

AGREEMENT FOR SALE

DREAM HOME

SHOP NO.49, LEVEL-1,

DEWAN CENTRE, S.V.ROAD,

JOGESHWARI WEST, MUMBAI 400102

M.TAHA-9004015275/ 9819284807/ 9167446237/ 02267982704



UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

5124217

पावती

Original/Duplicate

Wednesday, March 29, 2023

नोंदणी क्र. :39म

11:04 AM

Regn.:39M

पावती क्र.: 4329 दिनांक: 29/03/2023

गावाचे नाव: आंबिवली

दस्तऐवजाचा अनुक्रमांक: बदर16-4217-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: ज्योति छाजू भार्गव -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 740.00
पृष्ठांची संख्या: 37	

एकूण:	रु. 30740.00
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आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
11:18 AM ह्या वेळेस मिळेल.

सह.द.नि.क्र.अंधेरी-5

बाजार मूल्य: रु.43126824.48 /-

मोबदला रु.62100000/-

भरलेले मुद्रांक शुल्क : रु. 3726000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.740/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2803202315820 दिनांक: 29/03/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017587729202223M दिनांक: 29/03/2023

बँकेचे नाव व पत्ता:



ज्योति भार्गव

registered document
29-3-2023

La7Ppyk

3/29/2023

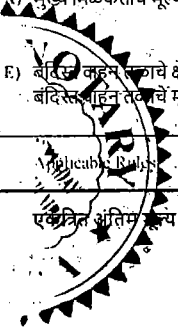
CERTIFIED TO BE TRUE COPY

SHIV PUJAN YADAV

ADVOCATE & NOTARY GOVT. OF INDIA
215, LIC Colony, Next to Nutan Dyers Hall,
Vallabh Nagar, Borival (W), Mumbai-400 102.
Tel.: 2679193 / 989207341



मूल्यांकन पत्रक (शहराें क्षेत्र - बांधीव)					
Valuation ID	202303291773			29 March 2023, 10:37:42 AM	
बदर 16					
मूल्यांकनाचे वर्ष	2022				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	47-आंबिवली (अंधेरी)				
उप मूल्य विभाग	47/230रस्ता: जयप्रकाश मार्ग - लिक रोड जंक्शन ते पश्चिमेस गाव हद्दीपर्यंत.				
सर्व्हे नंबर /न. भू क्रमांक :	इतर #				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
118460	211290	242980	264110	211290	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	179.22चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्दवाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2वर्षे 11th floor To 20th floor	बांधकामाचा दर -	Rs.30250/-
रस्ता सन्मुख - Sale Type - First Sale Sale-Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 110% apply to rate= Rs.232419/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = ((232419-118460) * (100 / 100))+118460) = Rs.232419/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 232419 * 179.22 = Rs.41654133.18/-				
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	= 27.88चौरस मीटर = 27.88 * (211290 * 25/100) = Rs.1472691.3/-				
Applicable Rates	= .10.4.16				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मिश्रनाईन मजला क्षेत्र मूल्य + लागतच्या गळीचे मूल्य + वरील गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 41654133.18 + 0 + 0 + 0 + 1472691.3 + 0 + 0 + 0 + 0 + 0 =Rs.43126824.48/-				



Home Print

बदर - १६		
४२९६	९	३६
२०२३		







महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन - 2022 - 2023



1. दस्ताचा प्रकार :- Agreement for Sale अनुच्छेद क्रमांक :- 256
2. सादरकल्यारचे नाव :- Jyoti CHHAU BHARGAVA
3. तालुका :- बोरीवली / अंधेरी / कुर्ली / मुंबई
4. गावाचे नाव :- Ambreoli
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 866
6. मूल्यदरविभाग (झोन) :- 47 उपविभाग: 230
7. मिळकतीचा प्रकार :-

खुली जमीन	निवासी	कर्त्यालय	दुकान	औद्योगिक
Rs. 118460/-	Rs. 211290/-	Rs. —	Rs. —	Rs. —

ते चौ
दर :-

8. दसतात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 179.22 विल्ट अप चौ. मीटर
9. कारपार्किंग :- 27-88 गच्ची :- — पोटमाला :- —
10. मजला क्रमांक :- 15th उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- — घसारा :- —
12. बांधकामांचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र :- — ज्यान्वये दिलेली घत / वाढ
14. भाडेकरू व्यतिरिक्त मिळकत असल्यास :-

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1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :-
 2. नवीन इमारतीत दिलेले क्षेत्र :-
 3. भाड्याची रक्कम :-
15. लिव्ह एंड भायसन्सचा दस्त :-
1. प्रतिमाह भाडे रक्कम :-
 2. अनामत रक्कम / आगावू भाडे :-
 3. कालावधी :-

16. निर्धारित केलेले बाजारमुल्य :-

7. दस्तामध्ये दर्शविलेली मोबदला :-

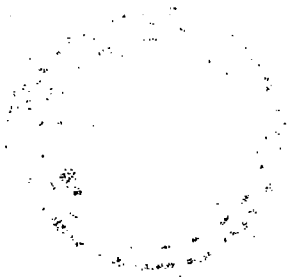
8. देय नोंदणी फी :- 30000/-

लिपिक

41654134
+ 1472700
43126834

सह दुय्यम निबंधक
अंधेरी -

CERTIFIED TO BE TRUE COPY
SHIV PUJAN YADAV
ADVOCATE & NOTARY GOVT. OF INDIA
215, LIC Colony, Next to Nutan Dyers Hall,
Vallabh Nagar, Borival (W), Mumbai-400 103
Tel: 2679150 / 982267341



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2803202315820	Date 28/03/2023
Received from JYOTI CHHAJU BHARGAVA, Mobile number 9167446237, an amount of Rs.740/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Andheri 6 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name MAHB	Date 28/03/2023
Bank CIN 10004152023032814453	REF No. 010812694
This is computer generated receipt, hence no signature is required.	



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CHALLAN
MTR Form Number-6



GRN	MH017587729202223M	BARCODE		Date	27/03/2023-18:08:57	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(If Applicable)					
Office Name	BDR17_JT SUB REGISTRAR ANDHERI 6	Full Name	JYOTI CHHAJU BHARGAVA AND OTHER				
Location	MUMBAI	Flat/Block No.	FLAT NO.1504, 15TH FLOOR, C-WING,				
Year	2022-2023 One Time	Premises/Building	WESTERN HEIGHTS CHS LTD				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	3726000.00	J.P. ROAD, FOUR BUNGLOWS	ANDHERI WEST, MUMBAI		4 0 0 0 5 8
0030063301 Registration Fee	30000.00				

Remarks (If Any)		SecondPartyName=SANJAY MEHTA AND OTHER-					
Total		Amount In	Thirty Seven Lakh Fifty Six Thousand Rupees Only				
		Words	४२९६ ५ ३६				

Payment Details	PUNJAB NATIONAL BANK					
Cheque/DD Details	Bank CIN	Res. No.	03006172023032702216 280323M373214			
Cheque/DD No.	Bank Date	RBI Date	28/03/2023-11:33:04	Not Verified with RBI		
Name of Bank	Bank-Branch		PUNJAB NATIONAL BANK			
Name of Branch	Scroll No. , Date		Not Verified			

Department ID : 9004015275
 NOTE : This challan is valid for document to be registered in Sub Registrar office only. Not valid for registered document.
 नॉट वॉलिड फॉर रजिस्टर्ड डॉक्युमेंट. नॉट वॉलिड फॉर रजिस्टर्ड डॉक्युमेंट. नॉट वॉलिड फॉर रजिस्टर्ड डॉक्युमेंट.



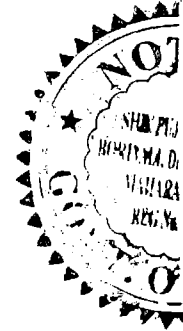
Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-512-4217	0008712849202223	29/03/2023-11:03:52	IGR553	30000.00

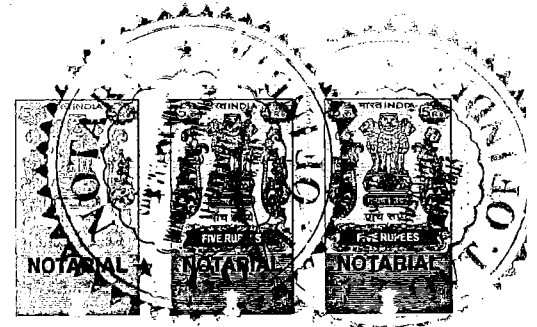
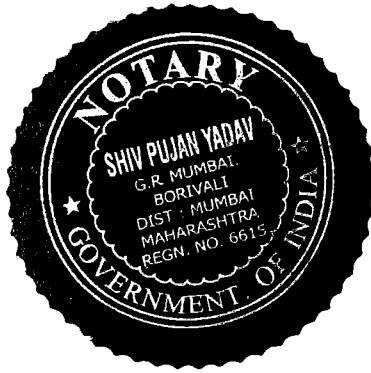
GRN : MH017587729202223M Amount : 37,56,000.00

Bank : PUNJAB NATIONAL BANK

Date : 27/03/2023-18:08:57

2	(IS)-512-4217	0008712849202223	29/03/2023-11:03:52	IGR553	3726000.00
Total Defacement Amount					37,56,000.00





CERTIFIED TO BE TRUE COPY
Signature 29/3/23
SHIV PUJAN YADAV
 ADVOCATE & NOTARY GOVT OF INDIA
 215, LIC Colony, Next to Naran Dyers Hall,
 Vallabh Nagar, Borivali (W), Mumbai-400 104
 Tel: 2679163 / 9892 37341

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai, on this 28TH day of MARCH, 2023,

BETWEEN

MR. SANJAY MEHTA, age 60 years adult, Pan Card No. ANXPM9906F
MRS. URVASHI MEHTA, age 57 Years adult, Pan Card Number ANXPM9907E; both adults, Indian Inhabitants, having current address, 1102A, Crescent Tower, Khalidiya Street, Abu-Dhabi, U.A.E., and having India address, C-36, Dev Nagar, Tonk Road, Jaipur-302015., hereinafter referred to as the "**TRANSFERORS**" (which expression unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the **ONE PART**.

AND

MRS. JYOTI CHHAJU BHARGAVA, age 42 years adult, Pan Card No. AKUPB7171M & **MR. CHHAJU LAKHMICHAND BHARGAVA**, 48 Years adult, Pan Card No. AEOPB2117D, both adults, Indian Inhabitants, having address at B-1002, KABRA METRO ONE, 7 BUNGLOW, VERSOVA, ANDHERI WEST, MUMBAI 400053, hereinafter referred to as the "**TRANSFEEEE**" (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the **OTHER PART**.

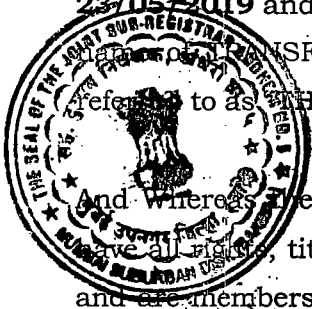


Sanjay Mehta
Urvashi Mehta
Jyoti Chhajju Bhargava

Whereas by Agreement For Sale dated 06/08/2015, MR. SANJAY MEHTA & MRS. URVASHI MEHTA, have purchased the said **FLAT NO.1504, 15TH FLOOR, C-WING, WESTERN HEIGHTS CHS LTD, J.P. ROAD, FOUR BUNGLOWS, ANDHERI WEST, MUMBAI 400058**, admeasuring 1,607 **SQ. FT. CARPET** area along with 2 Car Parking Space Bearing Nos. B2 73 & 74 in the Basement, FROM ADANI ESTATES PVT.LTD., , bearing **C.T.S.NO. 866, VILLAGE - AMBIVALI, TALUKA - ANDHERI**, which was duly stamped and registered vide Registration No. **BDR1-7499-2015 DATED 13/08/2015**.

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ADANI ESTATES PVT LTD, had handed over the peaceful Possession of the said flat along with Part Occupation Certificate to the TRANSFERORS on 27 th June 2019. Copy of Part Occupation Certificate and Possession Letter is Annexed herewith.		
२०२३		

AND WHEREAS the TRANSFERORS are the members of the WESTERN HEIGHTS CHS LTD which is a registered society under the provisions of Maharashtra Co-Operative Societies Act-1960, having the Registration Number **MUM/W-K-W/HSG/(T.C.)/16178/2019-2020/YEAR-2019** dtd. **23/05/2019** and the said society has been issuing maintenance bill in the name of the TRANSFERORS herein in respect of the said Flat. (hereinafter referred to as **"THE SAID SOCIETY"**).



And where as the Transferors are the exclusive and absolute Owners and have all rights, title and interest and are absolutely entitled to the said flat and are members of the said society holding 10 (Ten) fully paid up shares of Rs. 50/- each; represented by Share Certificate No. **337**, bearing distinctive numbers from **3521** to **3530** (both inclusive); hereinafter called and referred to as **'The Said Share Certificate'** and is absolutely entitled to the said flat. Copy of Share Certificate is Annexed herewith.

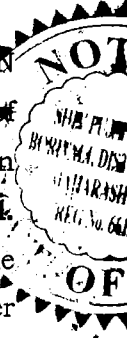
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED TO BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

- I. The TRANSFERORS hereby agrees to sell, assign and transfer to the TRANSFEREES all their rights, title and interest in the said Flat on "as is where is basis" together with all the interest, benefits,

Urvashi Mehta

सोनी शर्मा

Sanjay Mehta



advantages and privileges under the said Agreement free from all liabilities and encumbrances whatsoever for the total price / consideration thereof **Rs. 6,21,00,000/- (RUPEES SIX CRORE TWENTY ONE LAKHS ONLY).**

II. In pursuance of the said Agreement and in consideration of the payment of **Rs. 6,21,00,000/- (RUPEES SIX CRORE TWENTY ONE LAKHS ONLY)** including **23.92% T.D.S** made by the TRANSFEREES to the TRANSFERORS as per the terms and conditions of this Agreement being the full consideration of these presents the receipt whereof the TRANSFERORS doth hereby admit and acknowledge and of from the same and every part thereof doth forever acquit, release and discharge the TRANSFEREES, the TRANSFERORS doth hereby sell, assign and transfer to the TRANSFEREES all their rights, title and interest in the said Flat on "as is where is basis" together with all the interest, benefits, advantages and privileges under the said Agreement free from all liabilities and encumbrances whatsoever.



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III. AND WHEREAS the TRANSFEREES have approached the TRANSFERORS to sell, assign, and to transfer all their rights, title and interest of the said Flat and also all the bonafide shares to the name of the TRANSFEREES and the TRANSFERORS have agreed to sell, assign and to transfer the said Flat so also the said Shares to the TRANSFEREES for a valuable considerations/prices appearing hereinafter:

AND WHEREAS the parties hereto are thus desirous of recording the terms and conditions in writing as follow:



NOW IT IS HEREBY AGREED DECLARED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The TRANSFERORS hereby agrees to sell, assign and transfer all their right, title and interest in the said Flat so also all the benefits in the said Shares, with the incidentals rights to use, possess and occupy the said Flat in the registered Society to the TRANSFEREES

Shri Anandhi Nalwa

ಶ್ರೀ ಮಹೇಶ್ ಕಾರ್ತಿಕ್

Anand N.

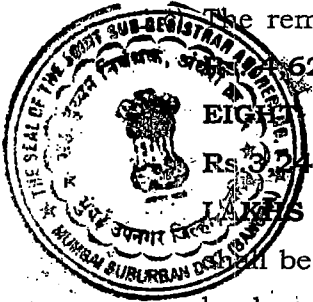
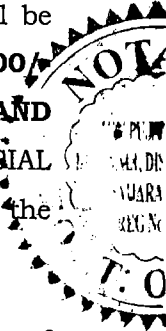
at all the valuable, cost / full and final and consideration of Rs. **6,21,00,000/- (RUPEES SIX CRORE TWENTY ONE LAKHS ONLY)** including **23.92% T.D.S** as per the terms and conditions hereinafter mention.

SCHEDULE OF PAYMENT

a) The Part consideration amount of **Rs. 10,36,880/- (RUPEES TEN LAKHS THIRTY SIX THOUSAND EIGHT HUNDRED EIGHTY ONLY)** paid by the TRANSFEREES to the TRANSFERORS before execution/Registration of this agreement.

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b) The Part consideration amount of **Rs. 1,48,54,320/- (RUPEES ONE CRORE FORTY EIGHT LAKHS FIFTY FOUR THOUSAND THREE HUNDRED TWENTY ONLY)** as **23.92% T.D.S** shall be paid by the TRANSFEREES in which a sum of **Rs. 37,91,200/- (RUPEES THIRTY SEVEN LAKHS NINETY ONE THOUSAND TWO HUNDRED ONLY)** shall be paid by the BANK/FINANCIAL INSTITUTION, who is the banker of the TRANSFEREE to the party of the Second/Other Part.



The remaining balance Full and Final Consideration amount of **Rs. 62,08,800/- (RUPEES FOUR CRORE SIXTY TWO LAKHS EIGHT THOUSAND EIGHT HUNDRED ONLY)** ACCORDINGLY **Rs. 32,07,810/- (RUPEES THREE CRORE TWENTY FOUR LAKHS SEVEN THOUSAND EIGHT HUNDRED TEN ONLY)** shall be paid by the BANK/FINANCIAL INSTITUTION, who is the banker of the party of the Other part to HDFC LTD who is the Financial Institution of the party of the First part and balance a sum of **Rs. 1,38,00,990/- (RUPEES ONE CRORE THIRTY EIGHT LAKHS NINE HUNDRED NINETY ONLY)** shall be paid by the BANK/FINANCIAL INSTITUTION, who is the banker of the party of the Other part to the party of the First part as per the terms and conditions for home loan availed from them. The banker's cheque shall be issued in the name of the TRANSFEROR'S BANK/TRANSFERORS, as per the terms and conditions of Home Loan on depositing original agreement and No objection from Society as required by the above said Banker, the

Shah
Umasli Mehta
 गोविंद भागवत
Chand...

TRANSFERORS only authority to deposit original documents, and received back from banks in case of terminating the Agreement for sale.

2. The TRANSFEROR'S BANK/TRANSFERORS do hereby confirm and agree that payment of total consideration as stated above shall be made by A/c Payee cheque/s or pay order as the case may be and the payment made in above manner shall be the full and final consideration for sale of the above said Flat and Shares and they shall not demand or claim or ask for any further amount either individually or jointly as the case may be.

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3. The above payment shall be by A/c Payee cheque or pay order as the case may be and all the cheque payments will be subject to realization by the banker of the TRANSFEREES. The TRANSFERORS shall hand over the possession of the said Flat to the TRANSFEREES in receiving & realization of full and final consideration.

The TRANSFERORS hereby admit that the balance remaining full and final consideration amount of Rs. 4,62,08,800/- (REPEATED) **FOUR CRORE SIXTY TWO LAKHS EIGHT THOUSAND EIGHT HUNDRED ONLY** for the sale of above said Flat, will be paid by the TRANSFEREES (through a bank loan) to the TRANSFEROR'S BANK/TRANSFERORS within **25 (Twenty Five)** days from the date of registration of this Agreement for sale or from the date of receipt

Original Property papers by the Financial Institution / Lender of the TRANSFEREES from the TRANSFERORS, whichever is later, against which SALE DEED shall be executed and Registered for the same with the appropriate authorities. In case the TRANSFEREES fail to make balance Full and Final consideration amount payment on or before **25 (Twenty Five)** days then both the parties agrees that this Agreement is cancel at that time the TRANSFERORS can sell the said Flat premises along with all the rights to some other party after executing cancellation deed between parties and the TRANSFEREES shall be entitled to refund all the money from the TRANSFERORS and the TRANSFERORS shall be entitled to claim back the vacant



*Shri
Kavali Mankar*

वैशालि शर्मा

Chandrashekar

and peaceful possession of the said Flat premises from the TRANSFEREES.

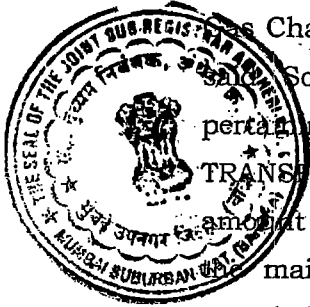
5. The TRANSFERORS shall not ask for or demand and or claim any further amount for the sale of the Said Flat.
6. The TRANSFERORS hereby agrees and undertakes to sign transfer forms and/or all such other forms and/or applications that may be required by the TRANSFEREE and/or by the said society from time to time in the name of TRANSFEREES including the said share as incidental and / or consequential to the transfer of the said Flat.

7. The TRANSFERORS hereby further agrees and undertake to the TRANSFEREES that in the event of any encumbrances and/or charges and/or liabilities, if any same released from all such encumbrances to the satisfaction of the TRANSFEREES.

8290	99	34
2023		

8. The TRANSFERORS hereby declares and confirms that the TRANSFERORS have/has full right and transfer the said Flat so also the said Shares to TRANSFEREES in the manner as set out herein.

9. It is hereby also agreed by and between the parties hereto that all the amount such as Electricity charges, Property Tax, Mahanagar Municipal Corporation Charges and all the outgoing including the maintenance of the Society OR any pending dues from the TRANSFERORS pertaining to the said Flat shall be borne and paid by the TRANSFERORS only, and TRANSFERORS shall clear all that amount such as Electricity charges and all the outgoing including maintenance of the said Society up-to-date and/of till the completion of the sale of the said Flat in favour of the TRANSFEREE and/or till handing over the quite, vacant, peaceful and physical possession of the said Flat to the TRANSFEREES and the TRANSFERORS shall keep the TRANSFEREES indemnified in respect thereto. All deposits / advances pertaining to the above shall be transferred in the name of the TRANSFEREES for which the TRANSFERORS have No Objection / claim of whatsoever nature.



Encl

*Unashi
Mentha*

गौरी शिर्डी

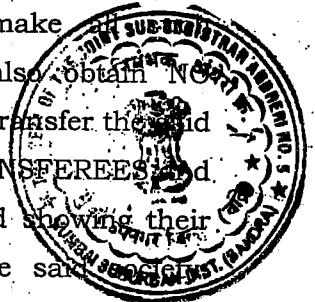
Comptroller

10. And thereafter receiving the possession of said Flat it shall be the responsibility of the TRANSFEREES to pay all the outgoing and the maintenance of the said Flat.
11. The TRANSFERORS hereby agrees that upon the receipt of full and final payment as provided in clause above, the TRANSFERORS shall hand over the quiet, vacant, peaceful and physical possession of the said Flat to the TRANSFEREES.
12. The TRANSFERORS hereby agrees and undertakes to the TRANSFEREES to keep the TRANSFEREES indemnified of any adverse claim if any time hereafter pertaining to the said Flat and to the shares from any person or persons claiming through or under them and thus keep the TRANSFEREES indemnified at all the times hereafter.

13. The TRANSFEREES hereby agrees to abide by all the rules and regulation of the said society presently in force and/or to abide by and/or to perform and/or to observe all the bye laws, rules and regulations that may be prescribed and/or applicable by the said society from time to time.

खदर - १६		
१३	१३	३६
२२१६	२२२३	२२२३

14. The TRANSFERORS declares that they shall make necessary application to the Society and shall also obtain NO OBJECTION CERTIFICATE from the said society to transfer the said Flat and also the said shares to the name of the TRANSFEREES and necessary applications to the society in that regard showing their willingness and desire to become member of the said society. Further the Transferors are aware that the Transferees are taking a Housing Loan towards the purchase of the said flat and therefore they shall get the Society NOC / Lien Letter in the Bank's Format which is already provided to the Transferors by the Transferees and shall also provide any other document/s as required by the Bank for the disbursement of Loan and shall co-operate with them accordingly.



Shri. K. Vasanth Kumar *22/11/2019* *Chand D.V.*

15. The TRANSFERORS further declare and confirm prior to the execution of the Agreement the TRANSFERORS have neither entered in to any agreement to sell or any part thereof with the any financial private / public or any other person's.

16. On completion of this sale procedure the TRANSFEREES shall be entitled to sell transfer create mortgage, lease, tenancy, license, let or Sublet or otherwise deal or dispose of or create third party right and part with possession of the said Flat or said share on such terms and conditions as the TRANSFEREES may think fit and proper and to appropriate to sale proceed thereof, only after payment of full & final consideration amount to the TRANSFERORS.

बंदर - १६		
१२१७	१३	३७
२०२३		

17. The parties hereto agree, admit, declare and confirm that transfer charges of the said Flat payable to the said society shall be paid by both the parties equally. However, the stamp duty and registration charges and all the other expenses and charges and fees incidental to this Agreement shall be paid by the TRANSFEREES only.

18. The TRANSFERORS will hand over to the TRANSFEREES all the original documents in respect of the said Flat and/or the said Shares Certificate, Parking Allotment Letter, Possession Letter and other previous chain of agreements, Original Receipts of the Builder promoters or Society to the TRANSFEREES on or after receipt of full and final payment.



TRANSFEREES shall lodge the original of this Agreement for registration with the Sub-Registrar of Assurance at Taluka, ANDHERI and the office of the Sub-Registrar admit the execution of this Agreement as and when required by the TRANSFEREES with the prior intimation thereof to the TRANSFERORS.

20. That the TRANSFEREES herein have read and are aware about all the provisions of the bye - laws of the said Society and agrees to abide by the laws and rules of the said Society to become the member of the said Society.

Suresh Anveshi Mehra

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Chaitanya



21. AND it is decided by and between the parties that all the dispute under this agreement is subject to the jurisdiction of court in Mumbai.
22. This Agreement shall always be subject to provisions contained in the Maharashtra Ownership Flat (Regulation of the promotion of construction, sale, Management & Transfer) Act. - 1963.

SCHEDULE OF THE PROPERTY

ALL THAT Flat premises being **FLAT NO.1504, 15TH FLOOR, C-WING, WESTERN HEIGHTS CHS LTD, J.P. ROAD, FOUR BUNGLOWS, ANDHERI WEST, MUMBAI 400058**, admeasuring **1,607 SQ. FT. CARPET** area, along 2 Car Parking Space Bearing Nos. B2 73 & 74 in the Basement, lying being and situated at Piece or parcel of land bearing **C/S. No. 866, VILLAGE - AMBIVALI, TALUKA - ANDHERI**, situated in the Registration-Sub-District of Mumbai City.

Handwritten signature
Handwritten signature

बदल भागी

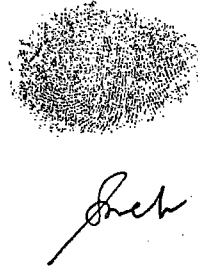
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बदल - १६		
४२९६	१४	३६
२०२३		



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

SIGNED AND DELIVERED by the
Withinnamed "TRANSFERORS"
MR. SANJAY MEHTA



अंक - २६		
&	१५	३७
२२७७		
२०२३		

MRS. URVASHI MEHTA
In the presence of *Urvashi Mehta*
GIRNARI SINGH



Urvashi Mehta



SIGNED AND DELIVERED by the
Withinnamed "TRANSFEREES"
MRS. JYOTI CHHAJU BHARGAVA



ज्योती चव्हाण



MR. CHHAJU LAKHMICHAND BHARGAV
In the presence of *Narendra*
NARENDRA GARDWAL



चव्हाण



CERTIFIED TO BE TRUE COPY
Shiv Pujan Yadav 20/7/23
SHIV PUJAN YADAV
ADVOCATE & NOTARY GOVT OF INDIA
215, LIC Colony, Next to Nuran Dyers Hall,
Vallabh Nagar, Borival (W), Mumbai-400 104.
Tel: 2679188 / 989207341

RECEIPT-I

RECEIVED of and from the withinnamed **TRANSFEREES, MRS. JYOTI CHHAJU BHARGAVA & MR. CHHAJU LAKHMICHAND BHARGAV**, a sum of **Rs. 1,58,91,200/- (RUPEES ONE CRORE FIFTY EIGHT LAKHS NINETY ONE THOUSAND TWO HUNDRED ONLY)** being the Earnest Money/Part Payment Consideration for the sale and transfer of **FLAT NO.1504, 15TH FLOOR, C-WING, WESTERN HEIGHTS CHS LTD, J.P. ROAD, FOUR BUNGLOWS, ANDHERI WEST, MUMBAI 400058**, along with **2 car parking space bearing Nos. B2 73 & 74** as under :

Sr. No.	Cheque No.	Dated	Bank Name	Amount (in Rs.)
1.	0610275369	24/02/2023	ICICI BANK	5,18,440/-
2.	0611776341	27/02/2023	ICICI BANK	5,18,440/-
				1,48,54,320/- (T.D.S.)
			Total of Above	1,58,91,200



We SAY RECEIVED Rs. 1,58,91,200/-

बदर - १६

Sanjay Mehta
8290

95 30

MR. SANJAY MEHTA & MRS. URVASHI MEHTA २०२३

TRANSFERORS

WITNESS: -

1. GIRDHARI SINGHVI

Girdhari Singhvi

2. NARENDRA GAREWAL

Narendra





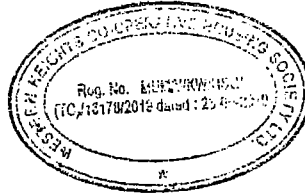
WESTERN HEIGHTS CO-OPERATIVE HOUSING SOCIETY LTD.
Registration No.: MUM/WKW/HSG/(TC)/16178/2019-2020/Year 2019
J.P Road, In front of Gurudwara, Four Bungalows, Andheri West, Mumbai 400058.

Date : 24.03.2023

TO WHOMSOEVER IT MAY CONCERN

This is to certify that Mr. SANJAY MEHTA & Mrs. URVASHI MEHTA jointly own flat no. C-1504 and they are bonafide members of our society. At their request, we confirm that based on Society records, there are no maintenance dues pending for realisation pertaining to flat No. C-1504

S. J. Mehta
Hon. Secretary



बदर - १६		
४२९०	९०	३०
२०२३		







सत्यमेव जयते
महाराष्ट्र शासन

- : नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : एमयुएम/डब्ल्यु-के-डब्ल्यु/एचएसजी/(टी.सी.)/१६१७८/२०१९-२०२०/सन-२०१९
दिनांक :- २३/०५/२०१९

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, बदर - १६

वेस्टर्न हाईटस को-ऑप हौसिंग सोसायटी लि,

जे. पी. रोड, गुरुद्वारा समोर, चार बंगला,

अंधेरी (पश्चिम), मुंबई ४०० ०५८.,

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ९ (१) व

महाराष्ट्र सहकारी संस्थाचे नियम १९६१ चे नियम २४ अन्वये नोंदणी

आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये महाराष्ट्र

सहकारी संस्थांचे नियम १९६१ चे नियम १० (१) अन्वये

वर्गीकरण

'गृहनिर्माण संस्था'

असून उप-वर्गीकरण

'भाडेकरी सहकागीदारी संस्था'

असे आहे.

कार्यालयीन मोह



स्थळ :

मुंबई

दिनांक :

२३/०५/२०१९

सही

(प्रताप पाटील)

हुद्दा

उपनिबंधक
सहकारी संस्था के पश्चिम विभाग
मुंबई



WESTERN HEIGHTS CO-OPERATIVE HOUSING SOCIETY LTD.

J. P. Road, Opp. Gurudwara, Four Bungalows, Andheri (West), Mumbai - 400 058.

Regn. No. MUM/W-K-W/HSG/(T.C.)/16178/2019-2020/Year-2019 Date - 27/09/2023

Registered under the Maharashtra Co-operative Societies Act, 1960 - 29

(Authorised Share Capital of Rs. 5,00,000/- Divided into 10,000 Shares of Rs. 50/- each)



Share Certificate No. 337

Members Reg. No. 329

296	92	36
No. of Shares: 10		
2023		

This is to Certify that **MR. SANJAY MEHTA**
MRS. URVASHI MEHTA

is / are the Registered Holder (s) of 10 (Ten) fully paid up Shares of Rs. 50/- (Rupees Fifty each) numbered from 3521 to 3530 Both inclusive, in WESTERN HEIGHTS CO-OPERATIVE HOUSING SOCIETY LTD., J. P. Road, Opp. Gurudwara, Four Bungalows, Andheri (West), Mumbai - 400 058, subject to the Bye-Laws of the said Society. Given under the Common Seal of the said Society at Mumbai, this 26th day of Sept. 20 20.

File No. C-1504

[Signature]
Chairperson

[Signature]
Secretary

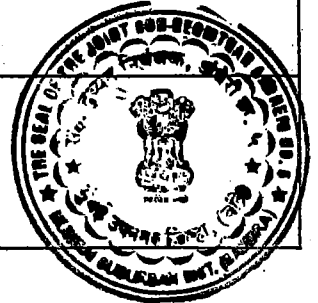
26

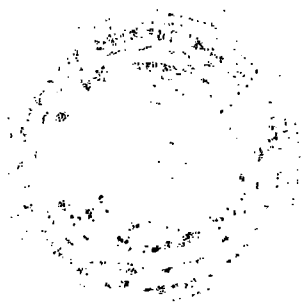
M. C. Member





MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES										
Date of Transfer	Transfer No.	Regn. No. of Transferor	Regn. No. of Transferee	To Whom Transferred						
	Chairperson	Secretary	M. C. Member	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p style="text-align: center;">बंदर - १६</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center;">४२९५</td> <td style="width: 33%; text-align: center;">२०</td> <td style="width: 33%; text-align: center;">३५</td> </tr> <tr> <td colspan="3" style="text-align: center;">२०२३</td> </tr> </table> </div>	४२९५	२०	३५	२०२३		
४२९५	२०	३५								
२०२३										
	Chairperson	Secretary	M. C. Member							
	Chairperson	Secretary	M. C. Member							
	Chairperson	Secretary	M. C. Member							
	Chairperson	Secretary	M. C. Member							
	Chairperson	Secretary	M. C. Member							







MAHANAGAR GAS

TAX INVOICE

MAHANAGAR GAS LIMITED

www.mahanagargas.com

An ISO 9001, 14001 and 45001 Certified Company

CA No	2100 0144 6826
Bill Date	16/03/2023
Billing Period	17/01/2023 TO 16/03/2023

Emergency
(Gas Leak, Gas Stop, Fire)
18002669944 (Tollfree)
(022)-68759400,
(022)-24012400
(Available 24X7)

Mr. SANJAY MEHTA
Plot :- Flat :- 1604 Floor :- 15 Wing :- C
WESTERN HEIGHTS - C ANDHERI (W)
WESTERN HEIGHTS CHSL, J.P. ROAD
OPP. FOUR BUNGLOW GURUDWARA
4 BUNGLOW, MUMBAI - 400058
Mobile No.: 98XXXXXX28; GIRDHARISINGHVI@GMAIL.COM
BP No.: 1101447710

Due Amount
114
Due Date
05/04/2023

Amount After Due Date
214

MVAT Invoice No.	DOM/03/22-23/17936851
SALE OF NATURAL GAS	
Gas Consumption SCM	0.00
Gas Consumption Charges @ Rate Per SCM 52.43	₹ 0.00
MVAT @3%	₹ 0.00
Arrears	₹ 0.00
Credit Balance/Discount/Rebate	₹ 0.00
TOTAL CHARGES A	₹ 0.00
GST Invoice No.	205002120881
Other Charges	₹ 0.00
Minimum Charges	₹ 96.99
SGST @9%	₹ 8.73
CGST @9%	₹ 8.73
TOTAL CHARGES B	₹ 114.45
TOTAL PAYABLE (A+B)	₹ 114.00
Gas Consumption Security Deposit	₹ 750

Your interest free, refundable Security Deposit towards Last Mile Connectivity with us as on date is Rs. 5000

Important Information

We have raised the current bill based on the Assessment of the consumption derived from the last six bills.

We thank you for making full payment of ₹119.00/- against the PNG bill dated 16/01/2023

बंदर - १६

२२९५	२९	३६
२०२३		

Meter No.	7211001502
Previous Reading	0
Assessed Date	16/01/2023
Closing Reading	0
Assessed Date	16/03/2023

Tentative next meter reading date
06/05/2023

As per the company policy,
Bills are based on
assessed basis. Hence, No
photo image Printed

Graph	Part	SCM	Type Of Reading	Amount ₹
11/1	17/01/2023-16/01/2023	0	Assessed	118
	17/01/2023-11/02/2023	0	Assessed	118
	17/01/2023-10/09/2022	0	Assessed	120
	17/01/2023-10/07/2022	0	Assessed	118
	17/01/2023-10/05/2022	0	Assessed	118
	29/12/2021-16/03/2022	0	Actual	153

Declaration

It is hereby certified that Registration Certificate issued under Maharashtra Value Added Tax Act, 2002 is in force and the transaction of sale covered under this Tax Invoice shall be accounted for in the books of accounts while filing of Returns and tax payable on the sale, if any, has been paid or shall be paid for Mahanagar Gas Ltd.

[Signature]
Chief Manager - Revenue & Taxation

Dear Consumer,

We value your Privacy. If you wish to avoid visit of Meter reader inside your premises, please provide us a clear image of your meter to raise your Bill as per Actual Reading. For this purpose, you will receive an SMS from MGL with a link / use MGL CONNECT app. Please submit the reading between **03/05/2023 and 04/05/2023**.

To check the credentials of Meter Reader / After Sales Supervisor

Open the SMS received from MGL on your registered Mobile number-> Click on the link in the sms-> Photo of the Meter Reader / After Sales Supervisor will be displayed.

PAYMENT SLIP - CHEQUE

Cheque No. : _____ Cheque Dt: _____

Bank Name / branch : _____

CA: 2100 0144 6826 Due date: 05/04/2023

Amount Paid : 114

Please pay by cheque In favour of "Mahanagar Gas Ltd CA No. 2100 0144 6826

Pay through QR/QR Code/Response Code

LPI

PAY QR

Corporate & Registered Office: MGL House, G-33, Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051
CIN No. L40200MH1995PLC088133



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बंदर - १७

७०७३ ७२ १७५

2096

Annex to PROPERTY CARD (D.R. CARD)

मालमत्ता पत्रक

तालुका/न.भु.मा.का. -- न.भु.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

शासनाला दिलेल्या आकाराचा किंवा पाड्याचा तपशील अर्जात त्याच्या फेर तपसणीची नियत यत्न

विभाग/सोने - आंबिवली

आय भूखण्ड क्रमांक / प्लॉट नंबर / प्लॉट नंबर / रॉड / धारणाधारकाचे नाव

८६६/५२

दिनांक

उपयुक्त

खंड क्रमांक

नवीन धारक (धा) / पट्टेदार (प) किंवा धार (धा)

साक्षक

३०/०९/२०१४

खरेदीने

शिव पुजन निबंधक क्र.३ थोचेवाडील नोंदणीयुक्त खरेदी
दस्त क्र.५२८-१/२०७८/२०१४ दि.२५/०४/२०१४
न.भु.क्र.८६६/५/१/१ को ७५४७.५१ चौमी क्षेत्र हाऊसिंग
डेव्हलपमेंट अण्ड इन्फ्रास्ट्रक्चर लि चें संचालक श्री
राकेश बाघवान तर्फे मूखत्यार क्षेत्र सुनिल शर्मा व मुनिराज
पुरुषोत्तम चंद्रसिंघ कवाली, चंपाबाई कवाली, गायत्री
चंद्रसिंघ कवाली, कमलक्षी चंद्रसिंघ कवाली,
विनयकुमार पुरुषोत्तम कवाली, एच.यु.एफ चे फलां
प्रणव विनयकुमार कवाली यांचे तर्फे मूखत्यार श्री राकेश
बाघवान तर्फे मूखत्यार श्री सुनिल शर्मा यांनी खरेदी दिलेले
अर्ज. खरेदीदस्ता, सूची क्र.२ व जबाबान्वये खरेदी घेणार
यांचे नाव दाखल केलेचे नोंद केले.

या
अदाती इस्टेट प्रा लि
संप ७५४७.५१ चौमी

दस्तावेज क्र.१६ प्रमाण
मार्ग
३०/०९/२०१४

बंदर - १६

७०७७ २२ ३७

२०२३

नगरपालिका कार्यालय

खरीद नक्कल -

अर्ज क्रमांक: ३	एकूण नोंदी: ५
अर्ज स्वीकाराचे दिनांक: ११/११/१४	नक्कल शुल्क: २५००/-
नक्कल अर्जाचे दिनांक: ११/११/१४	कागद शुल्क: २५००/-
नक्कल त्रिभार करार: ११/११/१४	एकूण शुल्क: ५०००/-
नक्कल उपपत्राची उद्धार: ११/११/१४	

न.भु.अ.अंधेरी

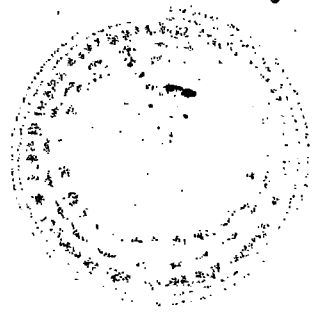
मुंबई उपनगर जिल्हा



CERTIFIED TO BE TRUE COPY

SHIV PUJAN YADAV

ADVOCATE & NOTARY GOVT. OF INDIA
215, LIC Colony, Near to Nutan Dyers Hall,
Vallabh Nagar, Borivali (W), Mumbai-400 103
Tel: 2670198 / 9892 67341



ANNEX B - PROPERTY CARD

मालमत्ता पत्रक

6887 (7) 98)
2096




विभाग/शौकने - आविबली तालुका/न.पू.मा.का. -- न.पू.अ.अंधेरी जिल्हा - मुंबई उपनगर जिल्हा
 मालमत्ता (दलना) अकरावाचा किंवा भाड्याचा तपशील अर्जाच्या फेर तपसणीची नियत वेळ

वेग मूळम रीट नं. व्हाट नं. शीत धारक धारणा/पत्रा चौ.मी.
 ८६६/७११ ३१२०९.१ १५५५४.५ न.पू.अ. ८६६/७/२ पी भवोन मिल्कमल पत्रिका उघडली. १५५५४.५

चांगिन्येसाठी दर १०० चौ.मी. ला ३०००/-
 विनश्रीवा गावा निवासी दर १०० चौ.मी. ला १०००/- प्रमाणे
 पुस्त.३१७/२०१२ पयत

मुळधर्मिकत			
हक्काचा मुळ धारक			
पट्टार	०२१७	२३	३७
इतर भार			
इतर अॅर			२०२३

बदर - १६

व्यवहार	खंड क्रमांक	नविन शरक (धा) पंढर (प); किंवा अर (भा)	संक्षेप
 <p>२१/१२/२००९</p> <p>ना. जिल्हाधिकारी, मु. उ.जि. यांचेकडील पोटविभाजन आदेश क्र. सं/कापी ३ फ/पोवि/परा.आर.ए. १२२७ दि. ११/२/०८ आणि अ.ता./पोवि.मो.र.नं. २७२/०८ दि. १५/१२/०८ चे लागत न.पू.अ. अंधेरी याचे आदेश क्र. १७/१२/०८ अन्वये पोटविभाजनाकडे वंग हांगा-या क्षेत्राची न.पू.अ. ८६६/७ क्षेत्र ३१२०९.१ चौ.मी. क्षेत्राची स्वतंत्र मिल्कमल पत्रिका उघडून त्यावर मुळ मिल्कमल पत्रिकेप्रमाणे सत्ता प्रकार च धारकाची नावे दाखल केले. आण पोटविभाजन आदेश च मा. उच्च न्यायालय, मुंबई येथील WP No. ११४४-०१ २००७ चे कन्स्ट टर्मा प्रमाणे विकासक म्हणून अ) हांगा डेव्हलपमेंट अॅण्ड इन्फ्रास्ट्रक्चर लि. ब) एक्सटोसी रियालीटी प्रा. लि. यांची नावे नमूद केली.</p>		<p>(ध)</p> <p>श्री. मुळराम पुराणोत्तम श्रीमती नारायणबाई पुराणोत्तम श्री. रणजीत रामनाथस श्रीमती जंक्षेराई जमनाबास विकासक</p> <p>अ) हांगा डेव्हलपमेंट अॅण्ड इन्फ्रास्ट्रक्चर लि. ब) एक्सटोसी रियालीटी प्रा. लि.]</p>	 <p>२१/०१/२००९ २७.१२.०९</p>
<p>२१/०१/२००९</p> <p>पोटविभाजन</p> <p>ना. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे आदेश क्र. सं/कापी ३ फ/पोवि/परा.आर.ए./१२७१ दि. ३/२/२००९ च इवहील पोटविभाजन मो.र.नं. २१०/०९ दि. २६/१/२००९ च न.पू.अ. अंधेरी यांचे आदेश क्र. न.पू.अ./आविबली/पोवि/ न.पू.अ. ८६६/७/०९ दिनांक २१/१/२००९ अन्वये न.पू.अ. ८६६ च व वंग ३१२०९.१ चौ.मी. म्हणून पोटविभाजनाकडे वंग हांगाचे क्षेत्र २७५५४.५ चौ.मी. वगळून मिल्कमल क्षेत्र १-१५५४.६ चौ.मी. कायम केले व न.पू.अ. ८६६ च ला ८६६/७/१ असा वंग विला च पोटविभाजनाकडे वंग हांगाचे क्षेत्राची न.पू.अ. ८६६/७/१ ची स्वतंत्र मिल्कमल पत्रिका उघडून त्यावर १५५५४.५ चौ.मी. क्षेत्र दाखल केले व न.पू.अ. ८६६/७/१ चा मिल्कमल पत्रिका विकासक सयरी नाव असलेली एक्सटोसी रियालीटी प्रा. लि. यांचे नाव कमी केले व न.पू.अ. ८६६/७/१ चा मिल्कमल पत्रिका पूर्वीप्रमाणे धारक कायम ठेवून विकासक म्हणून एक्सटोसी रियालीटी प्रा. लि. असे नाव दाखल केले.</p>		<p>ना. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. C/Desk III-C/LND/NA/P/SR-१६५५ दिनांक १७/६/२००९ इवहील विनश्रीवा मो.र.नं. १८८ दि. ७/१२/२००९ अन्वये न.पू.अ. ८६६/७/१ चे क्षेत्र १५५५४.६ चौ.मी. निवासी च चांगिन्ये प्रयोजनासाठी विनश्रीवाकडे वंग झालेने धारका च रक्ता प्रथार कायम ठेवून विनश्रीवा करिता दर १०० चौ.मी. ला १०००/- प्रमाणे च चांगिन्ये शाटी १०० चौ.मी. ला २०००/- कायम ठेवून</p>	 <p>२१/०१/२००९ २७.१२.०९</p>





MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
PART OCCUPANCY CERTIFICATE
[CE/9509/WS/AK of 15 December 2018]

To,
MR.SARANG WADHAWAN OF M/S.HOUSING DEV.& INFRA.LTD.
HDIL TOWERS, 9TH FLOOR,A.K.MARG,BANDRA(E0,MUMBAI-400051.

Dear Applicant/Owners,

The Part development work of Resi+comm building comprising of Known as Western Heights i.e. Full OCC to wing A,B & C of building having three level basements for parking & services + Ground floor for Shops/ departmental store + 1st and 2nd floor for offices + 3rd to 5th podium floors for parking + 6th floor for amenities + service floor + 7th to 29th upper floors for Residential use + Fire check floor between 20th & 21st floor + terrace for additional amenities / services on plot bearing C.S.No./CTS No. 866/B/1 of village AMBIVALI at J.P. Road,Andheri (W),Mumbai is completed under the supervision of Shri. INDRAJEET SUMANTRAO DESHMUKH , Architect , Lic. No. CA/2004/34240 , Shri. Hiten R Mahimtura , RCC Consultant, Lic. No. STR/M/63 and Shri. Ramkaran S Verma , Site supervisor, Lic.No. V/156/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. FB/HRC/RIII/08 dated 23 March 2018.

It can be occupied with the following condition/s.

- 1) That balance IOD & Layout conditions including handling over of road set back & submission of separate P.R cards on MCGM's name shall be Complied with before asking Further OCC in the Sub Plot 866 / B/1.
- 2) That all Fire Fighting Systems shall be maintained in good working condition as per CFO NOC.
- 3) That this Part OCC i.e Full OCC to building Known as Western Heights (Wing A,B & C) is without Prejudice to Legal matters pending in Court of Law if any.

वदर - २६		
२२९७	२४	३७
२०२३		

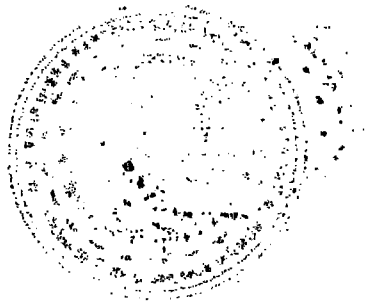
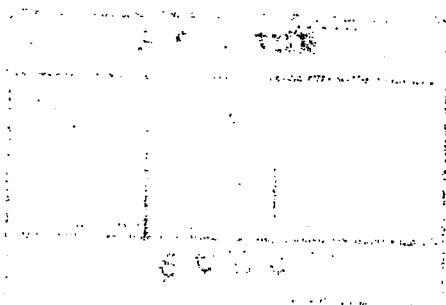
Copy To:

1. Asstt. Commissioner, K/W Ward
 2. A.A. & C. K/W Ward
 3. E.S (V), Western Suburb I.
 4. M.I. , K/W Ward
 5. A.E.W.W, K/W Ward
 6. Architect, INDRAJEET SUMANTRAO DESHMUKH, 9/427, Bhagyoday CHS Ltd. Kher Nagar, Bandra (East)
- For information please

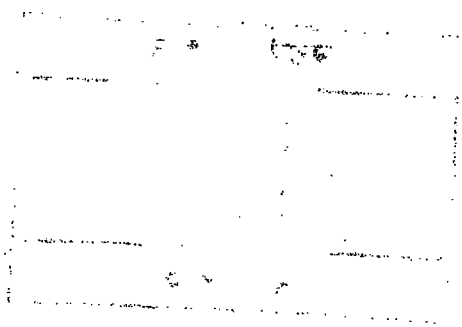
Name: Prakash Rajaram Rasal
Designation: Executive Engineer
Organization: Municipal Corporation of Greater Mumbai
Date: 15-Dec-2018 19:30:09



Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
K/W Ward



7499322	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 1
27-03-2023		दस्त क्रमांक : 7499/2015
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : 1) आंबिवली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	49382000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	24933500	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1504, माळा नं: 15 वा मजला,सी विंग, इमारतीचे नाव: वेस्टर्न हाइट्स, ब्लॉक नं: अंधेरी पश्चिम मुंबई 400058, रोड नं: जे पी रोड.अपो गुरुद्वारा,चार बंगलो, इतर माहिती: सोबत दोन कारपार्किंग((C.T.S. Number : 866 :))	
(5) क्षेत्रफळ	1) 179.22 चौ.मीटर	बदर - १६
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		०२९७ २५ ३७
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेशा असेल,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अदानी एस्टेट प्रा.लिमिटेड तर्फे औथ.सिग्रेटरी संजय हेगडे व शीला वाघेली तर्फे मुखत्यार रजनीश - जदली वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वेस्टर्न हाइट्स ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: जे पी रोड.अपो गुरुद्वारा,चार बंगलो, महाराष्ट्र, मुंबई पिन कोड:-400058 पॅन नं:-AAFCA6390M	
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेशा असेल,प्रतिवादिचे नाव व पत्ता.	1): नाव:-संजय मेहता व उर्वशी मेहता तर्फे मुखत्यार गिरधारी - सिंघवी वय:-59; पत्ता:-1504, 15 वा मजला,सी विंग, वेस्टर्न हाइट्स, अंधेरी पश्चिम मुंबई, जे पी रोड.अपो गुरुद्वारा,चार बंगलो, अंधेरी राईव्वाॉ स्टडीऑण, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400058 पॅन नं:-ANXPM9906F	
(9) दस्तावेज करून दिल्याचा दिनांक	06/08/2015	
(10) दस्त नोंदणी केल्याचा दिनांक	13/08/2015	
(11)अनुक्रमांक,खंड व पृष्ठ	7499/2015	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2469100	
(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.	



आयकर विभाग

INDIA



INCOME TAX DEPARTMENT

GOVT. OF INDIA

JYOTI C BHARGAVA

DEVKINANDAN TANSUKHRAI
BHARGAVA

17/09/1980

Permanent Account Number
KUPB7171M

संयोजित अक्षर

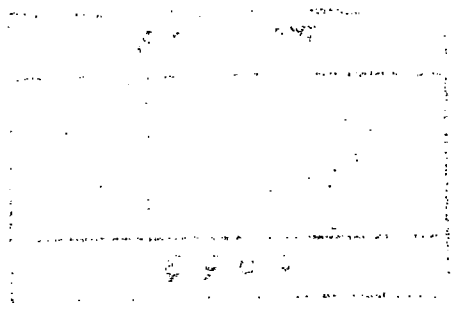
Stamp



बंदर - २६		
₹ 290	₹ 28	30
₹ 2028		



14062006



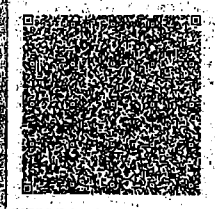
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEOPB2117D



नाम / Name
CHHAJU LAKHMICHAND BHARGAVA

पिता का नाम / Father's Name
LAKHMICHAND BHARGAVA

जन्म की तारीख /
Date of Birth
15/09/1976

हस्ताक्षर / Signature

Chhaju Bhargava

बदर - १६		
४२९५	२०	३५
२०२३		

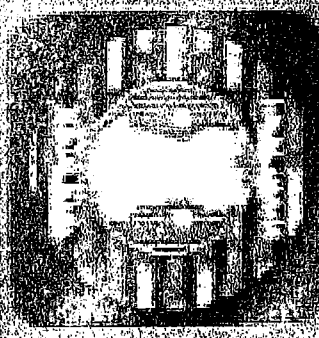


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MINISTRY OF DEFENCE
GOVERNMENT OF INDIA
INVENTORY DEPARTMENT

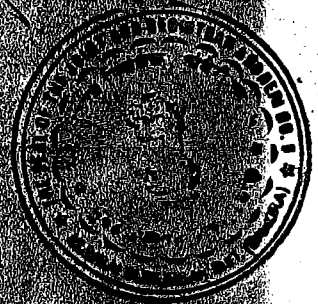


SANJAY MEHTA
DHIRENDRA RAJ MEHTA

2012/11/1982

Ministry of Defence, Government of India

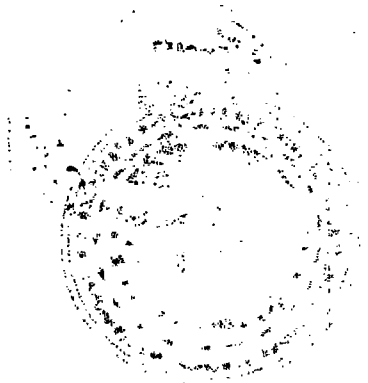
ANXIPM9905F



Sanjay Mehta

अक्ष - १ E		
२२२०	२०	३६
२०१३		

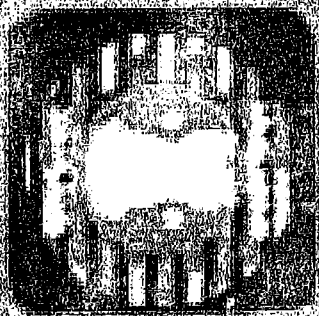
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INCOME TAX DEPARTMENT

GOVT. OF INDIA



URWASHI MEHTA
SUKHESAMPAT MAL SINGHVI

ASSISTANTS

ANNEX 99907E



बदल - १६		
मूल्य	२९	३७
२०२३		


Mehta

बदर - १६		
४२९६	३०	३६
२०२३		



भारत सरकार
Government of India

Download Date: 10/06/2021



नरेंद्र बिंदुप्रसाद गरेवाल
Narendra Bindaprasad Garewal
जन्म तारीख/DOB: 15/06/1983
पुरुष/ MALE

Issue Date: 22/06/2021


Age 39
Narendra

7568 6367 1852
VID : 9195 4967 4314 1897


माझे आधार, माझी ओळख

बदर - १६		
१२१५	३९	३०
२०२३		





भारतीय विदेशी ओळख प्राधिकरण
Ministry of Information and Public Relations, Government of India



पत्ता:
S/O Bindaprasad Garewal, फ्लॉट नं. 601, बिल्डिंग नं. 7,
शिवजी नगर, जुहू वेर्सोवा लिंक रोड, कपासवाडी, साफ
क्लब जवळ, अंधेरी वेस्ट, मुंबई, महाराष्ट्र - 400058

Address:
S/O Bindaprasad Garewal, Flat No.601,
Building No.7, Shivaji Nagar, Juhu Versova
Link Road, Kapsawadi, Near Zaf Club,
Andheri West, Mumbai, Mumbai,
Maharashtra - 400058

7568 6367 1852
VID : 9195 4967 4314 1897

1847 | help@uidai.gov.in | www.uidai.gov.in

बंदर - १६		
४२९७	३२	३५
२०२३		





भास्तीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



नोंदणी क्रमांक/Enrolment No.: 2017/60833/18914

Girdhari Jagtamb Singhvi (गिरधारी जगतांब सिंघवी)
Date 12/01/2017
E-41/42 4th Floor Shravasti, Goregaon Malad Link
Road, Opp Inorbit Mall, Malad West, Mumbai,
Maharashtra - 400064

तुमचा आधार क्रमांक/ Your Aadhaar No.:

2128 8729 6345

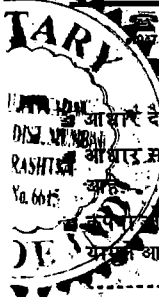


सूचना बदर - १६		
आधार ओळखीचे प्रमाण आहे, नमूद केलेले नाही.		
ओळखीचे प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करा.		
हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.		
INFORMATION	33	30
Aadhaar is a proof of identity, not of citizenship.		
To establish identity, authenticate online		
This is electronically generated letter.		

- आधार ओळखीचे प्रमाण आहे, नमूद केलेले नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online
- This is electronically generated letter.

Signature Not Verified
Digitally signed by Unique Identification Authority of India on
Date: 2017.01.12 14:59:53 IST

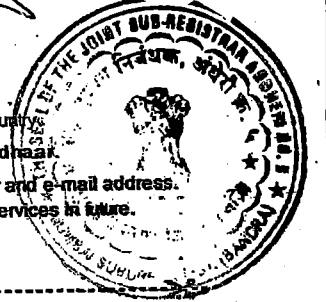
माझे आधार, माझी ओळख



help@uidai.gov.in www.uidai.gov.in

आधार देशभरात मान्य आहे.
आधार साठी आपण एकदाच नामांकन नोंदणीची आवश्यकता
आपल्या पत्त्याच्या मोबाइल नंबर व ई-मेल पत्ता नोंदवा.
आपल्या विभिन्न सुविधा प्राप्त करण्यासाठी मदत मिळेल.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address.
This will help you to avail various services in future.



गिरधारी जगतांब सिंघवी
Girdhari Jagtamb Singhvi
जन्म तारीख/ DOB: 26/06/1956
पुरुष / MALE

भास्तीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पत्ता:
ई-41/42 4 फ्लोर श्रावस्ती,
गोरेगाव मालाड लिंक रोड,
इनोर्बिट मॉल समोर,
मालाड वेस्ट, मुंबई, मुंबई,
महाराष्ट्र - 400064

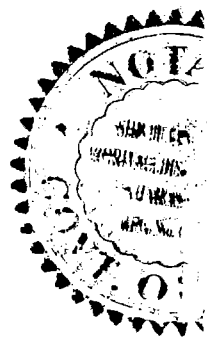
Address:
E-41/42 4th Floor Shravasti,
Goregaon Malad Link Road,
Opp Inorbit Mall, Malad West,
Mumbai, Mumbai,
Maharashtra - 400064

2128 8729 6345

2128 8729 6345

माझे आधार, माझी ओळख

MEERA AADHAAR, MERI PEHACHAN





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

Receipt of Document Handling Charges

PRN 2803202315820

Receipt Date 29/03/2023

Received from JYOTI CHHAJU BHARGAVA, Mobile number 9167446237, an amount of Rs.740/-, towards Document Handling Charges for the Document to be registered on Document No. 4217 dated 29/03/2023 at the Sub Registrar office Joint S.R. Andheri 5 of the District Mumbai Sub-urban District

DEFACED

₹ 740

DEFACED

Payment Details

Bank Name MAHB

Payment Date 28/03/2023

Bank CIN 10004152023032814453

REF No. 010812694

Deface No 2803202315820D

Deface Date 29/03/2023

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



बदर - १६		
४२९६	३४	३६
२०२३		





5124217

बुधवार, 29 मार्च 2023 11:04 म.पू.

दस्त गोपवारा भाग-1

बदर 16

दस्त क्रमांक: 4217/2023

दस्त क्रमांक: बदर 16 /4217/2023

वाजार मूल्य: रु. 4,31,26,824/- मोबदला: रु. 6,21,00,000/-

भरलेले मुद्रांक शुल्क: रु.37,26,000/-

द. नि. मह. दु. नि. बदर 16 यांचे कार्यालयान

पावती:4329

पावती दिनांक: 29/03/2023

अ. क्र. 4217 वर दि.29-03-2023

मादरकरणागचे नाव: ज्योति झाजू भार्गव -

गेजी 10:57 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हानाळणी फी

रु. 740.00

पृष्ठांची संख्या: 37

एकुण: 30740.00

ज्योति भार्गव

दस्त हजर करणाऱ्याची मही:

सदर दुय्यम निबंधकी, अंबेरी क्र. 4

मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: करारनामा

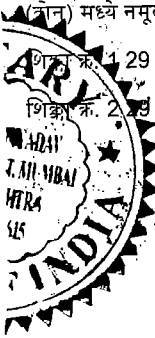
सदर दुय्यम निबंधकी, अंबेरी क्र. 4

मुंबई उपनगर जिल्हा

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

शुक्र. क्र. 29 / 03 / 2023 10 : 57 : 28 AM ची वेळ: (सादरीकरण)

शुक्र. क्र. 29 / 03 / 2023 10 : 58 : 09 AM ची वेळ: (फी)



प्रतिज्ञापत्र	
सदर दस्तऐवज हा नोंदणी क्रमांक १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. यासाठी १०० रुपयांच्या अक्षरी, साक्षीदार व सोबत जोडलेल्या कायद्यानुसार १०० रुपयांच्या नोंदणी सत्यता वैधता कायदेशीर कारकीर्दीसह त्रिकोणीय नोंदणी कार्यालय राहतील	
लिहून देणारे (दिनांकसहीत स्वाक्षरी)	लिहून देणारे (दिनांकसहीत स्वाक्षरी)

Anashi Mehra

Anashi Mehra

CERTIFIED TO BE TRUE COPY
29/3/23
SHIV PUJAN YADAV
ADVOCATE & NOTARY GOVT OF INDIA
15, LIC Colony, Next to Nutan Dyers Hall,
Jalbhagar, Borival (W), Mumbai-400 103
Tel.: 2678183 / 9892137341



बदर - १६		
४३९७	३५	३७
२०२३		





29/03/2023 11 07:43 AM

दम्त गोपवाग भाग-2

बदर 16

दम्त क्रमांक:4217/2023

दम्त क्रमांक :बदर16/4217/2023

दम्नाचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मंजय मेहता - पत्ता:प्लॉट नं: सी-36, माळा नं: -, इमारतीचे नाव: देव नगर, ब्लॉक नं: जयपुर, रोड नं: टोंक रोड, राजस्थान, जयपुर. पिन नंबर:ANXPM9906F	लिहून देणार वय :-60 स्वाक्षरी:- <i>Sneha</i>		
2	नाव:ज्वेशी मेहता - पत्ता:प्लॉट नं: सी-36, माळा नं: -, इमारतीचे नाव: देव नगर, ब्लॉक नं: जयपुर, रोड नं: टोंक रोड, राजस्थान, JAIPUR. पिन नंबर:ANXPM9907E	लिहून देणार वय :-57 स्वाक्षरी:- <i>Jweshi Mehta</i>		
3	नाव:ज्योति झाजु भार्गव - पत्ता:प्लॉट नं: वी-1002, माळा नं: -, इमारतीचे नाव: कावरा मेट्रो वन, ब्लॉक नं: अश्वेरी पश्चिम, रोड नं: 7 वंगलो, वमोवा, महाराष्ट्र, MUMBAI. पिन नंबर:AKUPB7171M	लिहून देणार वय :-42 स्वाक्षरी:- <i>ज्योति झाजु</i>		
4	नाव:आजू लखमीचंद भार्गव - पत्ता:प्लॉट नं: वी-1002, माळा नं: -, इमारतीचे नाव: कावरा मेट्रो वन, ब्लॉक नं: अश्वेरी पश्चिम, रोड नं: 7 वंगलो, वमोवा, महाराष्ट्र, MUMBAI. पिन नंबर:AEOPB2117D	लिहून देणार वय :-48 स्वाक्षरी:- <i>Amu Ag.</i>		

वरील दस्तऐवज लिहून देणार तथाकथित करारनामा चा दम्त एंज करून दिल्याचे कबुल करतात.
शिक्का क्र. 4 ची वेळ: 29 / 03 / 2023 11 : 01 : 01 AM

ओळख घ्यावी म्हणून दस्तऐवज लिहून देणार तथाकथित करारनामा चा दम्त एंज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:निबंधी निबंधी - वय: 60 पत्ता: प्लॉट नं: 42, थावस्नी, सोरगांव मालाड लिंक रोड, मालाड पश्चिम पिन कोड: 400064	स्वाक्षरी <i>Ninbadi</i>		
2	नाव:तरेन्द्रा गरंबाल - वय: 39 पत्ता: अश्वेरी प मुं पिन कोड: 400058	स्वाक्षरी <i>Narandray</i>		

शिक्का क्र. 4 ची वेळ: 29 / 03 / 2023 11 : 01 : 55 AM

सह: दुसरे निबंधी, अश्वेरी क्र. 4
मुंबई उपनगर जिल्हा



बदर - १६		
४२९७	३६	३७
२०२३		

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	JYOTI CHHAJU BHARGAVA AND OTHER	eChallan	03006172023032702218	MH017587729202223M	3726000.00	SD	0008712849202223	29/03/2023
2		DHC		2803202315820	740	RF	2803202315820D	29/03/2023
3	JYOTI CHHAJU BHARGAVA AND OTHER	eChallan		MH017587729202223M	30000	RF	0008712849202223	29/03/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

4217 /2023

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

बदर - १६		
४२९०	३०	३०
२०२३		

प्रमाणित करणेचे येते की, या
दस्तावेजचे एकूण ३० पत्रे आहेत
सह. दुय्यम निबंधक, अंधेरी क्र.-५,
मुंबई उपनगर जिल्हा

बदर-१६/४२९०/२०२३
पुस्तक क्रमांक १, क्रमांक ४२९०
नोंदला.
दिनांक: २९/३/२०२३

सह. दुय्यम निबंधक, अंधेरी क्र.-५,
मुंबई उपनगर जिल्हा.



CERTIFIED TO BE TRUE COPY

SHIV PUJAN YADAV
ADVOCATE & NOTARY GOVT. OF INDIA
215, LIC Colony, Next to Nutan Dyers Hall,
Vallabh Nagar, Borival (W), Mumbai-400 103
Tel: 2679153 / 9802037341



29/03/2023

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. अंधेरी 5

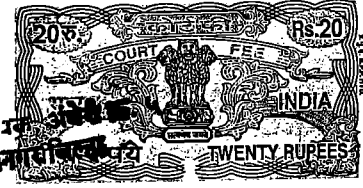
दस्ता क्रमांक : 4217/2023

नोदणी :

Regn:63m

गावाचे नाव : आंबिवली

(1) विलेखाचा प्रकार	कगरनामा
(2) मोवदला	62100000
(3) वाजाराभाव(भाडेपट्ट्याच्या वावनिपट्ट्याकार आकारणी देतो की पट्टेदार ने नमुद करावे)	43126824.48
(4) भू-मापन, पोट्टिस्मा व धरक्रमांक(अमल्याम)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : मदतिका नं: 1504, माळा नं: 15, मी-बिंग, इमारतीचे नाव: वेस्टर्न हार्टम मीगचएम लीमीटेड, ब्लॉक नं: अन्धेरी पश्चिम मुम्बई 400058, रोड : जे.पी. रोड, चांग बंगलॉम, इतर माहिती: मोवत 2 कार पाकींग स्पेस नं. वी 2 73 आणि 74 इन वेममेंट ((C.T.S. Number : 866 ;))
(5) अंचफळ	1) 179.22 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अमेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मंजय मेहता - वय:-60; पत्ता:-प्लॉट नं: मी-36, माळा नं: -, इमारतीचे नाव: देव नगर, ब्लॉक नं: जयपुर, रोड नं: टोंक रोड , राजस्थान, जयपुर. पिन कोड:-302015 पॅन नं:-ANXPM9906F 2): नांव:-उर्वशी मेहता - वय:-57; पत्ता:-प्लॉट नं: मी-36, माळा नं: -, इमारतीचे नाव: देव नगर, ब्लॉक नं: जयपुर, रोड नं: टोंक रोड , राजस्थान, JAIPUR. पिन कोड:-302015 पॅन नं:-ANXPM9907E
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-ज्योति छाजू भार्गव - वय:-42; पत्ता:-प्लॉट नं: वी-1002, माळा नं: -, इमारतीचे नाव: कावरा मेट्रो वन, ब्लॉक नं: अन्धेरी पश्चिम, रोड नं: 7 बंगलो, बर्सावा, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-AKUPB7171M 2): नाव:-छाजू लखमीचंद भार्गव - वय:-48; पत्ता:-प्लॉट नं: वी-1002, माळा नं: -, इमारतीचे नाव: कावरा मेट्रो वन, ब्लॉक नं: अन्धेरी पश्चिम, रोड नं: 7 बंगलो, बर्सावा, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-AEOPB2117D
(9) दस्तावेज करून दिल्याचा दिनांक	28/03/2023
(10) दस्तावेज केल्याचा दिनांक	29/03/2023
(11) अनुक्रमेण विंडे नमुद	4217/2023
(12) भावाचा भाणें शुल्क	3726000
(13) वाजाराभावपत्राणे नोदणी शुल्क	30000
(14) कां	



सह. दुय्यम निबंधक
मुंबई उपनगर जिल्हा

मुल्यांमती व विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह. दुय्यम निबंधक, अंधेरी क्र. 5
मुंबई उपनगर जिल्हा

CERTIFIED TO BE TRUE COPY
SHIV PUJAN YADAV
ADVOCATE & NOTARY GOVT OF INDIA
15, LIC Colony, Next to Nutan Dyers Hall,
alabh Nagar, Borival (W), Mumbai-400 103
Tel: 2679193 / 989207341

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
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2		DHC		2803202315820	740	RF	2803202315820D	29/03/2023
3	JYOTI CHHAJU BHARGAVA AND OTHER	eChallan		MH017587729202223M	30000	RF	0008712849202223	29/03/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]





