68700				
	= Rs 182520/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 182520 * 137.16				
	= Rs 25034443.2/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	27.88 चौरस मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 27.88 * (182520 * 25/100)				
	= Rs.1272164.4/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लागत्या 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				
	= 25034443.2 + 0 + 0 + 0 + 1272164.4 + 0 + 0 + 0 + 0				
	= Rs 26306607.6/-				

बरल - 61
68700 9 80
2019

Home Print

प्र. सह. दुय्यम निबंधक, बोरीवली - 6
मुंबई उपनगर जिल्हा.





CHALLAN
MTR Form Number-6



SRN	MH004311368201920E	BARCODE		Date	22/07/2019-20:37:37	Form ID	25.2
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID (If Any)	बरल - ८/		
Office Name		BRL 8_JT SUB REGISTRAR BORIVALI 8		PAN No. (If Applicable)	APNPC1534R		
Location		MUMBAI		Full Name	ASHVINDER CHOWDHARY		
Year		2019-2020 One Time		Flat/Block No.	FLAT NO 4408, 44TH FLOOR, A TOWER.		
Account Head Details		Amount In Rs.		Premises/Building	ALTAMONTE, MALAD EAST		
0030045501 Stamp Duty		1590000.00		Road/Street	MUMBAI		
0030063301 Registration Fee		30000.00		Area/Locality	MUMBAI		
				Town/City/District	MUMBAI		
				PIN	4 0 0 0 9 7		
				Remarks (If Any)	PAN2=FUCPS6864M-SecondPartyName=MANISH MANOJ SINGH-CA=26500000		
				Amount In	Sixteen Lakh Twenty Thousand Rupees Only		
Total		16,20,000.00		Words	Sixteen Lakh Twenty Thousand Rupees Only		
Payment Details				FOR USE IN RECEIVING BANK			
ORIENTAL BANK OF COMMERCE				Bank CIN	Ref. No.	03600612019072207064	58869077
Cheque-DD Details				Bank Date	RBI Date	22/07/2019-08:42:06	Not Verified with RBI
Cheque/DD No.				Bank-Branch		ORIENTAL BANK OF COMMERCE	
Name of Bank				Scroll No. , Date		Not Verified with Scroll	
Name of Branch							

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

Mobile No. : 9762730465





CHALLAN
MTR Form Number-6

अरक - 61

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2019

GRN	MH004311368201920E	BARCODE			Date	22/07/2019-20:37:37	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				BRL 8_JT SUB REGISTRAR BORIVALI 8				
Location				MUMBAI				
Year				2019-2020 One Time				
Account Head Details				Amount In Rs.				
0030045501 Stamp Duty				1590000.00				
0030063301 Registration Fee				30000.00				
Total				16,20,000.00				
Payment Details				ORIENTAL BANK OF COMMERCE				
Cheque/DD No.				Cheque/DD Details				
Name of Bank				ORIENTAL BANK OF COMMERCE				
Name of Branch				MUMBAI SUBURBAN DIST. (RAINDRA)				
Bank CIN				03600612019072207064				
Ref. No.				58869077				
Bank Date				22/07/2019-20:42:06				
RBI Date				Not Verified with RBI				
Bank-Branch				ORIENTAL BANK OF COMMERCE				
Scroll No. , Date				1 , 24/07/2019				
Remarks (If Any)				PAN2=FUCPS6864M-SecondPartyName=MANISH SINGH-CA=26500000				
Amount In				Sixteen Lakh Twenty Thousand Rupees Only				
Words				SIXTEEN LAKH TWENTY THOUSAND RUPEES ONLY				
FOR USE IN RECEIVING BANK				FOR USE IN RECEIVING BANK				



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
संदर्भ चालन केवल दृश्यम निबंधक कार्यालयत नोदणी करवावल्या दरवासाडी लागू आहे. नोदणी न करवावल्या दरवासाडी संदर्भ चालन लागू नाही.

Mobile No. : 9762730465

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-516-6787	0002293464201920	24/07/2019-12:55:12	IGR557	30000.00
2	(IS)-516-6787	0002293464201920	24/07/2019-12:55:12	IGR557	1590000.00
Total Defacement Amount					16,20,000.00

Page

Print Date 24-07-2019 12:59:01

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 2407201902207

Date 24/07/2019

Received from Ashwinder Choudhary, Mobile number 9324208869, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered in the Sub Registrar office Joint S.R. Borivali 8 of the District Mumbai Sub-urban District.

Payment Details

Bank Name IBKL

Date 24/07/2019

Bank CIN 10004152019072401924

REF No. 224612597

This is computer generated receipt, hence no signature is required.

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१००१		



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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2407201902207	Receipt Date	24/07/2019
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Received from Ashwinder Choudhary, Mobile number 9324208869, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 6787 dated 24/07/2019 at the Sub Registrar office Joint S.R. Borivali 8 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	IBKL	Payment Date	24/07/2019
Bank CIN	10004152019072401924	REF No.	224612597
Deface No	2407201902207D	Deface Date	24/07/2019

This is computer generated receipt, hence no signature is required.



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AGREEMENT FOR SALE

This **AGREEMENT FOR SALE** is made and entered into at Mumbai on this 24th day of July, 2019 between **MR. MANISH MANOJ SINGH, aged 23 years**, adult Indian inhabitant of Mumbai residing at

A wing 4408, 44th floor, **Altamonte**, Malad (East), Mumbai 400 097, respectively hereinafter for the sake of brevity shall be referred to and called as **THE TRANSFERORS** (which expression shall unless it be repugnant to the context or meaning thereof, mean and include their respective heirs, executors, administrators and assigns) of the **One Part;**

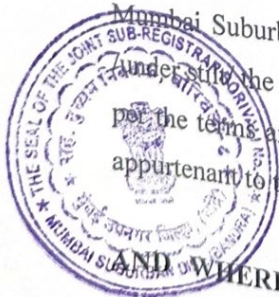
AND

MR. ASHVINDER CHOWDHARY, aged 47 years ,adult Indian Inhabitants residing at 117 A, Gulabi Baug, DDA flats, Delhi 11007, hereinafter called **THE TRANSFEREES**”(which expression shall unless it be repugnant to the context or meaning thereof, mean and include their respective heirs, executors, administrators and assigns) of the **Other Part:**

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EWU	७	70

WHEREAS one **Era Realtors Private Limited** and **Omkar Realtors & Developers Private Limited** who are the Owner, Promoter, builders & developers had constructed the building known as **Altamonte** on the land as more particularly described in the Schedule I hereto in accordance with the approved plan and other requisite permissions obtained from the concerned authorities in accordance with law. The land described in the schedule I, hereto shall hereinafter wherever appears be referred to as the **Said Land** for the sake of brevity.

AND WHEREAS the Transferor herein vide registered agreement for sale dated: 30/06/2017 registered on 13/07/17 vide registration No. 6/7973/2017 executed between himself and said **Era Realtors Private Limited** and **Omkar Realtors & Developers Private Limited** a Company incorporated and registered under the Companies Act 1956, had purchased and acquired all the rights, title and interest with regard to the flat No. 4408 on the 44th floor, in A wing, admeasuring 109.16 Square meters carpet area, up saleable area in the building known as **ALTAMONTE** constructed on the land more particularly described in the second schedule hereunder written (herein after referred to as the **Said Flat**) lying, being and situated at Village - Malad (East), Tal- Borivali, District - Mumbai, within the limits of Mumbai Municipal Corporation & Cantonment area and within the registration /Jurisdiction of Sub- Registrar of Borivali 6, Dist- Mumbai Suburban along with 2 single car parking space on podium under said the lower basement /the upper basement / the compound, as per the terms and condition and all incidental rights accrued, facilities appurtenant to the said flat, as per the said agreement.



AND WHEREAS the Transferors being the absolute owners, occupiers, possessors and members of said flat are desirous of selling the said flat along with 2 single car parking space to the Transferees herein on the terms and conditions and for consideration as more

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transferee shall bear and pay all such outgoings, dues and charges to the said proposed society from the date of Execution of this Agreement for the said flat.

5. That neither the Transferor nor any one on his behalf has committed or omitted any act, deed, matter or thing whereby their holding of the said flat and incidental rights thereto including the right to peaceful use, occupation, ownership and enjoyment of the said flat and other rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner or whereby their other rights, title and interest therein may become liable to attachment and/or sale whether by a decree or order of the Competent Court or otherwise; and there are no prohibitory orders of any court of law whereby the Transferors herein are prevented from transferring said flat together with said shares and all incidental rights in the said society to the Transferees herein.
6. The Transferor declares and has represented, covenanted and assured to the Transferees :-
7. That the Transferor are the sole and absolute owners and beneficiary of the said flat together with said shares and all incidental rights in the said society duly standing in the name of the Transferor and are absolutely entitled to the same and to all incidental rights thereto and to the exclusive right to the use, enjoyment and occupation of the said flat and except the Transferor no other person or persons have any right, title, interest, claim or demand of any nature whatsoever upon the said flat and shares.
8. That notwithstanding any act, deed, matter or thing whatsoever done, omitted by the Transferor or any person or persons



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legally or equitably claiming by, from, through, or in trust for		

the Transferor, the Transferor have full power and absolute authority in their own right to sell and transfer the said flat and said shares and to relinquish and transfer all their rights, title and interest therein in favor of the Transferee.

9. That the Transferor have not created or purported to create any tenancy, license, charge, lease, mortgage, lien or any kind of third party rights over the said flat together with said shares and all incidental rights in the said society and no other person or party have any right, title or interest, claim or demand in to or upon the same either by way of mortgage, gift, trust, inheritance, lease or otherwise and that the same are free from all encumbrances and there is no pending litigation of any kind whatsoever.

10. That the Transferee shall on completion of the transfer, peacefully and quietly be entitled to hold and own the said flat together with said shares and all incidental rights in the said society and all incidental thereto including the right to enter upon and remain in sole occupation and enjoyment of the said flat together with said shares and all incidental rights in the said proposed society and/or any part thereof in the transferee own right without any interference disturbance, interruption, claim or demand whatsoever and/or any person or persons lawfully and equitably claiming by from, through, under or in trust for the Transferor;



That the Transferor have not received any notice for acquisition or requisition of the said flat/ shares or any portion thereof from Municipal corporation and/or court of law and/or public authority and/or body corporate etc.

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12. That relying upon the aforesaid representations, statements, covenants and assurances of the Transferor, the Transferee has purchased the said flat.
13. That the Transferor have duly paid and discharged in full all the dues and liabilities in respect of the said flat including and not limited to the Municipal outgoings, taxes, rates, maintenance charges etc. payable to the said society & Other authorities upto the date hereof and shall pay all the dues till the date of the Execution of Agreement and handing over the peaceful and vacant possession of the said flat.
14. That the Transferor is the sole and absolute owner and beneficiary of the said flat duly standing in the name of the Transferor in the books and all other records of the said proposed society and are absolutely entitled to the same and to all incidental rights thereto and to exclusive rights to the use, enjoyment and occupation of the said Flat and except the Transferor no other person or persons have any right, title, interest, claim or demand of any nature whatsoever upon the said flat;
15. That notwithstanding any act, deed, matter or thing whatsoever done, omitted by the Transferor or any person or persons lawfully and equitably claiming by, from, through, or in trust for the transferor, the Transferor have full power and absolute authority in their own right to transfer the said flat and to relinquish and transfer all their rights, title and interest therein in favour of the Transferee.
16. It is declared by the Transferor that Transferor gives their irrevocable consent and no objection unto and in favour of the transferee herein for getting proposed Society Record, Share



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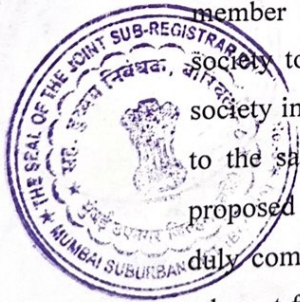
[Handwritten signature]

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Certificate, property tax, the NA Tax, rationing authority, electricity bills, water bills and Municipal assessment bills and all other documents etc. in respect of said flat for transferring in the name of the transferee.

17. The Transferor will obtain and hand over No Objection Letter from the said proposed Society/builders/Developers to the effect that the proposed Society has no objection to the Transferee being admitted as member of the said proposed Society and for the transfer of the said shares by the Transferor in favour of the Transferee and all incidental rights as such shareholder including transfer of the said Flat and allotment thereof to the name of the Transferee in the records of the said proposed Society. The Transferee at the time of completion of the sale shall apply to the said proposed society for transfer of the said flat and the said shares along with the required documents to the name of the Transferee.

18. That after completion of this sale the parties to the agreement ,
 (a) the Transferor shall by an appropriate writing resign as the member of the proposed society and request the proposed society to admit the Transferee as members of the proposed society in place of the Transferor (b) the Transferee shall apply to the said proposed society to become member of the said proposed society (c) the Transferor and the Transferee shall duly complete and sign the requisite transfer forms and other relevant forms, declarations for transfer of the said shares from the names of the Transferor to the name of the Transferee.



19. The Transferor shall also transfer in favour of the Transferee the amounts standing to their credit in the deposits, if any, or the sinking fund maintained by the said proposed society and for that purpose, the Transferor shall sign and execute all

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necessary applications and other assurances as may be		
necessary or as may be determined or required by the said		
proposed society or the builder.		

20. It is declared by the transferor that there is no court proceedings pending in any court of law in respect of said flat/shares nor there is any prohibitory order in respect thereof thereby the transferor is not entitled to transfer and/or sale and/or convey the said flat and the transferor further declare that the said flat is not mortgaged nor any charge or lien or any of the encumbrance is created in respect thereof to any bank nationalized/ co-operative and/or financial institution , private , Govt., semi Govt. and the same is free from all encumbrances and the transferors further declare that they have not taken any loan from any authority in respect of said flat/shares where the said flat is subject matter from any authority or institution whatsoever.
21. The Transferee doth hereby agree and covenant to become member of the said society and to abide by and observe and perform all the rules and regulations and bye-laws of the said Society from time to time in force.
22. It is agreed by and between the parties herein that stamp duty, registration charges if any found to be due and payable on all previous agreement the same shall be borne and paid by the Transferor and the transferor shall keep indemnified the transferee in respect thereof.
23. It is further agreed by and between the parties that in the event of any difference and dispute would arise in pursuance to the above agreement that will be resolved through Arbitration. Both the parties will appoint one arbitrator and place of arbitration



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will be Mumbai. The appointed Arbitrator will resolve the dispute as the provision of Arbitration and Conciliation Act 1996 as amended upto date.

24. The stamp duty and registration charges on the present agreement/deed shall be borne and paid by the Transferee.
25. The transfer fee or any amounts payable for transfer of the said flat from the name of the transferor to the name of the transferee shall be borne and paid by the transferee only.

FIRST SCHEDULE ABOVE REFERRED TO:

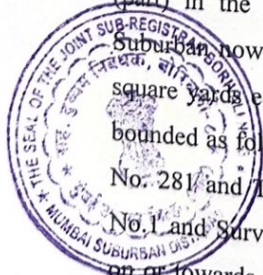
Firstly

All that piece and parcel of land admeasuring about 6020 square meters or thereabouts bearing CTS No. 824 (part), Malad (East) Survey No. 284/1 part Village Malad with structures standing thereon within the Registration Sub-District and District of Mumbai City and Mumbai Suburban and bounded as follows:-

- On or towards the East: - by land bearing CTS. No.821 (part)
- On or towards the West: - by Western Express Highway
- On or towards the North: - by land bearing CTS. No.824 (part) &
- On or towards the South: - by land bearing CTS. No. 823 (part)

Secondly

Firstly: - All that piece and parcel of land or ground situated lying and being at Malad being Survey No. 282 (part) and CTS. No. 821 (part) in the Registration District of Bombay City and Bombay Suburban, now in the limits of Greater Bombay admeasuring 21938.2 square yards equivalent to 18342.97 square meters or thereabouts and bounded as follows : that is to say on or towards the North by Survey No. 281 and Tank on or towards the south by Survey No.282, Hissa No.1 and Survey No.282 (part) and Survey No.283 Hissa No.2 (part) on or towards the East by Survey No. 273 (part) and Survey No. 283



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(part) Survey No.		

(part) and on or towards the West by Survey No. 282 (part) Survey No. 284 Hissa No.1(part).

Secondly: All that piece or parcel of land or ground situate lying and being at Malad being Survey No. 273 (part) and CTS. No. 812 and CTS. No. 813 in Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 10673 Sq. yds. Equivalent to 8924 Sq. meters or thereabouts and bounded as follows: that is to say on or towards the North by Survey No.273 (part) and on or towards the South by Survey No. 283 (part) and on or towards the East by Survey No. 273 Hissa No.1 part , on or towards the West by Survey No. 282 (part).

Thirdly

All that piece or parcel of land admeasuring 4730 square meters or thereabouts and bearing CTS. No. 821 (pt.), Malad (E), Survey No.282 (pt) Malad (E), Taluka Borivali, Mumbai Suburban District and situated at Malad, in the Registration Sub-District of Bombay City and Bombay Suburban and bounded as follows:-

- On or towards the East: - by S. No. 282 (pt) CTS. No. 821 (PT) Malad (E):
- On or towards the West: - by S. No. 284, Hissa No. 1(pt), CTS No. 824 (pt) and 823 Malad (E):
- On or towards the North: - by 30ft. wide D.P.Road further up Shantaram Tank & CTS. No.825, Malad (E):
- On or towards the South: - by S. No. 282 (pt.) CTS. No. 823(pt.) Malad (east)



Fourthly

All that piece and parcel of plot of land bearing Survey No.281(pt.) Corresponding to CTS. No. 811 A/7 (part) admeasuring about 1530.85 square meters or thereabouts of Village Malad ,Taluka Borivali, in the Registration Sub- District and District of Mumbai City and Mumbai Suburban with hutments/ structures standing thereon and bounded as

[Handwritten signatures]

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follows:-		
On or towards the West:-		

- partly by CTS. No. 811 A/7 (pt.) with Existing building thereon known as Green Point Building ;
- On or towards the East: - by property of the Malad bearing CTS. No. 805;
- On or towards the North: - by CTS. No. 811(pt.) with existing Building Known as Highway View 11 Apartments ; and
- On or towards the South: - by CTS. No. 821 (pt.), 812 and 813 Of Malad .

Fifthly

All that piece and parcel of plot of land and admeasuring 1458.5 square meters situated at Konkani pada, Kurar, Malad (East), Mumbai 400 097 on a land bearing Survey no. 283, Hissa No.2/2, CTS.No.844 of Revenue Village, Malad (East) Taluka Borivali Within the Registration Sub-District and District of Mumbai city and Mumbai suburban.

Sixthly

All that piece and parcel of land or ground situated Village Malad (East), Taluka Borivali , Mumbai Suburban Dist. bearing Survey No. 283 , Hissa No. 1/4 , CTS No. 814 (part) viz.814 A/1 to A4 admeasuring 2350.5 square meters or thereabouts as per 7/12 extract and corresponding mutation entry and as per property card on Survey property is 2923.6 square meters within the Registration Sub District and District of Mumbai City and Mumbai Suburban and bounded as follows:-

- On or towards the East: - by CTS. No. 783;
- On or towards the West: - by CTS. No. 821 and CTS No.824;
- On or towards the North: - by CTS. No. 812;
- On or towards the South:- by CTS. No. 814 (part)

All that piece and parcel of land on ground situate and lying and being



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at Village Malad (E) being CTS No. 821 (part) in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 9335.77 square meters or thereabouts.

All that piece and parcel of land on ground situate and lying and being at Village Malad (E) being CTS No. 812 in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 5088 square meters or thereabouts.

All that piece and parcel of land on ground situate and lying and being at Village Malad (E) being CTS No. 813 in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 3596 square meters or thereabouts.

All that piece and parcel of plot of land bearing CTS No. 811 A/7 (part) admeasuring about 1148.71 square meters or thereabouts of Village Malad (E), Taluka Borivali, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

All that piece and parcel of plot of land and admeasuring 1075.71 square meters situated at Kokani Pada, Malad (East) Mumbai 400 097 on the land bearing CTS. No. 844 of Revenue Village Malad (East), Taluka Borivali within the Registration Sub-District of Mumbai city and Mumbai Suburban.

All that piece or parcel of land or ground situate at Village Malad (E), Taluka Borivali, Mumbai Suburban Dist. bearing CTS. No. 814 (pt) viz. 814 A1 to A4 admeasuring 2823.65 square meters or thereabouts within the Registration Sub- District and District of Mumbai City and Mumbai Suburban.

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SECOND SCHEDULE ABOVE REFERRED TO:

All that ²⁰⁰⁸ Flat No. 4408 on the 44th floor in wing of the Tower viz. A in the Building Altamonte lying and located on the property more particularly described in the First schedule herein above written. The carpet area of the flat (inclusive of balconies attached thereto all the internal walls and pillars, if any) is 109.16 square meters and 5.14 square meters area for flower beds elevations and dust etc.

Manish

Manish

IN WITNESS WHEREOF the Transferors and the Transferees have set and subscribed their respective hands, 24th day of July, 2019 hereinabove written.

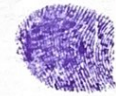
SIGNED AND DELIVERED by)

The within named)

MR. MANISH MANOJ SINGH)

The TRANSFEROR above named, in)

Manish



SIGNED AND DELIVERED by)

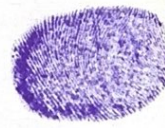
The with named)

MR. ASHVINDER CHOWDHARY)

The TRANSFEREE abovenamed,)

In the presence of)

Ashvinder



Witness

1. *[Signature]*

2. *[Signature]*



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2022		

RECEIPT

Received the sum of Rs. 2,65,00,000/- (Rupees Two Crore sixty five Lacs Only) being the full and final consideration amount of as mentioned in the agreement from within named Transferee **MR. ASHVINDER CHOWDHARY.**

I SAY RECEIVED

Rs. 2,65,00,000/-



MR. MANISH MANOJ SINGH

TRANSFEROR Witness

1.



2.



389/7973
Thursday, July 13, 2017
3:01 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

गावाचे नाव: मालाड
दस्तावेजाचा अनुक्रमांक: बरल-6-7973-2017
दस्तावेजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: मनिष मनोज सिंह --

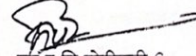
पावती क्र.: 8640 दिनांक: 13/07/2017

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 241

बरल - 6/	
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एकूण: रु. 34820.00

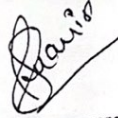
आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:15 PM ह्या वेळेस मिळेल.


सह. दु. नि. बोरीवली 6

बाजार मुल्य: रु. 26307500/-
मोबदला रु. 33696585/-
भरलेले मुद्रांक शुल्क : रु. 1684900/-

सह. दुय्यम निबंधक, बोरीवली क्र. ६,
मुंबई उपनगर जिल्हा

- 1) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002635809201718E दिनांक: 13/07/2017
वैकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: By Cash रकम: रु. 4820/-



REGISTERED ORIGINAL DOCUMENTS
DELIVERED ON 14 JUL 2017



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B
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1E

13/07/2017-67
22 00
(1) विलेखित
(2) मोबदला
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद कराये)
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)
(5) क्षेत्रफळ
(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.
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता
(9) दस्तऐवज करून दिल्याचा दिनांक
(10) दस्त नोंदणी केल्याचा दिनांक
(11) अनुक्रमांक, खंड व पृष्ठ
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क
(13) बाजारभावाप्रमाणे नोंदणी शुल्क
(14) शेरा

गावाचे नाव : 1) मालाड

करारनामा
33696585
26307500

1) पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : सदनिका नं. सदनिका क्र. 4408, मालाड मजला ए विंग, इमारतीचे नाव: ओमकार अल्टा मॉन्टे टॉवर ए. ब्लॉक नं. कोकणी पाटा रोड नं: मालाड पूर्व मुंबई 400097, इतर माहिती: विक्रेत मालाड पूर्व सोयन 2 मिंगल पाळीन व इतर माहिती व मिळकतीचे वर्णन दस्तान नमुद केल्याप्रमाणे ((C.T.S. Num 812 part, 813, 821 part, 844 . .))

1) 137.16 चौ मीटर

1): नाव:-इरा रीयल्टर्स प्रा लि चे मंचालक वीन्देश अग्रवाल तर्फे मुख्यत्यार अशोक सरायगी - बय:-56; पत्ता:-, ., ओमकार हाउस, मायन चुनाभट्टी मिश्रल ममोर मायन पूर्व, ऑफ इन्फो एक्सप्रेस हायवे, राओळी कॉप, MAHARASHTRA, MUMBAI, Non-Government पिन कोड:-400022 पॅन नं:-AABCE9746R

2): नाव:-मान्यता देणार ओमकार रीयल्टर्स अँड डेव्हलपर्स प्रा लि चे मंचालक विक्रेत ममोर मायन पूर्व, ऑफ इन्फो एक्सप्रेस हायवे, राओळी कॉप, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400022 पॅन नं:-AAACO7919F

1): नाव:-मनिष मनोज सिंह - - बय:-21; पत्ता:-मी /1203, ., मोनम झार्टेन, भाटारठाणे, निव्ह गोल्डन नेस्ट फेन XV, राओळी कॉप, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400022 पॅन नं:-FUCPS6864M

30/06/2017

13/07/2017

7973/2017

1684900

30000



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



खरी प्रत

मह दुय्यम निबंधक, नोरीबली क्र.-१
मुंबई उपनगर जिल्हा.

