

517/12568

पावती

Original/Duplicate

Wednesday, October 18, 2023

नोंदणी क्र. :39म

6:25 PM

Regn.:39M

पावती क्र.: 13312 दिनांक: 18/10/2023

गावाचे नाव: कांदिवली

दस्तऐवजाचा अनुक्रमांक: बरल9-12568-2023

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: हितेन सुरेशभाई चंदाराना - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

**मूळ दस्त परत दिला**

एकूण:

रु. 30640.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

6:44 PM ह्या वेळेस मिळेल.

BRL9

वाजार मूल्य: रु.11882702.37 /-

मोबदला रु.10000000/-

भरलेले मुद्रांक शुल्क : रु. 716000/-

**सह. दुय्यम निबंधक, बोरीवली क्र. ९,  
मुंबई उपनगर जिल्हा.**

1) देयकाचा प्रकार: DHC रकम: रु.640/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1023171021376 दिनांक: 18/10/2023

बँकेचे नाव व पत्ता:

**मूळ दस्त परत दिला**

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008690637202324R दिनांक: 18/10/2023

बँकेचे नाव व पत्ता: Panjab National Bank

*Hity*



18/10/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 9

दस्त क्रमांक : 12568/2023

नोंदणी :

Regn:63m

गावाचे नाव : कांदिवली

(1) विषयाचा प्रकार	करारनामा
(2) मोडला	10000000
(3) बजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आभारणी देतो की पट्टेदार ते नमुद करावे)	11882702.37
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका क्र. 2301,23 वा मजला आय विंग अगरवाल निमित टॉवर बिल्डिंग न. 2,अगरवाल निमित टॉवर आय विंग कॉ ऑप ह्री सोसा. लि. शुभ शांती कॉम्प्लेक्स जवळ एम जी रोड डहाणूकर वाडी कांदिवली प. मुंबई. 400067 क्षेत्रफळ 62.98 चौ. मी. कारपेट आणि क्षेत्रफळ 75.57 बिल्टअप.(( C.T.S. Number : 872, 873, 879 ; ))
(5) क्षेत्रफळ	1) 75.57 चौ.मीटर
(3) आभारणी किंवा जुही देण्यात असेल तेव्हा.	
(7) दातऐवज करून देणा-या/लिहून ठेवणा-या पक्षाःाचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जमील जलील सय्यद -- वय:-49; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी/103 अमन अपार्टमेंट 768 ए नियर बेल बाजार कुर्ला प. मुंबई., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400070 पॅन नं:-AFXPS8685R 2): नाव:-नवशील जमील सय्यद -- वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी/103 अमन अपार्टमेंट 768 ए नियर बेल बाजार कुर्ला प. मुंबई., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400070 पॅन नं:-AZBPS8307C
(3) दातऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हितेन सुरेशभाई चंदाराना -- वय:-34; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए/जी-3 महावीर नगर बी मोती नगर रोड नियर अंबे माता मंदिर भाईदर प. ठाणे., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AKOPC4350R 2): नाव:-वैभव वी भाडजा -- वय:-34; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए/जी-3 महावीर नगर बी मोती नगर रोड नियर अंबे माता मंदिर भाईदर प. ठाणे., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-CDBPB5832R 3): नाव:-सुरेश बी चंदाराना -- वय:-63; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए/जी-3 महावीर नगर बी मोती नगर रोड नियर अंबे माता मंदिर भाईदर प. ठाणे., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AFIPC0976Q 4): नाव:-स्वाती सुरेश चंदाराना -- वय:-61; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए/जी-3 महावीर नगर बी मोती नगर रोड नियर अंबे माता मंदिर भाईदर प. ठाणे., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AFIPC4866P
(9) दातऐवज करून दिल्याचा दिनांक	18/10/2023
(10)दस्त नोंदणी केल्याचा दिनांक	18/10/2023
(11)अनुक्रमांक,खंड व पृष्ठ	12568/2023
(12)बजारभावाप्रमाणे मुद्रांक शुल्क	716000
(13)बजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

दस्तावेजासाठी विचारात घेतलेला तपशील:-

दस्तावेज शुल्क आकारताना निवडलेला अनुच्छेद :-

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



दस्तासोबत सुची क्र. II

खरी प्रत

*[Signature]*  
18/10/2023  
सह. दुय्यम निबंधक बोरीवली क्र. ९,  
मुंबई उपनगर जिल्हा.

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Valuation ID	202310188674			18 October 2023,05:51:32 PM		
मूल्यांकनाचे वर्ष	2023					
जिल्हा	मुंबई (उपनगर)					
मूल्य विभाग	79-कांदीवली बोरीवली					
उप मूल्य विभाग	भुभाग: उत्तरेस 90 फुट वि यो. रस्ता, पुर्वे व दक्षिणेस गावाची हद्द व पश्चिमेस लिंक रोड.					
सर्व्हे नंबर / न भू क्रमांक	सि टी एस. नंबर#872					
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
67730	143500	165020	186400	143500	चौरस मीटर	
<b>बांधीव क्षेत्राची माहिती</b>						
बांधकाम क्षेत्र (Built Up)-	75.57 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	8 वर्षे	बांधकामाचा दर -	Rs.30250/-	
उद्दवाहन सुविधा-	आहे	मजला -	21st floor To 30th floor			
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ = 115% apply to rate= Rs.165025/-						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((165025-67730) * (92 / 100)) + 67730 = Rs.157241/-						
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 157241 * 75.57 = Rs.11882702.37/-						
Applicable Rules = .10.4						
<b>एकत्रित अंतिम मूल्य</b> = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य + वरील गच्चीचे 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 = 11882702.37 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.11882702.37/-						

*[Handwritten Signature]*  
18/10/2023

Home Print



बरत - ९/  
११५६८ १ ३५  
२०२३



CHALLAN  
MTR Form Number-6



GRN	MH008690637202324R	BARCODE			Date	27/09/2023-14:32:46	Form ID	B25
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Bank Portal - Simple Receipt			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AFIPC0976Q			
Office Name	BRL2_JT SUB REGISTRAR BORIVALI 2			Full Name	SURESH D CHANDARANA			
Location	MUMBAI			Flat/Block No.	FLAT NO 2301 23,RD FLOOR WING I,AGARWAL			
Year	2023-2024 One Time			Premises/Building	NIMIT,TOWER BLDG NO 2			
Account Head Details	Amount In Rs.		Road/Street	KANDIVALI WEST				
0030045501 Stamp Duty(Bank Portal)	716000.00		Area/Locality	KANDIVALI,MUMBAI,Maharashtra				
0030063301 Registration Fee	30000.00		Town/City/District					
			PIN	4 0 0 0 6 7				
			Remarks (If Any)	Prop mvbly=Immovable-Prop Amt=10000000.00-Prop area=75.57-Prop area UOM=Sq.Meter-oth Prop ID=PAN=AFIPC0976Q-oth Prop Name=JAMIL JALIL SAYYAD-				
			Amount In	Seven Lakh Forty Six Thousand Rupees Only				
Total	7,46,000.00		Words					
Payment Details	PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details	Bank CIN	Ref. No.	03006172023092250207	270923M478060				
Cheque/DD No.	Bank Date	RBI Date	27/09/2023-12:30:03	Not Verified with RBI				
Name of Bank	Bank-Branch		PUNJAB NATIONAL BANK					
Name of Branch	Scroll No. , Date		No Verified with Scroll					
			Mobile No. : 7021785405					



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 दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

*Amad*

*Navu*

*High Justice*

*S. D. S.*

*S. S. C.*

**Data of Bank Receipt for GRN MH008690637202324R**  
**Bank - PUNJAB NATIONAL BANK**

Bank/Branch :  
 Print Txn id : 270923M478060 **Simple Receipt**  
 Print DtTime : 27/09/2023 12:30:03 **Print DtTime** :  
 ChallanIdNo : 03006172023092250207 **GRAS GRN** : MH008690637202324R  
 District : 7101 / MUMBAI **GRN Date** : 27/09/2023 14:32:46  
 Office Name : IGR191 / BRL2\_JT SUB REGISTRAR BORIVALI 2

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)  
 StDuty Amt : Rs 7,16,000.00/- (Rs Seven Lakh Sixteen Thousand Rupees Only )

RgnFee Schm : 0030063301-70 / Registration Fee  
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

**Only for verification not to be printed and used**

Article : B25  
 Prop Mvblty : Immovable **Consideration** : 1,00,00,000.00/-  
 Prop Dascr : FLAT NO 2301 23,RD FLOOR WING I,AGARWAL NIMIT,TOWER BLDG NO 2 , KANDIVALI WEST  
 : KANDIVALI,MUMBAI,Maharashtra  
 : 400067  
 Duty Payer : PAN-AFIPC0976Q SURESH D CHANDARANA  
 Other Party : PAN-AFXPS8685R JAMIL JALIL SAYYAD

Bank Scroll No : 1  
 Bank Scroll Date : 28/09/2023  
 RBI Credit Date : 28/09/2023  
 Mobile Number : 7021785405



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-517-12568	0005090704202324	18/10/2023-18:24:59	IGR558	30000.00
2	(iS)-517-12568	0005090704202324	18/10/2023-18:24:59	IGR558	716000.00
<b>Total Defacement Amount</b>					<b>7,46,000.00</b>

<b>बरल - ९/</b>		
११५६८	४	३५
२०२३		



**AGREEMENT FOR SALE AND TRANSFER**

THIS AGREEMENT FOR SALE ("Agreement") is made at Mumbai on the 18<sup>th</sup> day of October, 2023.

**B E T W E E N**

(1) **Mr. Jamil Jalil Sayed**, aged about 49 years, Permanent Account Number **AFXPS8685R**, AND (2) **Mrs. Navsheen Jamil Sayed**, aged about 41 years, Permanent Account Number **AZBPS8307C**, Both, an Indian Inhabitant residing at Flat No. B / 103, Aman Apt, 768 A Ital Pakhadi Road, Near Bail Bazar, Kurla (West), Mumbai - 400 070., hereinafter referred to as **THE TRANSFERORS** ", [which expression unless repugnant to the context or meaning thereof shall mean and include them and their respective heirs, executors, administrators and assign) of the **FIRST PART**;

**AND**

18/10/23		
92486	E	24
2023		

(1) **Mr. Hiten Suresh Chandarana**, aged about 34 years, Permanent Account Number **AKOPC4350R** (2) **Mrs. Vaibhavee V. Bhadja**, aged about 34 years, Permanent Account Number **CDBPB5832R** And (3) **Mr. Suresh D. Chandarana**, aged about 63 years, Permanent Account Number **AFIPC0976Q** (4) **Mrs. Swati Suresh Chandarana** aged about 61 years Permanent Account Number **AFIPC4866P**, Indian Inhabitant of Mumbai, residing at A/G3 Mahavir Nagar B Moti Nagar Road, Near Ambe Mata Mandir, Bhayander (West), Thane - 401 101., hereinafter referred to as **"THE TRANSFEREES"**, [which expression unless repugnant to the context or meaning thereof shall mean and include them and their respective heirs, executors, administrators and assign) of the **SECOND PART**.

*[Signature]*

*Navs*

*Hiten*

*Bhadja*

*S.D.C*

*SSE.*

W H E R E A S : -

AND WHEREAS, by and under Agreement For Sale dated **23-06-2020**, executed between **M/s. AGARWAL INFRATECH LIMITED**, therein referred to as "The Builders of the First Part And **(1) Mr. Jamil Jalil Sayed & (2) Mrs. Navsheen Jamil Sayed** , therein referred to as "the TRANSFEREESs" of the Second Part, the said TRANSFEREESs have acquired Flat No. **2301**, at **23<sup>rd</sup>** Floor, "I" Wing, in building no. 2 admeasuring approximately **62.98** square meters, as per the approved plans in the building known as Building No. 2, **AGARWAL NIMMIT TOWER**, situated at VILLAGE KANDIVALI, TALUKA BORIVALI in the Registration District and Sub District of Mumbai City and Mumbai Suburban (herein after referred as "**said flat**") together with all rights title, interest, benefits, etc. on the terms, conditions and consideration amount as mentioned therein, on plot of land bearing Survey No. 37, Hissa No. 3 CTS No. 872 admeasuring 378.66 square yards equivalent to 316.60 square meters or thereabout, survey No. 37 Hissa No. 4 , CTS No. 873 (part) admeasuring 7553.40 square yards equivalent to 6315.40 square meters or thereabouts and survey no. 78, Hissa No. 16, CTS No. 879 admeasuring 2871.06 square yards equivalent to 2400.50 square meters or thereabouts, and now bearing CTS No. 872 A admeasuring 9033.30 sq. meters or thereabouts together with structure standing thereon. The said Agreement for Sale dated **23-06-2020** is duly registered with the concerned Sub registrar of assurance vide Reg No. **BRL2-3264-2020**. The copy of the agreement dated 28-04-2017 bearing No. **BRL2-3264-2020** is annexed as **Anenxure-1**.

Navs  
 SDC  
 S.S.C.



And whereas the application to society to transfer the said shares which is held by the TRANSFERORS in the name of the TRANSFEREES & also to transfer the Flat in the name of the TRANSFEREES will be applied and TRANSFEREES has agreed to acquire the Flat in the said Building land bearing Survey No. 37, Hissa No. 3 CTS No. 872 admeasuring 378.66 square yards equivalent to 316.60 square meters or thereabout, survey No. 37 Hissa No. 4 , CTS No. 873 (part) admeasuring 7553.40 square yards equivalent to 6315.40 square meters or thereabouts and survey no. 78, Hissa No. 16, CTS No. 879 admeasuring 2871.06 square yards equivalent to 2400.50 square meters or thereabouts, and now bearing CTS No. 872 A admeasuring 9033.30 sq. meters,, on ownership basis on the terms and condition here after appearing.

बरल - ९	
१११६८	१० ३१
१०३३.३०	

Navs. Hiti Shastri SDC S.S.C.

B] The TRANSFERORS have agreed to sell to TRANSFEREES the Flat together with the said share certificate held by the TRANSFERORS in the share capital of the society.

C] The TRANSFERORS has not received nor have been served any notice of demand under Income Tax Act, sales Tax, Stamp Duty of the wealth Tax Act. And that no such notice or demand is pending and that no warrant of Attachment issued in respect of the said Flat by the Income Tax, Sale Tax & Stamp Duty, Wealth Tax authorities under any of the provision of the Income Tax and Wealth Tax Act., and or the rules formed there under.

D] WHEREAS the TRANSFEROR are legal and lawful member of the "Agarwal Nimmit Tower I Wing Co-operative Housing Society Limited". A society of the premises in the building referred to hereinabove & registered under the provision of M.C.S. Act 1960 under No. MUM/W-R-S/HSG/(TC)/16014/2021-2022, with its registered office at the same building.

E] WHEREAS such member is registered shareholder of five fully paid upshares bearing distinctive Nos. from \_\_\_\_\_ to \_\_\_\_\_ (both inclusive) under share certificate no. \_\_\_\_\_ issued by the society on \_\_\_\_\_ the total face value of Rs. 500/- of the said society standing in their name.



**NOW, THESE PRESENTS BETWEEN AND IT IS HEREBY AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

1] That the TRANSFERORS is fully seized and possessed of **Flat No. 2301, 23<sup>rd</sup> Floor, "I" Wing, Building No. 2, AGARWAL NIMMIT TOWER**, situated at VILLAGE KANDIVALI, TALUKA BORIVALI, and they are absolute owners of the Flat.

बरल - ९/		
१९५६	८	२५
२०२३		

2] That the party of the **FIRST PART** i.e. the TRANSFERORS who intend to sell the said Flat on the ownership basis and the party of the **SECONDPART** i.e. The TRANSFEREES has approached to the party of the **FIRST PART** and that the party of the **SECONDPART** has prior to the execution of this Agreement satisfied himself / herself / themselves about the title of the party of the **FIRST PART** and shall not be entitled to investigate the title of the party of the **FIRST PART** and no objection shall be raised on the any matter relating thereto.

*James*  
*Navab. Nitig Bhasin*  
*SDE*  
*S.S.C.*



3] That the TRANSFEREES have agreed to pay, and the TRANSFERORS have agreed and accept the lumpsum consideration sum of **Rs.1,00,00,000/- (Rupees One Core Only)** towards the full & final value of the said Flat & Shares.

- i) The TRANSFEREES have paid a sum of **Rs. 37,50,000/- (Rupees Thirty Seven Lakh Fifty Thousand Only)** being the **part payment** out of total agreed sale consideration respect of the said Flat premises referred to above, on or before the execution of this present Agreement herein, (The receipt whereof the TRANSFERORS do hereby admit, confirm and acknowledge of and from the TRANSFEREES herein).
- ii) The TRANSFEREES have paid a sum of **Rs. 22,50,000/- (Rupees Twenty Two Lakh Fifty Thousand Only)** being the **part payment** out of total agreed sale consideration respect of the said Flat premises referred to above, on or before the execution of this present Agreement herein, (The receipt whereof the TRANSFERORS do hereby admit, confirm and acknowledge of and from the TRANSFEREES herein).

iii) It is mutually agreed by & between the parties that the TRANSFEREES shall pay the Balance amount of **Rs. 40,00,000/- (Rupees Forty Lakh Only)** being the **Full & Final Amount** out of total agreed sale consideration in respect of the said Flat premises referred to the TRANSFEREES on OR before 45 DAYS from the possession of the Flat, by availing loan from Bank and/or financial institution against the handing over the quiet, vacant, and peaceful possession of the said Flat along with the Share Certificate along with original title deeds in respect of said Flat No 2301, "I" Wing along with RS. 1,00,000/- (Rupees One Lakh Only) 1% TDS being deduction by way of Tax Deduction at Source under Section 194(ia) of the Income Tax Act, 1961, which is to be paid by the TRANSFEREES to the Central Government Treasury in the name and on behalf of the TRANSFERORS and the TRANSFEREES hereby undertake to issue the TDS Certificate within 30 days from the

date of execution hereof, and also provide xerox copy of the challan to the TRANSFERORS

4] That the party of the **FIRST PART** has agreed to deliver to the party of the **SECOND PART** the share certificate in respect of the said share fully paid up of the said society/Builder together with the transfer form duly filled up and signed by the TRANSFERORS and application for such transfer to be submitted to the society for effecting the necessary transfer.

*James*

*Navat*

*Hild Shastri*

*Sole*

*SS.C.*

5] That the party of the **SECOND PART** is bound by the conditions contained in the Agreement for sale made by the present TRANSFERORS and Agreement, which is given by the party of the **FIRST PART** to the party of the **SECOND PART**.

6] The membership and share certificate of the **Flat No. 2301, 23<sup>rd</sup> Floor, "I" Wing, Building No.2, AGARWAL NIMMIT TOWER**, situated at VILLAGE KANDIVALI, TALUKA BORIVALI, shall be transferred in the name of the party of **SECOND PART**

7] The TRANSFERORS hereby assure, state, declare and covenant.

A] That, the said Flat is free from all types of encumbrances, liabilities, claims and demands of any nature whatsoever including lispense.

B] That no suit is pending in respect of the said Flat premises nor therein an attachment, proceedings going on, nor the said Flat is subject to any legal charges, attachment, lien, claim, in the favor of anybody or public authority, local body and no taxes, dues, rate and levied are pending.

C] That, after the possession of this said Flat the TRANSFEREES is entitled to hold, possess, occupy, and enjoy the Flat without any interruption from the TRANSFERORS herein.

8] That the parties of the **FIRST PART** agreed to handover the vacant possession of the said Flat.

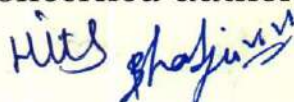
बरल - १/	
११५६८	३०/१५
२०२३	

9] That the party of the **SECOND PART** shall make an application for making the assessment payment of Municipal Electricity Bill in her / his/ their own name and that the party of the **FIRST PART** shall consent to do so and that the party of the **SECOND PART** who will be entitled to dispose the Flat any way she / he / they choose.

10] That the party of the **FIRST PART** has paid all the taxes and society dues of the said Flat up to the date of this agreement and those levied hence forth the party the **SECOND PART** shall make payment thereof to concerned authorities.











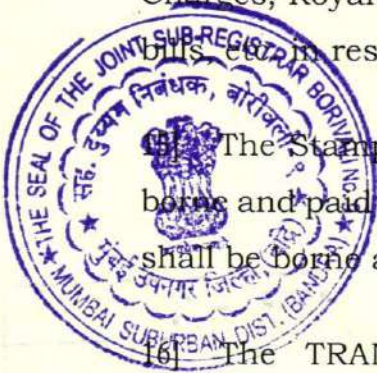
11] That the **TRANSFERORS** hereby agree to pay on behalf of **TRANSFEREES** to Punjab National bank for foreclosure of Loan within 60 days of registration of the present agreement and handover the original agreement to TRANSFEREES.

12] That the party of the **SECOND PART** hereby covenants to keep the Flat its wall and partition wall, drains / pipes and appearances hereto in good turn condition and in particular so as to support repair and protect the part of the society other than her / his / their Flat.

13] The TRANSFERORS hereby covenants with the TRANSFEREES that the TRANSFEREES will subject to compliance of the Terms of Payment of consideration Quietly and Peacefully Possess, use, occupy and enjoy the said Flat premises as the Owner thereof without any Let, Hindrance, Denial, Interference or Eviction by the TRANSFERORS or any other person or persons lawfully or equitably claiming through, under or in Trust for the TRANSFERORS.

14] That the TRANSFERORS prior to the date of execution of this Agreement for Sale, shall Pay and Clear all or any Old Dues, Fees, Rents, Taxes, Cess, Charges, Royalties, Access, Levies, Revenues, Water charges, and Electricity in respect of the said Flat No. 2301.

The Stamp Duty and Registration Fees of this agreement shall also be borne and paid by the TRANSFEREES alone. And the Society transfer charges shall be borne and paid by both the Parties Equally.



16] The TRANSFERORS shall Sign, Affirm, and execute all Deeds, Documents, Writings, Affidavits, Undertakings, Forms, Applications, etc. as may be necessary and reasonably required by the TRANSFEREES from time to time for the purpose of Transferring the said Flat No. 2301 in favor of the TRANSFEREES.

17] The TRANSFERORS shall obtain No Objection Certificate from the Developers, Society, and/or any such other concerned authority for Transfer of the said Flat No. 2301 in the name of TRANSFEREES at his own cost.

18] The TRANSFEREES has assured to the TRANSFERORS that he will use the above said flat premises purely for residential purposes and the TRANSFEREES will observe the rules, regulations, and Byelaws of the said Society.

*Admed*

*Navab. Hitesh Shastri*

*SDE S.S.C.*

19] All cost charge and expenses of preparation of this present Agreement shall be borne by the TRANSFEREES only and the TRANSFEREES and TRANSFERORS shall equally share the transfer charges payable to the society for transferring the Flat in the name TRANSFEREES.

20] This Agreement shall always be subject to the provision contained in Maharashtra ownership Flats Act 1963, Maharashtra ownership Flat rule 1964 or any provision of law for the time being which is applicable hereto.

21] The TRANSFEREES shall bear and pay the charges towards stamp duty and registration fees as may be in force and there after lodging this Agreement for Registration with the concerned sub Registrar of Assurance within the prescribed time limit and the TRANSFERORS have jointly to admit and attain execution thereof.



THE SCHEDULE ABOVE REFERRED TO

*Navat*  
*SDC*  
**ALL THAT FLAT No. 2301, 23rd Floor, "I" Wing, admeasuring 62.98 Sq. Mtr Carpet.**, society known as Building No. 2, **AGARWAL NIMITT TOWER**, situated at VILLAGE KANDIVALI, TALUKA BORIVALI, Lying and being at on plot bearing Survey No. 37, Hissa No. 3 CTS No. 872 admeasuring 378.66 square yards equivalent to 316.60 square meters or thereabout, survey No. 37 Hissa No. 4 , CTS No. 873 (part) admeasuring 7553.40 square yards equivalent to 6315.40 square meters or thereabouts and survey no. 78, Hissa No. 16, CTS No. 879 admeasuring 2871.06 square yards equivalent to 2400.50 square meters or thereabouts, and now bearing CTS No. 872 A admeasuring 9033.30 sq.meters or thereabouts together with structure standing thereon..

*SDC*  
*Navat*  
*Hitesh Phojia*  
*SDC*  
*S.S.C.*

वरल - २/		
१२५६८	१२	३५
२०२३		

**IN WITNESSES WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THE RESPECTIVE HAND ON THE DAY AND YEAR FIRST HEREINABOVE WRITTEN:**

SIGNED SEALED AND DELIVERED  
By the within named "TRANSFERORS"

1. MR. JAMIL JALIL SAYED

2. MRS. NAVSHEEN JAMIL SAYED

In the presence of .....

1] Nishat

2] Dina

SIGNED SEALED AND DELIVERED  
By the within named "TRANSFEREES"

1. MR. HITEN SURESH CHANDARANA

2. MRS. VAIBHAVEE V. BHADJA

3. MR. SURESH D. CHANDARANA

4. MRS. SWATI SURESH CHANDARANA

In the presence of .....

1] Nishat

2] Dina



बरेल - १/		
१२५६८	१२	२५
२०२३		

S.S. Chandelkareneer

**RECEIPT**

**RECEIVED** of and from the within named the party of the **SECOND PART** the sum of **Rupees 37,50,000/- (Rupees Thirty seven lakh fifty thousand Only)** by RTGS/NEFT/IMPS against the Flat No. 2301, 23<sup>rd</sup> Floor, "I" Wing, Building No. 2, **AGARWAL NIMMIT TOWER**, situated at VILLAGE KANDIVALI, TALUKA BORIVALI being the **Part Payment** agreed sale consideration as per the following:-

.....  
**37,50,000/-**  
.....



**WE SAY RECEIVED;**

*Jamil*

**MR. JAMIL JALIL SAYED**

*Navs*

**MRS. NAVSHEEN JAMIL SAYED**

**TRANSFERORS**

**WITNESS:**

1] *Jishu*

2] *Dina*

बरत - ९१		
१२५६८	१०	२५
२०२३		

**R E C E I P T**

**RECEIVED** of and from the within named the party of the **SECOND PART** the sum of **Rupees 22,50,000/- (Rupees Twenty Two lakh fifty thousand Only)** by RTGS/NEFT/IMPS against the Flat No. 2301, 23<sup>rd</sup> Floor, "I" Wing, Building No. 2, **AGARWAL NIMMIT TOWER**, situated at VILLAGE KANDIVALI, TALUKA BORIVALI being the **Part Payment** agreed sale consideration as per the following:-

.....  
22,50,000/-  
.....



**WE SAY RECEIVED;**

*Jamil*

**MR. JAMIL JALIL SAYED**

*Navsheen*

**MRS. NAVSHEEN JAMIL SAYED**

**TRANSFERORS**

**WITNESS:**

1] *Nishant*

2] *[Signature]*

बरल - ९/		
१२५६८	१५	३५
२०२३		



26/06/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 2

दस्त क्रमांक : 3264/2020

नोंदणी :

Regn:63m

गावाचे नाव : कांदिवली

(1)वित्तखाचा प्रकार	करारनामा
(2)मोबदला	12758000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11054379.6
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 2301 आय विंग, माळा नं: 23 वा मजला, इमारतीचे नाव: बिल्डिंग नं 2,अगरवाल निमित टॉवर, ब्लॉक नं: शुभ शांती कॉम्प्लेक्स जवळ एम जी रोड , रोड नं: डहाणूकर वाडी,कांदिवली पश्चिम मुंबई 400067( ( C.T.S. Number : 872/अ ; ) )
(5) क्षेत्रफळ	1) 75.57 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स अगरवाल इन्फ्राटेक लिमिटेड चे संचालक अमरीशचंद्र जे अगरवाल यांच्या तर्फे मुखत्यार भानु प्रकाश यादव वय:-56; पत्ता:-501-505, 5 वा मजला , अगरवाल गोल्डन चेंबर , प्लॉट नं 13 ए बालाजी टेलीफिल्मचा मार्ग , फन रिपबलीक रोड, अंधेरी पश्चिम मुंबई , आंधेरी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400053 पॅन नं:-AACCM4010F ,
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जमील जलील सय्यद वय:-46; पत्ता:-बी-103, -, अमन अपार्टमेंट, 768 ए हाल पाखडी रोड , बेल बाजार जवळ कुर्ला पश्चिम मुंबई , कुर्ला नॉर्थ, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400070 पॅन नं:-AFXPS8685R 2): नाव:-नवशोन जमील-सय्यद वय:-46; पत्ता:-बी-103, -, अमन अपार्टमेंट, 768 ए हाल पाखडी रोड , बेल बाजार जवळ कुर्ला पश्चिम मुंबई , कुर्ला नॉर्थ, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400070 पॅन नं:-AZBPS8307C
(9) दस्तावेज करून दिल्याचा दिनांक	23/06/2020
(10)दस्त नोंदणी केल्याचा दिनांक	26/06/2020
(11)अनुक्रमांक,खंड व पृष्ठ	3264/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	765500
(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.

सह दुय्यम निबंधक बोरीवली- २  
मुंबई उपनगर जिल्हा.

बरल - १/		
११५६८	१६	३५
२०२३		



उपमुख्य अभियंता इमारत (प्रस्ताव) पत्र दान  
 महापालिका इमारत, सी विंग, संवत्ती कॉम्प्लेक्स,  
 १० फुट वी.पी. रोड, वेंट हॉटेल्स शाकेजबक,  
 मुंबई (पूर्व), मुंबई-४०० १०१  
 फोन नं. २८५४३४०७

**BRIHANMUMBAI MAHANAGARPALIKA**  
 NO.CHE/8539/BP(W)/AR of

**FULL OCCUPATION CERTIFICATE**

16 MAR 2016



To,  
 Shri Ashok Agarwal,  
 C.A. to Owner.

Sub : Permission to occupy the completed Bldg.  
 Wing-I, on plot bearing C.T.S. No.872-A of Village  
 Kandivali at Dahanukarwadi, Kandivali (W),  
 Mumbai.

Ref:- Your letter No.B/2589, dtd.28.07.2014.

Gentleman,

The full development work of Residential Building No.2, Wing-I comprising of Basement + Stilt + 1<sup>st</sup> to 23<sup>rd</sup> upper floors on plot bearing C.T.S. No.872-A of Village Kandivali, situated at Dahanukarwadi, Kandivali (W), Mumbai is completed under the supervision of Shri H.A. Mehta, Lic. Surveyor having Lic. No.M/53, Shri Vatsal Gokani, Lic. Structural Engineer having Lic. No.STR/G/105 and Lic. Site Supervisor, Shri Hasmukh M. Parmar, having Lic. No.P/28/SS-I, may be occupied on the following conditions:-

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



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

set of certified completion plan is returned herewith.

Yours faithfully,

Ex. Eng.(Bldg.Prop.) <sup>16.8.15</sup>

बरल - १/		
१२५६८	१८	३५
२०२३		

D:\Patil SP\OC\8539 Full.doc

बरल - २/		
३२५४	५८	४०४
२०२०		



**BRIHANMUMBAI MAHANAGARPALIKA**  
**MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 1A)**  
**No. CHE/ 8539 BPOVSI/AR 1.0 JUL 2012**  
**COMMENCEMENT CERTIFICATE**

To Shri Ashok Agarwal  
C.A. to Owner.

उपर्युक्त अधिष्ठाता कर्मचाऱा प्रस्ताव पत्र, सैन्य  
नगरपालिका प्लानिंग, सी. विंग, सांखुली फ्लॉर, सेक्टर  
१०, बुंद वी.पी. रोड, वॉर्ड नॉर्थवॉर्ड, बंधारा,  
मुंबई उपनगर (पुणे), मुंबई-४००००८

Sir,

8.05.2012

With reference to your application No. 1281(44/69) dated for  
Development Permission and grant of Commencement Certificate under section 45 &  
69 of the Maharashtra Regional and Town Planning Act 1966, to carry out  
development and building permission under section 346 of the Bombay Municipal  
Corporation Act 1888 to erect a building to the development work of

C.T.S.No. B72/A  
at premises at Street ---  
Village Kandivali Plot No. ---  
situated at Dahanukar wadi, Kandivali (west) Ward R/S

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

1. The land vacated in consequence of the endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - (c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the 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 and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri A.B. Kulkarni  
Executive Engineer to exercise his power and functions of the planning Authority  
under Section 45 of the said Act.  
This C.C. is re-issued for work up to Wing F, G & H Stilt + 7 upper  
floors level only as per approved plans  
For and on behalf of Local Authority approved  
Brihanmumbai Mahanagarपालिका dated 06.07.2012



**CERTIFIED TRUE COPY**  
**A. MEHTA, B.E. (C), A.M.I.C.E. ARCHITECTS & ENGINEERS**  
**Executive Engineer, Building Proposal (V.S.) XXXX 'R' Wards. FOR MUNICIPAL COMMISSIONER FOR GREATER MUMBAI**

बरल - १/  
७२५६८ १९ २५  
२०२३

बरल - २/  
३२५४ ४० ०४  
२०२०





**VINOD MISTRY & CO.**  
ADVOCATES, SOLICITORS & NOTARY

VINOD B. MISTRY  
ADVOCATE, SOLICITOR & NOTARY  
RES: 671 4285  
Ms. JAYSHREE NAMBIAR  
RES: 584 5548  
Mrs. SONAL AWASTHI  
ADVOCATES, HIGH COURT

RAJA BAHADUR MANSION 2ND FLOOR  
20 AMBALAL DOSHI MARG, (HAMAM STREET)  
FORT, MUMBAI-400 05  
☎ 267 6736/666  
FAX: 267 685

Pandharinath Patil, (9) Prabha Vasant Vaidande, (10) Sheela alias Damayanti Dinanath More, (11) Shaila Dashrath Gawad and (12) Darshana Deepak Thakur as his only legal heirs and next of kin according to the Hindu Law of Succession by which he was governed at the time of his death. Since the aforesaid properties were never utilised for the purposes for which the same were acquired by the Corporation, therefore, it was agreed and decided by the Corporation to return the aforesaid properties to the legal heirs of the Owner on their agreeing to refund to the Corporation the amount of compensation paid by the Corporation along with interest thereon. The Corporation in pursuance to the Improvement Committee Resolution No.593 of 15th February, 1990 and Corporation Resolution No.1440 of 16th March, 1990 respectively accorded sanction to return the aforesaid properties to the legal heirs of the Owner.

Ultimately the Corporation through the Additional Municipal Commissioner of Greater Mumbai by three different Conveyance all dated 22nd August, 1991 and lodged for the registration with the Sub-Registrar of Assurances at Mumbai under serial No.PBBM/4636/91; No.PBBM/4637/91 and No.PBBM/4638/91 on 12th September, 1991 at or for the consideration mentioned therein, grant, sell, convey, transfer, assign and assure unto the said Ravindra Shamrao More and 11 Ors. The aforesaid properties more particularly described in the First Schedule hereunder written are free from all encumbrances and reasonable doubts.

Each of the said legal heirs and representatives of the said Shamrao Sakharam More vide different separate Agreements for Sale all dated 14th February, 1990 agreed to sell their respective undivided share, right, title and interest in the aforesaid properties to the promoters of the Shubhash Builders Pvt. Ltd., at or for the consideration and on the terms and conditions more particularly recorded in the said Agreements for Sale dated 14th February, 1990.

The said Shubhash Builders Pvt. Ltd. came to be incorporated under the provisions of the Companies Act, I of 1956 on 31st July, 1990 under serial No.11-57536 of 1990 and on its incorporation all the benefits under all the said Agreements for Sale dated 14th February, 1990 were taken over and became vested in the said Shubhash Builders Pvt. Ltd.



बाल - १/		
७२५६८	२१	२५
२०२३		

बाल - २/		
३२५४	५०	०४
२०२०		



**VINOD MISTRY & CO.**  
ADVOCATES, SOLICITORS & NOTARY

VINOD B. MISTRY  
ADVOCATE, SOLICITOR & NOTARY  
RES: 671 4285  
MS. JAYSHREE NAMBIAR  
RES: 564 5548  
Mrs. SONAL AWASTHI  
ADVOCATES, HIGH COURT

RAJA BAHADUR MANSION 2ND FLOOR,  
20 AMBALAL DOSHI MARG, (HAMAM STREET),  
FORT, MUMBAI-400 023.  
☎ 267 6736/6654  
FAX: 267 6824

The said Ravindra S. More and 11 others have handover possession of the aforesaid properties more particularly described in the First Schedule hereunder written.

In view of the above the right, title and interest of the Owners in the aforesaid properties vested in the said Shubhash Builders Pvt. Ltd.

The said Ravindra S. More and 11 others have also executed jointly a Irrevocable General Power of Attorney dated 13th July, 1992 in favour of (1) Suresh Kanjibhai Turakhia and (2) Smt. Nisha Suresh Turakhia, the present Managing Directors of the said Shubhash Builders Pvt. Ltd. The said Ravindra S. More and 11 others have received entire money consideration under their respective divers Agreements for Sale all dated 14th February, 1990.

Accordingly the said Ravindra S. More and 11 others have also executed jointly a Special Power of Attorney dated 13th July, 1990 and registered with the Joint Sub-Registrar of Assurances IV, Mumbai (Bandar) under serial No.P-7034/92 on 29th August, 1992 in favour of one Deepak Pranlal Turakhia and Jayantilal Arjunbhai Patel.

All the aforesaid Agreements and Documents executed by the said Ravindra S. More and 11 others with the said Shubhash Builders Pvt. Ltd. are valid and subsisting and binding to the parties to the said Agreements and Documents.

The said Shubhash Builders Pvt. Ltd. have obtained Orders from the office of the Deputy Collector and Competent Authority III (ULC), Brihanmumbai bearing No.C/ULC/DESK/XV/MISC/SR/640 and No.C/ULC/DESK/XV/MISC/SR/641 both dated 4th July, 1991 and the aforesaid properties were declared within the ceiling limit under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976.

The said Shubhash Builders Pvt. Ltd. have also obtained No Objection Certificate from the office of the Deputy Collector and Competent Authority III (ULC), Brihanmumbai, vide its Order bearing No.C/ULC/DESK/XV/MISC/SR/647 dated 8th July, 1992 and grant of permission from the ULC point of view for the development and amalgamation of the aforesaid properties under the provisions of said Act.

The said Shubhash Builders Pvt. Ltd. have obtained an approval from the Brihanmumbai Mahanagar Palika vide its letter bearing No.CHE/1455/LOC dated 22nd January, 1992 of the lay out amalgamation and natural sub-division plan and



बरल - २/		
१२५६८	२२	३५
२०२३		

बरल - २/		
३२५४	५९	७४
२०२०		

**VINOD MISTRY & CO.**  
ADVOCATES, SOLICITORS & NOTARY



VINOD B. MISTRY  
ADVOCATE, SOLICITOR & NOTARY  
RES: 671 4885  
Ms. JAYSHREE NAMBIAR  
RES: 564 5548  
Mrs. SONAL AWASTHI  
ADVOCATES, HIGH COURT

RAJA BAHADUR MANSION 2ND FLOOR  
20 AMBALAL DOSHI MARG, (HAMAMA STREET)  
FORT, MUMBAI-400 002  
☎ 267 6736/666  
FAX: 267 488

grant of permission for the demarcation of the part of the aforesaid properties bearing Survey No.37, Hissa No.3, CTS No. 872 admeasuring 378.66 square yards equivalent to 316.60 square metres; Survey No.37, Hissa No.4, CTS No.873 (part) admeasuring 7553.40 square yards equivalent to 6315.40 square metres and Survey No.78, Hissa No.16, CTS No.879 admeasuring 2871.06 square yards equivalent to 2400 square metres or thereabouts being part of the aforesaid properties and more parcels described in the Second Schedule hereunder written.



The said Shubhash Builders Pvt. Ltd. have obtained permission from the office of the District Collector of Mumbai Suburban District by its Order bearing No.C/DESK-VII/AMAL-/SUB-DIVN-/SR/1231 dated 10th August, 1992 for the amalgamation and sub-division of the said part of the aforesaid properties and accordingly a New City Survey Number bearing 872/A admeasuring 9033.3 square metres allotted to the said part of the aforesaid properties.

Accordingly the said Shubhash Builders Pvt. Ltd. have also got the necessary building plans approved and sanctioned proposal for the development of the said part of the aforesaid properties from the Brihanmumbai Mahanagar Palika vide it's IOD bearing No.CHE/8486/BP(WS)/AR dated 21st August, 1991 and Commencement Certificate bearing No.CHE/8486/BP(WS)/AP/AR dated 1st October, 1991 to that effect and constructed a Complex alongwith Recreation Ground which is known as "SHUBHA SHANTI" on the portion of the said part of the aforesaid properties more particularly described in the Second Schedule hereunder written.

In the course of development of the said part of the aforesaid properties described in the Second Schedule hereunder written, 5600 square feet FSI remained unutilised.

By and under an Agreement for Sale dated 5th April, 1997 and Supplemental Agreement dated 7th August, 1997 made and entered into between Shubhash Builders being the Vendors therein referred to of the First Part and M/s. Vora Enterprises being the Purchasers therein referred to of the Other Part, the said Shubhash Builders Pvt. Ltd. have agreed to sell unutilised 5600 square feet FSI approximately as also further agreed to allow to avail and to load FSI by way of TDR to the extent of 80% of the total area of the said part of the aforesaid properties described in the Second Schedule hereunder written. Accordingly M/s. Vora Enterprises are entitled to utilise the balance



वरल - २/		
3248	42	08
२०२०		

वरल - २/		
92486	23	24
२०२३		



**VINOD MISTRY & CO.**  
ADVOCATES, SOLICITORS & NOTARY

VINOD B. MISTRY  
ADVOCATE, SOLICITOR & NOTARY  
RES: 671 4285  
Ms. JAYSHREE NAMBIAR  
RES: 564 5548  
Mrs. SONAL AWASTHI  
ADVOCATES, HIGH COURT

RAJA BAHADUR MANSION 2ND FLOOR,  
20 AMBALAL DOSHI MARG, (HAMAM STREET),  
FORT, MUMBAI-400 023  
☎ 267 6726/6654  
FAX: 267 6824

of about 5600 square feet FSI and also to load FSI by way of TDR to the extent of 80% of the total area of the said part of the aforesaid properties and to sell flats and premises therein on what is known as on ownership basis.

The Shubhash Builders Pvt. Ltd., have also executed Substituted Power of Attorney dated 3rd May, 1997 in favour of the nominees of the M/s. Vora Enterprises so as to enable the M/s. Vora Enterprises to carry out the construction and development work on the property more particularly described in the Third Schedule hereunder written.

In the aforesaid properties there were two occupants namely: (1) Bhaskar Gajanan Bhandari and (2) Ganpat Anjulya Bhandari. The said Shubhash Builders Pvt. Ltd., have also agreed to purchase their respective right, title and interest in the aforesaid properties and obtained the peaceful possession from each of them.

In view of this above, in our opinion the title of the said Ravindra S. More and 11 others to the aforesaid properties more particularly described in the First, Second and Third Schedule hereunder written is clear and marketable and free from all encumbrances subject to what is provided in the Agreement for Sale dated 5th April, 1997 and the Supplemental Agreement dated 7th August, 1997, M/s. Vora Enterprises have full right and absolute authority to develop the property more particularly described in the Third Schedule hereunder written.

बरल - २/		
3248	4308	
२०२३		

THE FIRST SCHEDULE ABOVE REFERRED TO :-

ALL THOSE pieces or parcels of lands or grounds, lying, being and situated in Village Kandivali, Taluka Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, bearing Survey No. 37, Hissa No.3, CTS No.872 admeasuring 378.66 square yards equivalent to 316.60 square metres. thereabout; Survey No. 37, Hissa No.4, CTS No.873 (part) admeasuring 7553.40 square yards equivalent to 6315.40 square metres or thereabouts; Survey No. 37, Hissa No.6, CTS No.868 admeasuring 416.60 square yards equivalent to 348.30 square metres or thereabouts; Survey No. 37, Hissa No.10; CTS No.807 admeasuring 2010 square yards equivalent to 1680 square metres or thereabouts and Survey No. 78, Hissa No.16, CTS No.879 admeasuring 2871.06 square yards equivalent to 2400.50



बरल - २/		
/	/	/
२०२३		

बरल - २/		
3248	4308	
२०२०		

**VINOD MISTRY & CO.**  
ADVOCATES, SOLICITORS & NOTARY



VINOD B. MISTRY  
ADVOCATE, SOLICITOR & NOTARY  
RES: 671 4285  
Ms. JAYSHREE NAMBIAR  
RES: 564-5548  
Mrs. SONAL AWASTHI  
ADVOCATES, HIGH COURT

RAJA BAHADUR MANSION 2ND FLOOR  
20 AMBALAL DOSHI MARG, (HAMAM STREET,  
FORT, MUMBAI-400 023  
☎ 267 6736/6654  
FAX: 267 4624

square metres or thereabouts together with the structures standing thereon.

THE SECOND SCHEDULE ABOVE REFERRED TO :-

ALL THOSE pieces or parcels of lands or grounds, lying, being and situate at Village Kandivali, Taluka Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, bearing Survey No. 37, Hissa No.3, CTS No.872 admeasuring 378.66 square yards equivalent to 316.60 square metres or thereabout; Survey No. 37, Hissa No.4, CTS No.873 (part) admeasuring 7553.40 square yards equivalent to 6315.40 square metres or thereabouts and Survey No. 78, Hissa No.16, CTS No.879 admeasuring 2871.06 square yards equivalent to 2400.50 square metres or thereabouts together with the structures standing thereon.



THE THIRD SCHEDULE ABOVE REFERRED TO :-

Balance FSI of about 5600 sq.ft. to be utilised on the portion of ALL THAT piece or parcel of land or ground lying, being and situate at Village Kandivali, Taluka Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, bearing Survey No.37, Hissa No.3; Survey No.37, Hissa No.4 and Survey No.78, Hissa No.16, CTS No.872/A admeasuring 9033.3 square metres or thereabouts, along with the benefit of TDR to the extent of 80% built up area of the total plot area to be loaded thereon.

Mumbai, Dated this 13th Day of August, 1997.



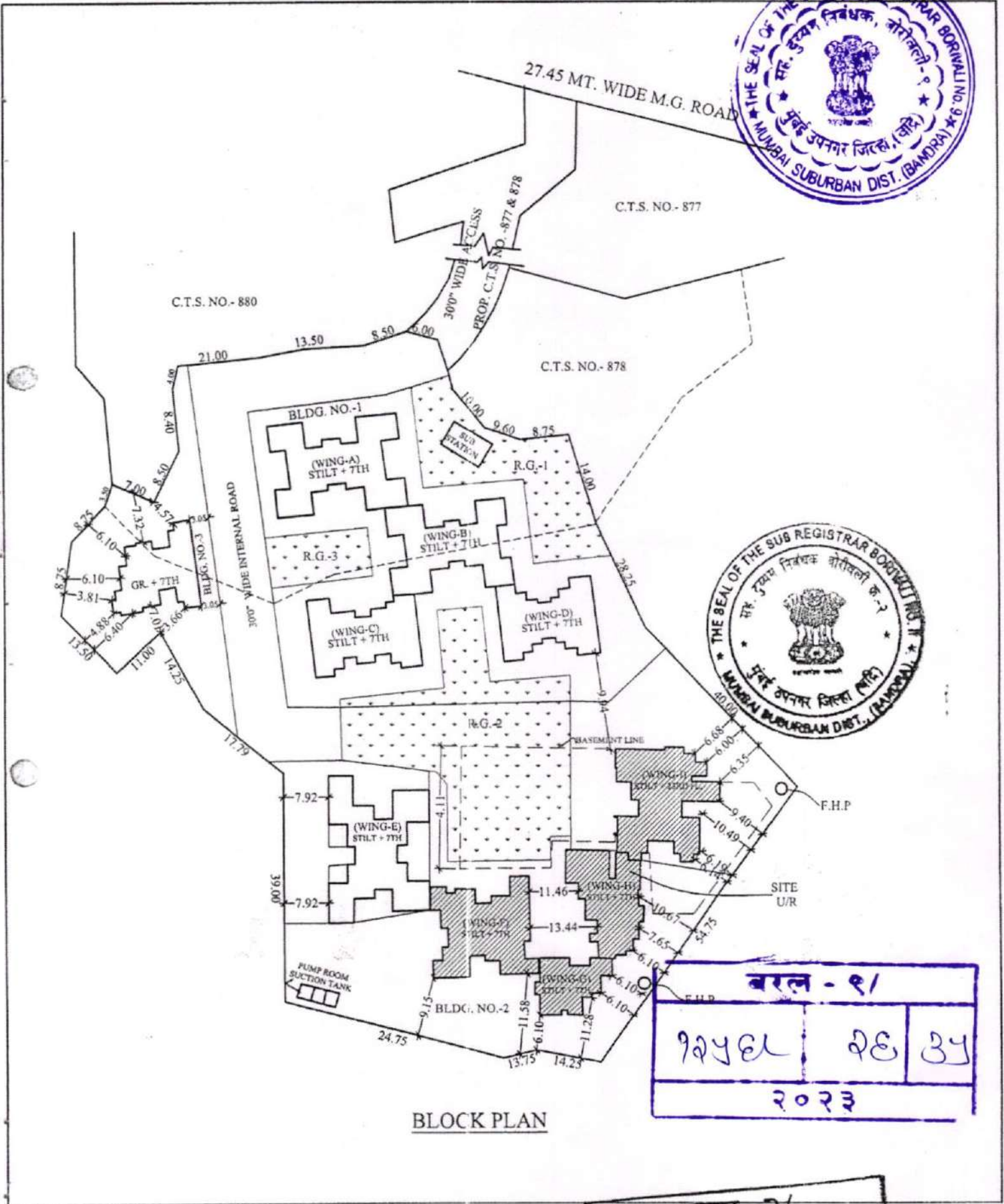
For Vinod Mistry & Co.,

(Vinod B. Mistry)  
Advocate & Solicitor,  
High Court,  
Mumbai.

बरल - १/		
११५६८	१५	३५
२०२३		

बरल - २/		
३२५४	५४	५४
२०२०		





BLOCK PLAN



बरल - १/		
१२५६	२६	३५
२०२३		

बरल - २/		
३२५४	५५	५४
२०२०		

भारत सरकार  
Government of India



नवशीन बानो सय्यद  
Navsheen Bano Sayed  
जन्म तिथि/DOB: 01/06/1982  
महिला/ FEMALE



Issue Date: 13/01/2013

6874 4696 8417  
VID : 9116 5841 6809 1215

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:  
103/B WING AMAN APARTMENT,  
CHRISTIAN VILLAGE, JANATA  
NAGAR, मुंबई, मुंबई सबर्बन,  
महाराष्ट्र - 400070

Address:  
103/B WING AMAN APARTMENT,  
CHRISTIAN VILLAGE, JANATA  
NAGAR, Mumbai, Mumbai Suburban,  
Maharashtra - 400070



Download Date: 20/09/2013

6874 4696 8417  
VID : 9116 5841 6809 1215

1947 | help@uidai.gov.in | www.uidai.gov.in



भारत सरकार  
Government of India



जमील सय्यद  
Jamil Sayed  
जन्म तिथि/DOB: 01/06/1974  
पुरुष/ MALE



Issue Date: 12/01/2013

9611 0989 2379  
VID : 9174 4933 5059 0551

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:  
B WING AMAN APARTMENT, JANATA NAGAR,  
HAL PAKHADI ROAD, CHRISTIAN VILLAGE  
KURLA WEST, Mumbai, Mumbai Suburban,  
Maharashtra - 400070

Address:  
B WING AMAN APARTMENT, JANATA NAGAR,  
HAL PAKHADI ROAD, CHRISTIAN VILLAGE  
KURLA WEST, Mumbai, Mumbai Suburban,  
Maharashtra - 400070



Download Date: 20/09/2013

9611 0989 2379  
VID : 9174 4933 5059 0551

1947 | help@uidai.gov.in | www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

NAVSHEEN JAMIL SAYED  
AZIZ GAFFOR SHAIKH  
01/06/1982  
Permanent Account Number  
AZBPS8307C

Signature




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

JAMIL JALIL SAYED  
JALIL USMAN SYED  
01/06/1974  
Permanent Account Number  
AFXPS8685R

Signature



*Navsheen*

*Jamil*

बगल - २/		
१२५६८	२७	३५
२०२३		


**आयकर विभाग**  
**INCOME TAX DEPARTMENT**






**भारत सरकार**  
**GOVT. OF INDIA**

**CHANDARANA HITEN SURESHBHAJ**  
**SURESHBHAJ CHANDARANA**

**12/05/1989**  
 Permanent Account Number  
**AKOPC4350R**

*H. S. Chandarana*  
 Signature




 	 
<p align="center"><b>भारत सरकार</b> Government of India</p>	<p align="center">संविदी</p>
<p align="center"><b>भारतीय विशिष्ट ओळख प्राधिकरण</b> Unique Identification Authority of India</p>	<ul style="list-style-type: none"> <li>■ आधर ओळखीचा प्रतया आहे नागरिकत्वाचा नाही</li> <li>■ सुरक्षित QR कोड : ऑफलाईन XML / ऑनलाईन प्रमाणीकरण वापरून ओळख सत्यापित करा</li> <li>■ हे इलेक्ट्रॉनिक प्रक्रियेद्वारा तयार झालेले एक पत्र आहे.</li> </ul>
<p>नोंदणी क्रमांक / Enrolment No.: 2006/70246/28271</p> <p>To        Hiten Sureshbhai Chandarana        A/ G3 Malavi Nagar B        Moti Nagar Road        Near Ambe Mata Mandir        Bhayander (West)        Thane, Maharashtra - 401101        9820311765</p>	<p align="center"><b>INFORMATION</b></p> <ul style="list-style-type: none"> <li>■ Aadhaar is a proof of identity, not of citizenship</li> <li>■ Verify identity using Secure QR Code/ Offline XML/ Online Authentication.</li> <li>■ This is electronically generated letter.</li> </ul>
<p align="center">आपला आधर क्रमांक / Your Aadhaar No. :</p> <p align="center"><b>2006 5715 2344</b></p> <p align="center">VID : 9132 5234 7515 2711</p> <p align="center">माझे आधर, माझी ओळख</p>	<p align="center"><b>hit</b></p> <ul style="list-style-type: none"> <li>■ आधर देखभाल वेळ आहे</li> <li>■ आधर आपल्या विविध सरकारी आणि खाजगी सेवा सुलभतेने पोहोचस मदत करते</li> <li>■ आपला मोबाईल नंबर आणि ईमेल आयडी अद्यतनणे अत्यावश्यक ठेवा</li> <li>■ आपला स्मार्ट फोनमध्ये आधर धा - mAadhaar App वापरा</li> </ul> <ul style="list-style-type: none"> <li>■ Aadhaar is valid throughout the country.</li> <li>■ Aadhaar helps you avail various Government and non-Government services easily.</li> <li>■ Keep your mobile number &amp; email ID updated in Aadhaar.</li> <li>■ Carry Aadhaar in your smart phone – use mAadhaar App.</li> </ul>
<p align="center"><b>भारत सरकार</b> Government of India</p> <p>          हिटेन सुरेशभाई चंदारणा          Hiten Sureshbhai Chandarana          पल्लव अडॉर/DOB: 12/05/1989          लिंग/ GENDER: MALE       </p> <p align="center"><b>2006 5715 2344</b></p> <p align="center">VID : 9132 5234 7515 2711</p> <p align="center">माझे आधर, माझी ओळख</p>	<p align="center"><b>भारतीय विशिष्ट ओळख प्राधिकरण</b> Unique Identification Authority of India</p> <p>         पल्लव          पल्लव, माईलव नगर बी, मोती नगर रोड, अंबे माता मंदिर          भायंदर - 401101          Address:          A/ G3 Malavi Nagar B, Moti Nagar Road,          Near Ambe Mata Mandir, Bhayander (West),          Thane,          Maharashtra - 401101       </p> <p align="center"><b>2006 5715 2344</b></p> <p align="center">VID : 9132 5234 7515 2711</p> <p align="center">1047   help@uidai.gov.in   www.uidai.gov.in</p>

**बरल - १/**

१२५६८	१८	३५
२०२३		

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SURESH D CHANDARANA

D G CHANDARANA

04/01/1960

Permanent Account Number

AFIPC0976Q

S D Chandarana

Signature



भारत सरकार  
GOVERNMENT OF INDIA



सुरेश दयालजी चंदाराना

Suresh Dayalji Chandarana

जन्म वर्ष / Year of Birth : 1960

पुरुष / Male



9368 9221 9430

आधार – सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता ए / जी 3 महावीर नगर बी, मोली  
नगर रोड, अंबे माता मंदिर जवळ, भाईंदर  
पश्चिम, ठाणे, भाईंदर पश्चिम, महाराष्ट्र,  
401101

Address: A/ G3 Mahavir Nagar B,  
Moli Nagar Road, Near Ambe  
Mata Mandir, Bhayander (West),  
Thane, Bhayander, Maharashtra,  
401101

बरल - २/		
१२५६	२९	३५
२०२३		



1947  
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

S D. Chandarana

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SWATI SURESH CHANDARANA  
P N NARSHIBHAI

08/06/1962  
Permanent Account Number

AFIPC4866P

Signature

भारत सरकार  
GOVERNMENT OF INDIA

स्वामी सुरेश चंदारणा  
Swati Suresh Chandarana

जन्म वर्ष / Year of Birth : 1962  
स्त्री / Female

3880 9109 3472

आधार — सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता ए/जी 3 महावीर नगर बी, मोती नगर रोड, अंबे माता मंदिर जवळ, भाईंदर पश्चिम, ठाणे, भाईंदर पश्चिम, महाराष्ट्र, 401101

Address: A/ G3 Mahavir Nagar B, Moti Nagar Road, Near Ambe Mata Mandir, Bhayander (West), Thane, Bhayander, Maharashtra, 401101

1947  
1660 186 1647

help@uidai.gov.in

www  
www.uidai.gov.in

P.O. Box No. 1947, Bengaluru-560 001

बरत - १/  
१२५६ ३०३५  
२०२३

S.S. Chandarana.

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**VAIBHAVEE BHADJA**  
**VINODBHAI UKABHAI BHADJA**  
**20/09/1989**  
 Permanent Account Number  
**CDBPB5832R**  
*Bhadja V.V.*  
 Signature

**भारत सरकार**  
**GOVT. OF INDIA**

03042015



**भारत सरकार**  
**GOVERNMENT OF INDIA**

**भाडजा वैभववी विनोदभाई**  
**Bhadja Vaibhavee Vinodbhai**  
**जन्मनु वर्ष / Year of Birth : 1989**  
**स्त्री / Female**

5722 2739 5621

आधार - सामान्य माणसना अधिकार

*Bhadja V.V.*

**भारतीय विशिष्ट ओळखास प्रधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

**सरनामुं:**  
 बी ४७, आलाप अवन्यु रोयल  
 होल सामे युनीवर्सिटी रोड,  
 राजकोट, राजकोट सौ युनी अेरिया,  
 गुजरात, 360005

**Address:**  
 B 47, AALAP AVENUE OPP  
 ROYAL HALL UNIVERSITY  
 ROAD, Rajkot, Rajkot Sau  
 Uni Area, Gujarat, 360005

1947 1800 180 1947  
 help@uidai.gov.in  
 www.uidai.gov.in  
 P.O. Box No. 1947,  
 Bengaluru-560 001

इरल - १/

११५६	३१	३५
२०२३		

आयकर विभाग  
INCOME TAX DEPARTMENT

SAIL VISHAL VILAS

VILAS SHUKHAJI SAIL

10/01/1995

Permanent Account Number

EWJPS0854M

*Vishal*

Signature



भारत सरकार  
GOVERNMENT OF INDIA



*Vishal*



भारत सरकार  
GOVERNMENT OF INDIA



दिनेश दलसिंगार यादव

Dinesh Dalsingar Yadav

जन्म वर्ष / Year of Birth : 1987

पुरुष / Male



6518 7767 2274

आधार — सामान्य माणसाचा अधिकार

*Dinesh*

बयान - १/	
<i>२२५६</i>	<i>३२ ३५</i>
२०२३	

17/2568

बुधवार, 18 ऑक्टोबर 2023 6:25 म.नं.

दस्त गोषवारा भाग-1

बरल9

दस्त क्रमांक: 12568/2023

दस्त क्रमांक: बरल9 /12568/2023

वादावर मुल्य: रु. 1,18,82,702/-

मोबदला: रु. 1,00,00,000/-

मूलांशे मुद्रांक शुल्क: रु.7,16,000/-

शु. नि. म्द्र. दु. नि. बरल9 यांचे कार्यालयात

पावती:13312

पावती दिनांक: 18/10/2023

स. क्र. 12568 वर दि.18-10-2023

मादरकरणाराचे नाव: हितेन सुरेशभाई चंदाराना - -

गोर्जी 6:23 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

*hites*

दस्त हजर करणाऱ्याची सही:

एकूण: 30640.00

*Amrinder*  
सह. दुय्यम निबंधक, बोरीवली क्र. ९,  
मुंबई उपनगर जिल्हा.

*Amrinder*  
सह. दुय्यम निबंधक, बोरीवली क्र. ९,  
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

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

शिष्टा. क्रं. 1 18 / 10 / 2023 06 : 23 : 53 PM ची वेळ: (सादरीकरण)

शिष्टा. क्रं. 2 18 / 10 / 2023 06 : 24 : 45 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस  
दाखल केलेला आहे. \*दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व  
सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. \* दस्ताची सत्यता, वैधता  
कायदेशीर बाबीसाठी दस्त निष्पादक व नोंदणीकारक हे संपूर्णपणे जबाबदार राहतील.

*Amrinder*

लिहून देणारे :

*Narain*

*hites*

लिहून घेणारे:

*Shalji*


*S.D. Chandra*  
*S.S. Chandra*



बरल - ९/		
१०५६८	३३	३३
२०२३		





6	लिहून देणार नवशीन जमील सय्यद --	18/10/2023 06:31:02 PM	नवशीन बानो सय्यद F XXXX XXXX 8417	
---	------------------------------------	------------------------	---	--

शिवका क्र.4 ची वेळ:18 / 10 / 2023 06 : 32 : 02 PM

शिवका क्र.5 ची वेळ:18 / 10 / 2023 06 : 33 : 23 PM नोंदणी पुस्तक 1 मध्ये

BRL9

सह. दुय्यम निबंधक, बोरीवली क्र. ९,  
मुंबई उपनगर जिल्हा.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SURESH D CHANDARANA	eSBTR/Simple Receipt	03006172023092250207	MH008690637202324R	716000.00	SD	0005090704202324	18/10/2023
2		DHC		1023171021376	640	RF	1023171021376D	18/10/2023
3	SURESH D CHANDARANA	eSBTR/SimpleReceipt		MH008690637202324R	30000	RF	0005090704202324	18/10/2023

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

12568 /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

कमी पडलेली पाने फी रु. ६०/-  
रत्न पावती क्र. १३३२८ दि. १८/१०/२०२३  
वसूल केली.



प्रमाणित करणेत येते की, या  
दस्तामध्ये एकूण ३५ पाने आहेत.  
पुस्तक क्र. १/बरल-९/१२५६८ २०२३  
बर नोंदला, दिनांक १८/१०/२०२३

  
सह. दुय्यम निबंधक, बोरीवली क्र. ९,  
मुंबई उपनगर जिल्हा.

बरल - ९/		
१२५६८	३५	३५
२०२३		