

Receipt (pavli)

514/10250
Friday, June 07, 2024
11:41 AM

पावती

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

पावती क्र.: 11048 दिनांक: 07/06/2024

गावाचे नाव: मोगरा
दस्तऐवजाचा अनुक्रमांक: बदर18-10250-2024
दस्तऐवजाचा प्रकार: करारनामा
मादर करणाऱ्याचे नाव: जयश्री गोपाल सोनी

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 1600.00
पृथांची संख्या: 80
एकूण: रु. 31600.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:01 PM ह्या वेळेस मिळेल.

Joint S.R. Andheri-7

वाजार मूल्य: रु.5203449.2 /-
मोबदला रु.5500000/-
भरलेले मुद्रांक शुल्क : रु. 330000/-

सह. मुख्य निदेशक, अधिरी क्र. ७
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु.1600/-
डीडी/धनादेश/पि ऑर्डर क्रमांक: 0624060810990 दिनांक: 07/06/2024
वैकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/धनादेश/पि ऑर्डर क्रमांक: MH003141959202425E दिनांक: 07/06/2024
वैकेचे नाव व पत्ता:

जयश्री गोपाल सोनी

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON

12/6/2024

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20240607731				07 June 2024, 10:43:23 AM
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	46-मोगरा (अंधेरी)				
उप मूल्य विभाग	भुभाग: उत्तरेस गावाची हद्द. पुर्वेस द्रुतगती मार्ग. दक्षिणेस रेल्वे सबवे ते द्रुतगती सबवे जोडणारा 18.30 मि.रुंद वि.यो. रस्ता व पश्चिमेस रेल्वे लाईन.				
सर्व्हे नंबर न. भू क्रमांक :	सि.टी.एस. नंबर#133				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	68370	144460	166130	202700	144460
मोजमापनाचे एकक	चौरस मीटर				
वांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	36.02 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2 वर्षे	बांधकामाचा दर -	Rs.30250/-
उद्दवाहन सुविधा-	आहे	मजला -	1st floor To 4th floor		
रस्ता सन्मुख -					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट वाढ	= 100% apply to rate= Rs.144460/-				
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर)				
	= (((144460-68370) * (100 / 100)) + 68370)				
	= Rs.144460.-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 144460 * 36.02				
	= Rs.5203449.2/-				
Applicable Rules	- 10.4				
एकत्रित अंतिम मूल्य	- मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य । मेडॉनार्डन मजला क्षेत्र मूल्य - लगतच्या गच्चीचे मूल्य - वरील गच्चीचे मूल्य - बंदिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य । बंदिस्त वाल्कनी । मेकॅनिकल वाहनतळ				
	= A + B + C + D + E + F - G + H + I + J				
	= 5203449.2 + 0 + 0 + 0 - 0 + 0 + 0 + 0 - 0 + 0				
	= Rs.5203449.2/-				

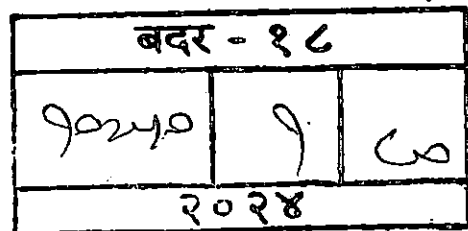
Home

Print

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वरिष्ठ लिपीक अंधेरी-७

सह. दुय्यम निबंधक, अंधेरी क्र. ७



CHALLAN
MTR Form Number-6



GRN	MH003141959202425E	BARCODE	[Barcode]		Date	06/06/2024-15:11:48	Form ID	25.2
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	BDR18 __JT SUB REGISTRAR ANDHERI 7			Full Name	JAYSHREE GOPAL SONI AND OTHERS			
Location	MUMBAI			Flat/Block No.	FLAT NO B-402, 4TH FLOOR, WING B,			
Year	2024-2025 One Time			Premises/Building	SUNDERLAL BHATTWADI CHS LTD			
Account Head Details			Amount In Rs.	Road/Street	OLD NAGARDAS ROAD, PARSI PANCHAYAT ROAD, MOGRA, ANDHRI EAST			
0030045501	Stamp Duty		330000.00	Area/Locality	MUMBAI			
0030063301	Registration Fee		30000.00	Town/City/District				
				PIN	4	0	0	0
				Remarks (If Any)	SecondPartyName=MS SUPARSHWA ESTATE~			
				Amount In	Three Lakh Sixty Thousand Rupees Only			
Total			3,60,000.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332024060615690	2872614128	
Cheque/DD No.				Bank Date	RBI Date	06/06/2024-15:12:36	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID : Mobile No. : 9833101144
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



बदर - १८		
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Print Date 06-06-2024 03:12:47

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0624060810990	Date 06/06/2024
Received from JAYSHREE GOPAL SONI, Mobile number 9833101144, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name IBKL	Date 06/06/2024
Bank CIN 10004152024060610257	REF No. 2907989110
This is computer generated receipt, hence no signature is required.	

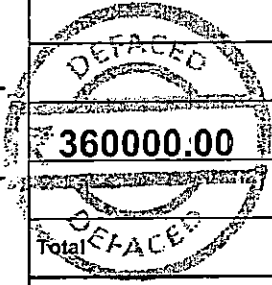


बदर - १८		
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CHALLAN
MTR Form Number-6



GRN	MH003141959202425E	BARCODE	Date 06/06/2024-15:11:48		Form ID	25.2	
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	BDR18 __JT SUB REGISTRAR ANDHERI 7		Full Name	JAYSHREE GOPAL SONI AND OTHERS			
Location	MUMBAI		Flat/Block No.	FLAT NO B-402, 4TH FLOOR, WING B,			
Year	2024-2025 One Time		Premises/Building	SUNDERLAL BHATTWADI CHS LTD			
Account Head Details	Amount In Rs.		Road/Street	OLD NAGARDAS ROAD, PARSI PANCHAYAT ROAD, MOGRA, ANDHRI EAST			
0030045501 Stamp Duty	330000.00		Area/Locality	MUMBAI			
0030063301 Registration Fee	30000.00		Town/City/District				
			PIN	4	0	0	0
			Remarks (If Any)	SecondPartyName=MS SUPARSHWA ESTATE-			
			Amount In	Three Lakh Sixty Thousand Rupees Only			
			Words				
	3,60,000.00						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	69103332024060615690	2872614128			
Cheque/DD No.	Bank Date	RBI Date	06/06/2024-15:12:36	Not Verified with RBI			
Name of Bank	Bank-Branch			IDBI BANK			
Name of Branch	Scroll No. , Date			Not Verified with Scroll			



Department ID : Mobile No. : 9833101144
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर घटाना कोचक दायता निराकर कागजात-सादर कोचको करवावयाच्या दस्तासामी लागू आहे. कोचको वा करवावयाच्या दस्तासामी सादर कोचक लागू नाही.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-514-10250	0001756072202425	07/06/2024-11:41:33	IGR555	30000.00
2	(IS)-514-10250	0001756072202425	07/06/2024-11:41:33	IGR555	330000.00
Total Defacement Amount					3,60,000.00

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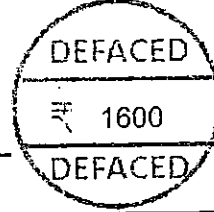


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0624060810990	Receipt Date	07/06/2024
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Received from JAYSHREE GOPAL SONI, Mobile number 9833101144, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered on Document No. 10250 dated 07/06/2024 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	IBKL	Payment Date	06/06/2024
Bank CIN	10004152024060610257	REF No.	2907989110
Deface No	0624060810990D	Deface Date	07/06/2024

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



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1. 350 20 100000 100000 100000
2. 100000 100000 100000 100000

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is made at Mumbai on this 7th day of JUNE, 2024;

Handwritten signature

BETWEEN

M/S. SUPARSHWA ESTATE, a partnership firm registered under the provisions of Indian Partnership Act, 1932 having its principal place of business at 1100 Sangita Ellipse, Sahakar Road, Vile Parle (East), Mumbai – 400 057, hereinafter referred to as the "Promoter" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partner or partners for the time being of the said firm, the survivor or survivors and the heirs, executors, administrators and assigns of the last survivor) of the ONE PART;

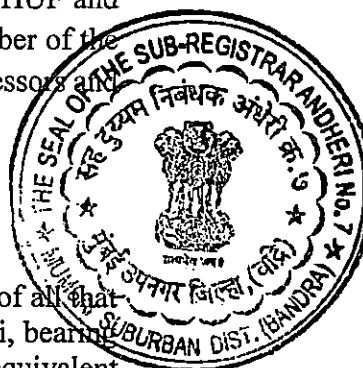
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AND

1) Jayshree Gopal Soni, 2) Nikhil Gopal Soni, and 3) Gopal Bhailalbai Soni, Indian Inhabitants residing at Room No. 15, Kiran Building No. 3, Parsi Panchayat Road, Near Sona Udyog, Andheri (East), Mumbai – 400 069, hereinafter referred to as the "Purchaser/s" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include, in the case of an individual/s, his or her or their heirs, executors, administrators and permitted assigns, and in the case of a Partnership firm, the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/his/her permitted assigns and in case of a HUF the members of HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and assigns of such last surviving member of the HUF and in the case of a company or a society or a body corporate, its successors and permitted assigns) of the OTHER PART.

WHEREAS

- A. Originally late Sunderlal Bhagwanji Bhatt was the owner inter-alia of all that pieces and parcel of land situated at Village Mogra, Taluka Andheri, bearing C.T.S. No 133/1, 133/1-1 to 67 admeasuring 4,532.32 square yards equivalent to 3,789.60 square meters or thereabout and more particularly described in the First Schedule hereunder written (hereinafter referred to as the "Larger Property") and the structures standing thereon (hereinafter referred to as the "existing structures").
- B. On 26th April 2000, late Sunderlal Bhagwanji Bhatt died intestate, and after his death, the Larger Property and existing structures devolved upon his heirs and legal representatives (1) Smt. Kantaben Sunderlal Bhatt, (2) Smt. Varsha Bharat Bhatt, (3) Smt. Shakuntala Shantilal Trivedi, (4) Smt. Mridula Govind Dave, (5) Smt. Rashmi Bhavanishankar Dave, (6) Smt. Neeta Vijay Bhatt and (7) Smt. Sangeeta Kalwant Singh (the "Original Owners").
- C. In the circumstances, the Original Owners became the owners and entitled to the Larger Property and the existing structures.
- D. The existing structures were occupied by the occupant/s/slum dwellers/tenants.



बदर - १८		
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s/slum dwellers/tenants.		

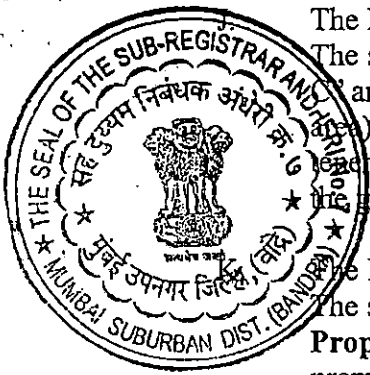
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- E. Two portions admeasuring 3,144.60 square meters and 66.52 square meters, aggregating to 3,211.12 square meters, out of the Larger Property, are declared as Slum vide Notification No. DCA/ENC/A-351/Sunderlal Bhattwadi/95 dated 11th January 1995 and Notification No. SRA/CTSO/Desk-1/T-S-1/3C/Sunderlal Bhattwadi/2013/905 dated 14th November 2013 respectively, under the provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 ("SRA Act")
- F. By a Deed of Indenture dated 22nd July 2010 registered with the Sub-Registrar of Assurances at Mumbai under serial No. BDR-4/10542/2010, made and entered into between the Original Owners, therein referred to as the Vendors of the One Part, and the Promoter herein, therein referred to as the Purchasers of the Other Part, the Original Owners sold, transferred and conveyed inter-alia the Larger Property and existing structures to the Promoter. A copy of the Property Register Card is annexed hereto and marked as **Annexure "1"**.
- G. The Slum Rehabilitation Authority ("SRA") has issued a Letter of Intent ("LOI") dated 2nd January 2015 bearing No. SRA/ENG/2728/KE/PL/LOI and revised LOI dated 8th June 2016 and 15th May 2017, Intimation of Approval ("IOA") dated 27th February 2015 bearing No. SRA/ENG/3190/KE/PL/AP and amended IOA dated 15th June 2016, 16th February 2017, 18th May 2017, 29th November 2017 and 18th July 2018, and Commencement Certificate ("CC") dated 30th December 2015 bearing No. SRA/ENG/3190/KE/PL/AP.
- H. In these circumstances, the Promoter became entitled to re-develop the Larger Property and construct the Building thereon, in a phase wise and/or project wise manner.
- I. While sanctioning the said plans the authorities and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters and upon due observance and performance of which only the Building Completion Certificate or Occupancy Certificate in respect of the said Project shall be granted by the concerned authority.

The Promoter has constructed a building on a portion of the Larger Property. The said building consists of four wings being "Wing A", "Wing B", "Wing C" and "Wing D". The said building consists of sale component (freehold sale component) and rehab component (for slum tenements and redevelopment tenements). Wing A, Wing B and Wing C are interconnected with shops on the ground floor.

The Promoter has constructed 'Wing B' on a portion of the Larger Property. The said portion of the Larger Property is hereinafter referred to as the "**said Property**". Wing B of the said building is consisting of shops, residential premises and having ground floor + part stilt + service floor + 18 upper floors + part 19th floor and is hereinafter referred to as the "**said Building**".

The Promoter has appointed a Licensed Surveyor registered with the Municipal Corporation of Greater Mumbai ("MCGM") and also appointed a Structural Engineer for preparing structural designs and drawings and specifications of the Building to be constructed on the said Property and the Purchaser/s accept/s the professional supervision of the said Licensed Surveyor and the said Structural Engineer till the completion of the Building



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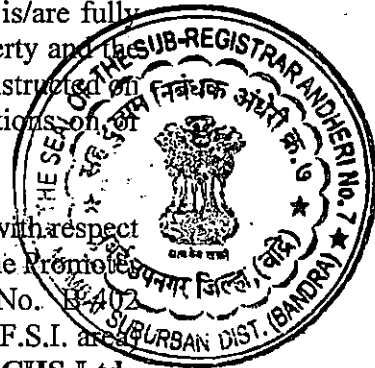
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unless otherwise changed by the Promoter.

- M. The Promoter has obtained the Occupation Certificate ("OC") in respect of the said Wing B. A copy of said OC is annexed hereto and marked as **Annexure "2"**.
- N. M/s. IC Legal, Advocates and Solicitors have issued their Certificate of Title dated 22nd March 2016 relating to the said Property. A copy of said Certificate of Title is annexed hereto and marked as **Annexure "3"**.
- O. The principal and material aspects of the development of the Larger Property as disclosed by the Promoters are briefly stated below:
- (i) The Larger Property constitutes a mixture of users as may be permissible under applicable law from time to time;
 - (ii) The Promoter has constructed a building on a portion of the Larger Property. The said building consists of four wings being "Wing A", "Wing B", "Wing C" and "Wing D". The said Building consists of sale component (freehold sale area) and rehab component (rehab tenements and redevelopment tenements). Wing A, Wing B and Wing C are interconnected with shops on the ground floor.
 - (iii) There are two parking towers on a portion of the Larger Property and there is common recreation ground ("RG").
- P. The Purchaser/s has/have demanded inspection from the Promoter and the Promoter has given inspection to the Purchaser/s of all documents of title relating to the said Property, including all the documents mentioned in the recitals hereinabove and also the plans, designs and specifications prepared by the Promoters' Licensed Surveyor, the Title Certificate, revenue records and all other documents, as amended up to date and the Purchaser/s is/are fully satisfied with the title of the Promoter in respect of the said Property and the Promoters' right to allot various flats/premises in the Building constructed on the said Property and has/have agreed not to raise any requisitions or objections to the same.
- Q. The Purchaser, after having investigated and being fully satisfied with respect to title of the Promoter to the said Property, has/have approached the Promoter and requested the Promoter to allot to him/her/them Flat No. B-402 admeasuring 323 sq. ft. MOFA carpet area (inclusive of fungible F.S.I. area) on the 4th floor in said Wing B known as **Sunderlal Bhattwadi CHS Ltd.**, constructed on the said Property, which flat is shown in yellow colour on the plan annexed and marked as **Annexure "4"** hereto (hereinafter referred to as the "**said Premises**" or the "**said Flat**") at the price of Rs. 55,00,000/- (Rupees Fifty-Five Lacs only). The Promoter acceded to the aforesaid request of the Purchaser/s and agreed to allot the said Flat to the Purchaser, at the price of Rs. 55,00,000/- (Rupees Fifty-Five Lacs only) on the terms and conditions hereinafter appearing;
- R. The Purchaser/s is/are aware that layout of the said Property is a tentative layout, showing *inter-alia* the different portions presently envisaged to be developed by the Promoter and is likely to be changed or revised as per the requirements of the Promoter and/or Slum Rehabilitation Authority ("SRA") and/or Municipal Corporation of Greater Mumbai ("MCGM") and/or other



बंदर - १८		
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*

statutory authorities. The Promoter reserves its right to alter the layout design, elevation etc. /make variations in the entire layout or any part thereof (with such modifications thereto as the Promoter may from time to time determine or may be required) and the Purchaser/s has/have no objection to the Promoter making such amendments or substitutions as aforesaid and accords his/her/their consents to the same.

S. Authenticated Copies of following documents are annexed to this Agreement:

- (i) Copy of the Property Registered Card (Annexure "1");
- (ii) Authenticated Copy of the Occupation Certificate of Wing B (Annexure "2");
- (iii) Authenticated Copy of the Title Certificate given by M/s. IC Legal (Annexure "3");
- (iv) Copy of the floor plan of the said Flat (Annexure "4").

T. Relying upon the declaration of the Purchaser/s and subject to the Purchaser/s performing all his/her/their obligations, the Promoter has agreed to allot to the Purchaser/s the said Flat, at the price and on the terms and conditions hereinafter appearing.

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

1. The recitals contained above and schedules and annexures hereto form an integral and operative part of this agreement as if the same were set out and incorporated herein verbatim.
2. The Promoter shall comply with all the terms, conditions, stipulations, restriction etc., if any, which may have been imposed by the authorities, at the time of sanctioning of the plans. The Promoter has constructed said Building on the said Property in accordance with the plans, specifications, designs and elevations as approved by the concerned local authority and which have been seen and perused by the Purchaser/s with such variations and modifications as the Promoter may consider necessary or as may be required by the Government, Slum Rehabilitation Authority, Municipal Corporation of Greater Mumbai and/or any other local authority from time to time. The Promoter shall be entitled to make such variations and/ or modifications in the plans as they may deem fit so long as the area of the said Flat agreed to be allotted to the Purchaser/s remains unchanged and so long as such variation and/ or modification does not adversely affect the said Flat, without any permission or consent of the Purchaser/s. The Purchaser/s hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authorities and/or Government bodies at the time of sanction of the said plans or thereafter.

3. The Purchaser/s hereby agree/s to purchase from the Promoter and the Promoter hereby agrees to allot to the Purchaser/s the said Flat being Flat No. बदर - 2B402 on the 4th floor of B Wing admeasuring 323 sq. ft. MOFA carpet area (inclusive of fungible F.S.I. area) in the said Building and as shown in yellow colour on the typical floor plan annexed and marked hereto as Annexure "4" at and for the lump sum price of Rs. 55,00,000/- (Rupees Fifty-Five Lacs only) (hereinafter referred to as the "Sale Price") payable by the Purchaser/s to the Promoter in the manner set out herein.

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बदर - 2B402	
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4. The Purchaser/s hereby agree/s, covenant/s and undertake/s to pay the Sale Price of Rs. 55,00,000/- (Rupees Fifty-Five Lacs only) to the Promoter as follows:
 - (a) Amount of Rs. 10,00,000/- (Rupees Ten Lacs only) plus all taxes including VAT, Service Tax, GST, Cess and/or any and all other taxes being the earnest money on or prior execution hereof.
 - (b) Amount of Rs. 45,00,000/- (Rupees Forty-Five Lacs only) plus all taxes including VAT, Service Tax, GST, Cess and/or any and all other taxes, within 15 days of execution hereof.
5. The Purchaser/s agrees, acknowledges and confirms that since the Purchaser/s agreed to pay the Sale Price in the manner set out hereinabove, the Promoter has agreed to allot the said Flat at the Sale Price of Rs. 55,00,000/- (Rupees Fifty-Five Lacs only).
6. Time for payment of each installment is the essence of the contract.
7. The Sale Price is exclusive of any sums, amounts and taxes including Service Tax, VAT, GST (Goods and Services Tax) and other taxes, cess, levies, fees and other charges of any nature whatsoever, as are or may be applicable and/or payable hereunder or in respect of the said Flat and all such amounts shall be entirely borne and paid by the Purchaser/s.
8. The Purchaser/s shall pay to the Promoter escalations / increases in the Sale Price if such escalation / increase is on account of development charges, payable to the authority and/or any other increase in charges, which may be levied or imposed by any authority from time to time.
9. The Purchaser/s have satisfied themselves that the Promoter has already passed on the benefit by way of input credit in respect of Goods and Service Tax while arriving at the Sale Price mentioned in the Clause 3. Further, the benefit of input credit under Goods and Service Tax is in compliance with Section 171 of Goods and Service Tax Act. Further, the Purchaser/s shall not raise any dispute at any forum for the same.
10. The Purchaser/s shall make all payments of the Sale Price due and/or payable to the Promoter through an account payee cheque/demand draft/pay order/wire transfer/any other instrument drawn in favour of "M/s. Suparshwa Estate". In case of any financing arrangement entered by the Purchaser/s with any financial institution with respect to the said Flat, the Purchaser/s undertakes to direct such financial institution to, and shall ensure that such financial institution does disburse/pay all such amounts towards Sale Price due and payable to the Promoter through an account payee cheque/demand draft/wire transfer/any other instrument drawn in favour of "M/s. Suparshwa Estate". Any payments made in favour of any other account other than mentioned hereinabove shall not be treated as payment towards the said Flat and shall be construed as a breach on the part of the Purchaser/s, in which event the Promoter shall be entitled to terminate this Agreement and forfeit the earnest money.
11. The Sale Price is exclusive of all taxes, levies, duties, cess, etc. In addition to the Sale Price, the Purchaser/s shall pay all other amounts mentioned herein.



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Any of the taxes, including Service Tax and /or Value Added Tax (VAT), GST, levies, duties, cess, etc. (whether applicable/payable now or become applicable/payable in future), whether on Sale Price or on other amounts payable under the Agreement, shall be borne and paid by the Purchaser/s alone and the Promoter shall never be liable, responsible and/or required to bear, and/or pay the same or any part thereof.

12. The Purchaser/s are aware that as per present statute, GST is levied/applicable on the Sale Price payable hereunder and consequently the amount of each installment payable by the Purchaser/s to the Promoter in respect of this transaction shall proportionately increase to the extent of the liability of such taxes. The Purchaser/s hereby undertake/s to pay the amount of GST along with each installment from the effective date and further shall not dispute or object to payment of such statutory dues. The Promoter shall not be bound to accept the payment of any installment unless the same is paid along with the amount of GST applicable thereon and the Purchaser/s shall be deemed to have committed default in payment of amount due to the Promoter hereunder, if such payment is not accompanied with the applicable GST. Provided further that if on account of change/amendment in the present statute or laws, statutes, rules, regulations and policies or enactment of new legislation of new laws by the Central and/or State Government or any other taxes become payable hereafter on the amounts payable by the Purchaser/s to the Promoter in respect of this transaction and/or aforesaid taxes levied is increased on account of revision by Authorities, the Purchaser/s shall be solely and exclusively liable to bear and pay the same and the Purchaser/s do and doth hereby agree and undertake to indemnify and keep indemnified the Promoter and its successors-in-title and assigns in respect thereof.

13. The Purchaser/s further agree/s, undertake/s and covenant/s that while making the payment of installments of Sale Price and GST thereon, the Purchaser/s shall deduct TDS (presently at the rate of 1% of the amount paid) as may be applicable from time to time. The Purchaser/s after making payment of each installment and GST, on or before 7th day of next month, shall file Form 26QB with the Income Tax Authority in the prescribed format and on or before 22nd day the month on which respective Form 26QB is filed, shall furnish Form 16B to the Promoter. The Purchaser/s is/are aware that the time to make the payment of installments and GST and all other taxes as mentioned in above is the essence of contract and in an event of delay on part of the Purchaser/s to make the payment of any of the installment together with GST and/or any other tax (including delivering Form 16B certificate thereof), then without prejudice to right of the Promoter to cancel and terminate this Agreement, the Purchaser/s shall be liable to pay interest at the rate specified under the RERA Rules per annum to the Promoter on all delayed payments from the due date till the date of realization thereof.

14. In the event, the Purchaser/s desire/s to cancel the allotment of said Flat, then the earnest money paid by the Purchaser/s as mentioned in clause 4 (a) above shall stand forfeited and the Purchaser/s shall not be entitled to such earnest money paid by him/her/them to the Promoter. The Purchaser/s shall also have to bear and pay to the Promoter, at the time of cancellation, the brokerage charges (if the said Flat is purchased through the broker) which brokerage shall have been already paid by the Promoter to the broker. The Promoter shall not be liable to refund Service Tax, VAT, GST and all other taxes paid or payable on this Agreement and/or on the Sale Price and/or interest and/or otherwise. It is agreed by and between the parties that all the above-referred amounts due



बदल - ३८		
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and payable by the Purchaser/s, as specified hereinabove, shall be deducted from the amount received by the Promoter from the Purchaser/s till the time of such cancellation. The Promoter shall return the balance amount from the Sale Price (if any) to the Purchaser/s only after the said Flat is sold to new prospective purchaser/s and the Promoter have received entire sale price of the said Flat from such prospective purchaser/s.

15. The Parties hereto confirm that this Agreement constitutes the full agreement between the Parties hereto and supersedes all previous agreements, arrangements, understanding, writings, allotment, letters, brochures and/or other documents entered into, executed and/or provided.

16. The Promoter shall be entitled (but not obliged) to terminate this Agreement on the happening of any of the following events ("**Events of Default**"):

(a) If the Purchaser/s commits default in making payment of any of the amounts and/or installments of any amount payable under this Agreement or otherwise;

(b) If the Purchaser/s commits breach of any other terms, conditions, covenants and representations of this Agreement and/or any other writing and/or the terms and conditions of layout, L.O.I, I.O.A. and C.C. and/or any other sanction, permission, approvals, undertakings, writings and affidavits, etc.;

(c) If the representation, declarations and/or warranties etc. made by the Purchaser/s in the Booking Form, Allotment Letter, present Agreement and/or any other documents executed and/or entered into or to be executed and/or entered into by the Purchaser/s is untrue or false;

(d) If the Purchaser/s has/have been declared and/or adjudged to be insolvent/bankrupt etc. and/or ordered to be wound up;

(e) If the Purchaser/s is/are convicted of any offence involving moral turpitude and/or is sentenced to imprisonment for any offence for not less than six months;

(f) If Receiver and/or a Liquidator and/or Official Assignee or any person appointed of the Purchaser/s or in respect of all or any of the assets and/or properties of the Purchaser/s.

(g) If the Purchaser/s have received any notice from the Government in India (either Central, State or Local) or foreign Government for the Purchaser/s involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him/her/them.

(h) an event of force majeure has occurred;

17. On happening or occurring of any of the Event of Default, the Promoter shall without prejudice to all other rights that the Promoter may have against the Purchaser/s either under this Agreement, or in law or otherwise, the Promoter shall give 15 days' notice to the Purchaser/s to rectify/remedy such breach. In the event Purchaser/s fail/s to rectify/remedy the breach within notice period, then the Promoter shall be entitled (but shall not be obliged) to (i) terminate



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this Agreement ("Termination Date") and (ii) forfeit/deduct the earnest money of Rs. 15,00,000/- (Rupees Fifteen Lacs Only) and the balance, if any, shall be refunded to the Purchaser/s without any interest within a period of 30 days after the said Flat has been sold to new purchaser/s and all amounts including the consideration in respect thereof has been received by the Promoter from the new purchaser/s. It is further clarified that any profit arising from such sale of the said Flat to the new purchaser/s shall be of the Promoter and the Purchaser/s shall have no claim against the same. If for making payment of the Sale Price the Purchaser/s has/have availed loan from financial institutions, banks or other institutions against the security of the Said Flat then the same shall be subject to the consent and approval of the Promoter. In the event of the Purchaser/s committing default of the payment of the installments of the Sale Price or otherwise and in the event of the Promoter exercising their right to terminate this Agreement, the Purchaser/s shall and hereby undertake to clear the mortgage debt outstanding at the time of the such termination. The Purchaser/s, at his/her/their own cost and expenses, shall obtain necessary letter/no due certificate from such financial institution, banks etc. stating that the Purchaser/s has/have cleared the mortgage/debt/charge within 15 days from the Termination Date. In such an event, the Purchaser/s shall become entitled to the refund of the amount without any interest within a period of 30 days after (i) receipt of such letter/no dues certificate from the financial institution, banks, etc., and (ii) said Flat is sold to a third party and all amounts including consideration amount in respect thereof is received by the Promoter. In any event, the Promoter shall be entitled to directly pay the amount payable to the financial institution, bank, their employer or other such institutions by the Purchaser/s from the balance amount standing to the credit of the Purchaser/s with the Owner (if any) towards the said Flat to the extent so as to clear the mortgage/debt/charge on the said Flat. Only on receipt of such letter of clearance of mortgage debt from such bank, financial institution, etc., the Purchaser/s shall be entitled to the refund of the balance amount standing credited to the account of the Purchaser/s (if any) with the Promoter towards the said Flat. Notwithstanding all that is stated hereinabove, it shall ALWAYS be obligatory on the part of the Purchaser/s to pay the installments of the consideration amount as and when due under the terms of this Agreement and the Purchaser/s shall duly and promptly pay the installments of the consideration amount irrespective of the fact that the Purchaser/s has/have applied for the loan to such financial institution, banks, their employers or such other institution and irrespective of the fact that the said loans are being under process and sanction awaited and/or is rejected.

Notwithstanding anything contrary contained herein, in case the Purchaser/s fail or are otherwise unable to make payment of any of the amounts and/or installments of any amount payable under this Agreement or otherwise, to the Promoter, then the Promoter shall, without prejudice to any other rights or remedies that it may have against the Purchaser/s, including the right to terminate and forfeit all such amounts from the Sale Price and put an end to this Agreement as mentioned herein, be entitled to receive and recover from the Purchaser/s and the Purchaser/s shall pay to the Promoter interest on all outstanding payment at the rate specified under the RERA Rules per annum compounding quarterly from the due date till the date of realization thereof.



बंदर - ६८	
10/2/19	The Promoter is not making any statement, declaration, representation, warranties, guarantees etc. with respect to the show flat, height of the ceiling of the show flat, measurements, layout of the show flat, area of the show flat, paints, fixtures and fittings, furniture, devices, appliances, electrical fittings,
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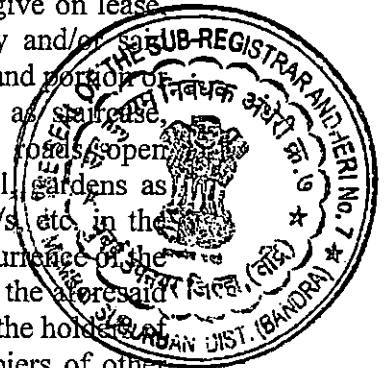
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interiors, artefacts, designs and all other items, lobby, landscaping, amenities etc., and The Promoter does not warrant and/or guarantee the accuracy with respect to the same, and the same shall not be provided by The Promoter, in the said Flat and/or any other flat and/or in the Said Building. The information, depictions, fixtures, fittings, furniture, pictures, drawings, images etc., with regards to the show flat and the information, depictions of the lobby, landscaping, amenities, fixtures, furniture, interiors, designs and all other items with regard to the same shall not be relied upon by the Purchaser/s as statements and/or representations of fact, and the Purchaser/s have not agreed to acquire the said Flat on the basis of such show flat, lobby, landscaping, amenities, fixtures, furniture, interiors, designs and any and all other items etc., or any part thereof and the same do not form and are not intended to form any part of the transaction contemplated herein. The details of the said Flat shall be mentioned herein and the same shall be final.

20. All the aforesaid rights and/or remedies of the Promoter are cumulative and without prejudice to one another.

21. It is expressly agreed that the right of the Purchaser/s under this Agreement or otherwise shall always be restricted to the said Flat only, and such right will accrue to the Purchaser/s only on the Purchaser/s making payment of all the amounts including the Sale Price to the Promoter strictly in accordance with this Agreement and only on the Purchaser/s performing and complying with other terms, conditions, covenants, obligations, undertakings etc. hereof. All other unsold flats/units/shops, car parking, portion or portions of the said Building, etc. including recreation ground, internal roads, recreational facilities such as swimming pool, gardens, club-house, etc. shall always be the sole and absolute property of the Promoter. The Purchaser/s hereby confirm/s and consent/s to the irrevocable, absolute and unfettered right of the Promoter to develop, redevelop, sub-develop and/or assign their rights, give on lease sub-lease, and/or deal with and dispose off the said Property and/or portion of the Building and/or all other unsold flats/units/shops and car parks and portions of the said Property including common areas, such as staircase landing, entrance lobby, recreation ground, internal roads, open spaces, terraces, recreational facilities such as swimming pool, gardens as provided in plan, club-house, table tennis and/or squash court/s etc. in the manner deemed fit by the Promoter without any consent or concurrence of the Purchaser/s or any other person. The Purchaser/s are aware that the aforesaid recreational facilities are available for the use and enjoyment of the holders of various Flats in the said Building along with the Users/Occupiers of other Flats/developments on the said Property and the Larger property.



22. With regards to the common areas described in the **Second Schedule** hereunder written, it is agreed that:

बदर - १८		
(a) The Promoter shall be the owner and will have all the rights, title, interest in respect of the common areas.	१०५७	१०८०
(b) the Purchaser/s will not have any right, title, interest etc. in respect of the said common areas.	२०१६	

(a) The Promoter shall be the owner and will have all the rights, title, interest in respect of the common areas.

(b) the Purchaser/s will not have any right, title, interest etc. in respect of the said common areas.

(c) the Purchaser/s shall only be permitted to use the said common areas on such terms and conditions as the Promoter may deem fit.

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23. The Promoter has at his sole discretion and at the cost and expenses of the purchaser/s of the flats in the Building, formed, and registered separate co-operative society/s under the Maharashtra Co-operative Societies Act 1960 known as Sunderlal Bhattwadi C.H.S. Ltd. (such co-operative society/s or condominiums or Limited company comprising of holders of Flat shall hereinafter be referred to as the "said Organizations").
24. The Purchaser/s shall join in forming and registering the organization of the Building in which the said Flat is agreed to allotted and to be known by such name as the Promoter may decide and for this purpose also from time to time, the Purchaser/s shall sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of the said organization and for becoming a member, including the bye-laws of the said organization and duly fill in, sign and return to the Promoter within 15 (fifteen) days of the same being forwarded by the Promoter to the Purchaser/s, so as to enable the Promoter to register the organization of the purchaser/s of the respective towers of the Building. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft bye-laws or the Memorandum and/or Article of Association, as may be required by the Registrar of Co-operative Societies/Registrar of Companies, as the case may be, or any other Competent Authority.
25. The Purchaser/s shall pay to the Promoter/Organization the proportionate share of the Municipal tax, water charges, maintenance charges, outgoing and all other rent, rates and taxes in respect of the said Flat. The Purchaser/s along with the other purchasers/allottees will not require the Promoter to contribute a proportionate share of the maintenance charges, outgoing, municipal taxes, water charges and all other rent, rates and taxes in respect of the said Flat and other Flat which are not sold or disposed off by the Promoter even after the said Property has been leased or conveyed in favour of the said Organization. In other words, any liability towards taxes or other outgoing etc. in respect of the unsold Flat and other Flat, shall be borne and paid by the purchasers of the flats including the Purchaser herein from the date of execution hereof.
26. The Purchaser/s shall make his/her/their contribution as may from time to time be required to be made to the Organization formed for the purpose of the said Building in which the said Flat is agreed to be allotted for enabling such Organization to pay its contribution to the Apex Body for the aforesaid purpose.



The maintenance charges shall be used for maintenance and management of the infrastructure, common area and facilities such as lights, car parking spaces, storm water drains, drainage system, sewerage, water tank, gardens, security, etc. In case it is so required, the maintenance charges may also be used for any other purpose. It is however agreed that the Purchaser/s shall nevertheless also be strictly liable to pay maintenance charges and/or monthly contributions to his/her/their Organization as may be determined by his/her/their Organization to be paid to the Organization as aforesaid.

बंदर - ३८	
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28. It is expressly and specifically clarified, agreed, understood and confirmed by and between the parties hereto that the unsold flats/units/shops, car parking spaces, portion or portions of the said Building, etc. shall at all times be and remain the absolute property of the Promoter and the Promoter may, if it so desires, become a member of the Organizations in respect thereof, and the Promoter shall have full right, absolute power and authority, and shall be

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unconditionally entitled to deal with and to sell, let or otherwise dispose of the same in any manner and for such consideration, and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, to any person or party of its choice, and neither the Purchaser/s herein, nor the Organizations shall object to or dispute the same. On the Promoter intimating to the Organizations, the name or names of the Purchaser/s or acquirer/s of such unsold flats, shops, premises, etc., the Organizations shall forthwith accept and admit such purchaser/s and acquirer/s as their member/s and shareholder/s, and shall forthwith issue share certificate/s and other necessary documents in their favour, without raising any dispute or objection to the same and without charging/recovering from them any premium, fees, donation or any other amount of whatsoever nature in respect thereof including any amount collected by the Promoter from such Purchaser/s towards development charges, legal charges, etc. The Promoter shall not be liable to pay any maintenance charges/outgoings, etc. in respect of the unsold flats, shops, car parking spaces and other premises save and except the municipal taxes with effect from the date of grant of occupation. Provided, however, in the event that the Promoter occupies or permits occupation of any flat, such occupant/s or the Promoter, as the case may be, shall be liable to pay the maintenance charges, etc. in respect thereof. It is further clarified that for allotment/sale of such flat, the Promoter shall not be liable to take any permission/consent of the Organization/ Apex Body.

29. It is however agreed that the Promoter shall have complete discretion and/or option either to execute Deed of Lease or Deed of Conveyance of the said Wing B (excluding basemen, podium and shops on the ground floor) in favour of the Organization.

30. Further execution of such Deed of Lease or Deed of Conveyance shall be subject to the Promoters right and entitlement to:

(a) utilize, consume, load, exploit etc. entire FSI, potential, yield of the entire Larger Property, TDR, Fungible FSI, free FSI, compensatory FSI, premium FSI and all FSI's, benefits, etc.;

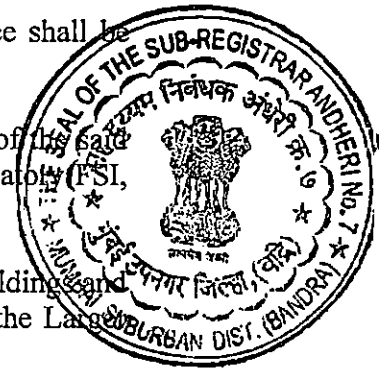
(b) complete the construction of the said Building and all other buildings and wings including Wing A, Wing B, Wing C and Wing D on the Larger Property;

(c) sell all the premises, etc. and receive all the amounts from the purchaser/s including the Sale Price from the purchaser/s hereof; and

(d) complete the development of the entire said Larger Property and construction of the buildings thereon.

31. It is expressly and specifically clarified, agreed, understood and confirmed that considering the overall development of the said Property, the Promoter shall at its discretion be entitled to form such number of Societies/ Condominiums/ Companies and/ or its respective independent association/ committee.

32. The Purchaser/s shall at no time demand partition of the said Building and/or said Property, etc. and/or his/her/their interest, if any, therein and the same shall never be partitioned.



बदर - १८		
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33. In the event of the Promoter permitting formation of any proposed Co-operative Society, Limited Company or Adhoc Committee of purchaser/s, Wing-wise or Phase wise, as the Promoter may in his sole discretion desire, such proposed Society or Limited Company or Adhoc Committee shall not call upon and will not demand formation and registration of any Society, Limited Company and shall not take charge or demand administration of the said Building, till the said Building is duly completed by the Promoter and till entire F.S.I. including T.D.R. consumption benefits available in respect of the said Property/Larger Property is duly utilized by the Promoter and all the Purchaser/s of premises have observed and performed and fulfilled their obligations under the Agreement for acquiring the flats with the Promoter as contained herein without any delay or default. The Purchaser/s further confirms that any such proposed Society, Limited Company or Adhoc Committee shall be subject to overall paramount rights of control and management by the Promoter alone.
34. All costs, charges and expenses incurred in connection with the formation of the said Organizations as well as the costs of preparing, engrossing, stamping and registering all deeds, documents required to be executed by the Promoter and by the Purchaser/s including stamp duty, registration charges, etc., payable in respect of such documents, as well as the entire professional costs of the attorneys of the Promoter for preparing and approving all such documents shall be borne and paid by the Purchaser/s and the said Organizations as aforesaid and/or proportionately by all the holders of the flats, etc., in the said Building. The Promoter shall not be liable to contribute anything towards such expenses.
35. It is agreed that one month prior to the execution of agreements/documents in favour of the said Organization, the Purchaser/s shall pay to the Promoter, the Purchaser's share of stamp duty and registration charges payable, if any, on the execution of agreement or any document or instrument of Lease or conveyance in respect of the said Building and the said Property in favour of Organization/Apex Body. The Purchaser/s alone will be responsible for consequences of insufficient and/or non-payment of stamp duty and registration charges on this Agreement and/or all other documents etc.

The Promoter shall allot all flats, garages, car parking, open spaces, terraces etc. intended to be constructed on the said Property with a view ultimately that the purchaser/s/allottees of all the flats, garages, car parking, open space etc., in said Building shall be admitted to their respective Organization. It is agreed and clarified that the Promoter shall have all the rights and be entitled to sell, allot, transfer, lease, give on leave and license basis and/or otherwise deal with and dispose of the flats, garages, car parking, open spaces, terraces, etc. separately and independently and the Purchaser/s/allottees of all the flats, garages, car parking, open space in said Building shall be admitted to the Organizations.

37. The Purchaser/s and the person/s to whom the said Flat is permitted to be used shall, from time to time, sign all applications, papers and documents and do all acts, deeds, and things as the Promoter or the said Organizations/Apex Body may require for safeguarding the interest of the Promoter and/or the Purchaser/s and other purchasers in the said Property.

It is agreed, confirmed and covenanted by the Purchaser/s that the Promoters shall have full right and absolute authority and shall be entitled to, at any time

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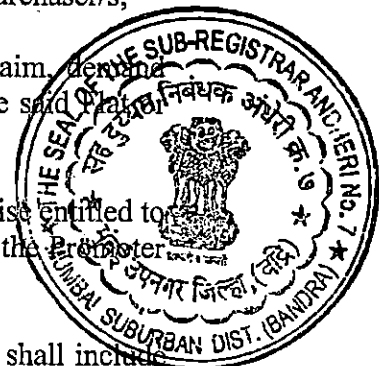


बदर - २३	
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hereafter, utilize, consume, load etc. FSI of the said Property on the Larger Property or any part thereof and vice versa.

39. It is expressly agreed that the said Flat contains specifications, fixtures, fittings and amenities on an as is where is basis and the Purchaser/s confirm/s that the Promoter shall not be liable to provide any other specifications, fixtures, fittings and amenities in the said Flat.
40. It is agreed that the said Flat shall be of R.C.C. structure with normal brick with cement plaster only. The Purchaser/s hereby agrees, declares and confirms that save and except the said specification, fixtures, fittings and/or amenities, the Promoter shall not be liable, required and/or obligated to provide any other specifications, fixtures, fittings and/or amenities in the said Building /said Property.
41. If the Purchaser/s intend to cancel this Agreement, then on cancellation of this Agreement by the Purchaser/s:
- (a) The Promoter shall refund to the Purchaser/s the amounts already received by the Promoter in respect of the said Flat (except the amounts towards Service Tax, VAT, GST and other taxes) within a period of 30 days after said Flat is sold and all amounts including consideration amount in respect thereof is received by the Promoter, with simple interest as specified in RERA Rules from the date of cancellation of this Agreement till the date the amounts are repaid and the date on which said Flat is sold and all amounts including consideration amount in respect thereof is received by the Promoter, shall be the date on which refund of the balance amount, if any, shall become due and payable by the Promoter to the Purchaser/s;

- (b) The Purchaser/s shall not have any right, title, interest, claim, demand and/or dispute against the Promoter and/or in respect of the said Flat or any part thereof, in any manner whatsoever; and
- (c) The Promoter shall be entitled to sell, transfer and/or otherwise deal with and/or dispose of the said Flat in such manner, as the Promoter may deem fit.



42. For the purpose of this Agreement, the "Other Circumstances" shall include but not limited to:

(a) Non-availability of steel, cement, other building material, water or electric supply;

(b) War, Civil Commotion, fire, earthquake, flood, epidemic, labour controversy, riot, civil disturbance or act of God;

(c) Failure or delay of any transportation agency or any other supplier of supplies, equipment, or other facilities related to the said Property;

(d) Any notice, order, rule, regulation, notification or directive of the Government, and / or any local or public or private body or authority and / or any other Competent Authority or any Court, or Tribunal or any quasi-judicial body or authority;

(e) Economic downturn;

[Handwritten signatures and dates]

बंदर - १८		
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- (f) Any other act or event which is beyond the Promoter's reasonable control including the Promoter's precarious financial condition and/or economic downswing in real estate or any other industry; and
- (g) Any other circumstances or conditions or other causes beyond the Promoter's control of or unforeseen including war, civil commotion, riot, strikes or agitation by the Promoter's workers or labourers or the workers or labourers of the contractor or suppliers.

43. The Purchaser/s hereby agree and confirm that the Promoter shall not be responsible for the refund of any of the applicable taxes including Service Tax, VAT, GST or any other tax, levy, statutory charges paid by the Purchaser/s to the Promoter and/or collected by the Promoter from the Purchaser/s.

44. The Purchaser/s shall not sell, transfer, assign and/or otherwise deal with and dispose of the said Flat or any of their rights and/or benefits, without the Promoter's prior written consent.

45. The Purchaser/s shall make payment of the installments mentioned hereinabove. The Purchaser/s shall occupy the Said Flat within 7 days of the Promoter giving written notice to the Purchaser/s intimating that the said Flat is ready for use. In the event the Purchaser/s fail/s and/or neglect/s to take possession within the specified period, it shall be deemed that the Purchaser/s has/have taken possession from the date of the said writing and that date shall be deemed to be the "Date of Possession" and all obligations of the Purchaser/s related to take possession of the said Flat shall be deemed to be effective from the said Date of Possession.

46. Commencing a week after notice in writing is given by the Promoter to the Purchaser/s that the said Flat is ready for use and occupation, the Purchaser/s shall be liable to bear and pay the proportionate share of outgoings in respect of the said Property or part thereof (as the case may be) and the said Building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common light, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Property/ Larger Property or part thereof and the said Building. Until the said Purchaser/s are admitted as members of the Organizations, the Purchaser/s shall pay to the Promoter such proportionate share of outgoings as may be determined.

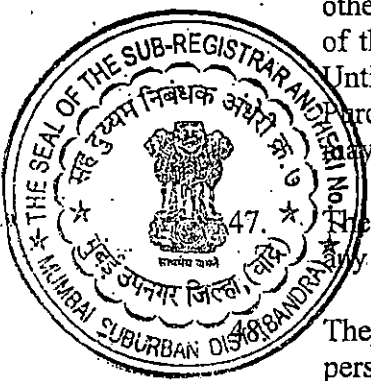
47. The Purchaser/s shall use the said Flat only for residential purpose and not for any commercial or other activity.

The Purchaser/s by himself/herself/themselves with the intention to bind all persons into whose hands the Said Flat and other Flats may hereinafter come, even after said Building and said Property is conveyed or leased in favour of the said Organization, is executed, hereby covenant/s with the Promoter as follows.

बदर - २५६	
१०२५०	१९
२०२४	

(i) Not to do or suffer to be done anything in or to the said Building, Said Flat, staircase common areas or any passages which may be against the rules, regulations or byelaws of concerned local or any other authority or change/alter or make addition in or to the Building or to the Said

* *[Signature]*
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Flat itself or any part thereof and to maintain the said Flat at the Purchaser's own cost in good repair and condition from the date on which the Purchaser/s is permitted to use the Said Flat. In the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority and also pay any penal charges levied by the authorities.

(ii) Not to store anything in the refuge floor nor store any goods in the Said Flat which are hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the said Building or storing of such goods which is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on the upper floors which may damage or likely to damage the staircases, common passages or any other structure of the said Building and in case any damage is caused to the said Building on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach and shall repair the same at his/her/their own costs.

(iii) Not to change the user/use of the said Flat and/or make any structural alteration and/or construct any additional structures, mezzanine floors, whether temporary or permanent, in the said Flat and not to cover or construct anything on the open spaces, garden, recreation area and/or parking spaces and/or refuge areas.

(iv) Not to demolish or cause to be demolished the said Flat or any part thereof neither at any time make or cause to be made any addition or alteration of whatsoever nature in or to the said Flat or any part thereof and keep the portion, sewers, drains, pipes in the said Flat and its appurtenances thereto in good repair and condition and in particular as to support, shelter and protect other parts of the said Building.

(v) Not to make any alteration in the elevation and outside colour scheme of paint and glass of the said Building and not cover/enclose the planters and service ducts or any of the projections from the said Flat nor chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC partition or walls, pardis or other structures of the members in the said Flat without the prior written permission of the Promoter, nor do/cause to do any hammering for whatsoever use on the external/dead walls of the said Building or do any act to affect the F.S.I. potential of the said Property/ said property.



बंदर - १८	
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(vi) Not to affix any fixtures or grills on the exterior of the said Building for the purposes of drying clothes or for any other purpose and not to have any laundry drying outside the said Flat. The standard design for the same shall be obtained by the Purchaser/s from the Promoter and the Purchaser/s undertake/s to not fix any grill having a design other than the standard design approved by the Promoter. In the event the Purchaser/s fails to rectify the default of his/her/their obligation within 7 days from committing this default to the satisfaction of the Promoter at his/her/their own cost, then the Promoter, without prejudice to all its rights through its agents, shall have a right (but shall not be obliged) to enter upon the said Flat and dismantle at the Purchaser's cost, such

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fixtures or grills or air conditioner or the outdoor condensing unit which are in contravention of this sub-clause or any other provision of this Agreement. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property/Larger property and the said Building or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance.

(vii) Not to delay/default in payment of the amounts to be paid to the Promoter and pay within 10 days of demand by the Promoter, their share of security deposit demanded by any concerned local authority or government, M.C.G.M. for giving water, gas connection or any electric supply company for giving electricity or any other service connection to the said Building.

(viii) Not to delay/default in payment of increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority from time to time.

(ix) Not to transfer or assign the Purchaser's/s' right, interest or benefit under this Agreement and/or let, sublet, sell, mortgage and/or otherwise transfer, assign or part with occupation or give on leave and license, care taker, paying guest or tenancy basis or induct any person/s into or part with the said Flat without the prior written consent of the Promoter. Such consent, if granted, shall be subject to the terms and conditions imposed and stipulated by the Promoter herein.

(x) Shall not violate and shall abide by all rules and regulations framed by the Promoter/ his designated Project Manager or by the said Organization/Apex Body, for the purpose of maintenance and up-keep of the said Building and in connection with any interior/civil works that the Purchaser/s may carry out in the said Flat.

(xi) Shall not violate and shall observe and perform all the rules and regulations which the said Organizations may have at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the premises therein and for the observance and performance of the Building rules, regulations and bye-laws for the time being of the concerned local authority and of government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the said Organizations regarding the occupation and use of the said Flat in the said Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

(xii) Shall not do or permit or suffer to be done anything in or upon the said Flat or any part of the said Building which is or may, or which in the opinion of the Promoter is or may, at any time be or become a danger, a nuisance or an annoyance to or interference with the operations, enjoyment, quiet or comfort of the occupants of adjoining premises or the neighborhood provided always that the Promoter shall not be responsible to the Purchaser/s for any loss, damage or inconvenience as a result of any danger, nuisance, annoyance or any



बंदर - १८		
१०२५०	२९	८०
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interference whatsoever caused by the occupants of the adjoining premises of the said Building and the Purchaser/s shall not hold the Promoter so liable;

(xiii) Shall not obstruct, cause or permit any form of obstruction whatsoever whether by way of depositing or leaving any article, item or thing of whatsoever nature, movable or otherwise, within the Said Flat or in or on the common stairways, refuge areas, corridors and passageways in and of the said Building.

(xiv) Shall never in any manner enclose areas to be kept open in any manner including installing any temporary or part shed or enclosure and shall not include the same in the said Flat and keep the same unenclosed at all time. The Promoter shall have the right to inspect the Said Flat at all times and also to demolish any such addition or alteration or enclosing of the open areas without any consent or concurrence of the Purchaser/s and also to recover costs incurred for such demolition and reinstatement of the Said Flat to its original state.

(xv) Not to permit any person in the employment of the Purchaser/s (such as domestic help, drivers, cleaners etc.) to sleep and/or occupy the common area of the Building such as passage, lobby, staircase and/or any part of the said Property.

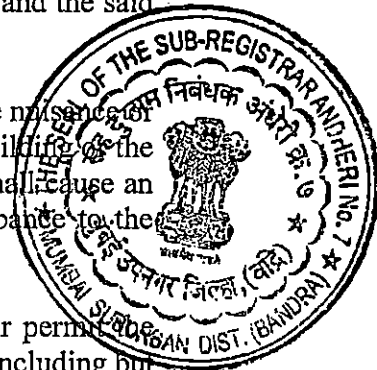
(b) In addition to the aforesaid conditions, the Purchaser/s further binds himself/herself/themselves in respect of the Said Flat and covenants as under:

(i) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat into the compound or the refuge floor or any portion of the said Property/Larger property and the said Building.

(ii) Shall not at any time cause or permit any public or private music or use the loud speaker, etc. in or upon the Said Flat, said Building or the said Property or any part thereof or do anything which shall cause an annoyance, inconvenience, suffering, hardship or disturbance to the occupants or to the Promoter.

(iii) Shall not discharge, dump, leave or burn nor to cause or permit discharging, dumping, leaving or burning of any wastage including but not limited to pollutants into the surface or other drains or in or upon any part of the Said Flat and/or the said Building nor litter or permit any littering in the common areas in or around the Said Flat and/or the said Building and at the Purchaser's own cost and expense to make good and sufficient provision for the safe and efficient disposal of all waste generated at the Said Flat and/or the said Building to the requirement and satisfaction of the Promoter and/or relevant government and statutory authorities.

(iv) Shall not do either by himself/itself or any person claiming through the Purchaser/s anything which may or is likely to endanger or damage the said Building or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees and the installations for providing facilities in the said Building. No damage shall be caused to the electricity poles,



बंदर - १८	
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cables, wiring, telephone cables, sewage line, water line, compound gate, or any other facility provided in the said Building.

(v) Shall not display at any place in the said Building any bills, posters, hoardings, advertisement, name boards, neon signboards or illuminated signboards. The Purchaser/s shall not stick or affix pamphlets, posters or any paper on the walls of the said Building or common area therein or in any other place or on the window, doors and corridors of the said Building.

(vi) Shall not affix, erect, attach, paint or permit to be affixed, erected, attached, painted or exhibited in or about any part of the said Building or the exterior wall of the Said Flat or on or through the windows or doors thereof any placard, poster, notice, advertisement, name plate or sign or announcement, flag-staff, air conditioning unit, television or wireless mast or aerial or dish antenna any other thing whatsoever save and except the name of the Purchaser/s in such places only as shall have been previously approved in writing by the Promoter in accordance with such manner, position and standard design laid down by the Promoter;

(vii) Shall not park at any other place and shall park all vehicles in the allotted/ designated parking lots only as may be prescribed by the Promoter;

(viii) Shall cause the Organization/Apex Body to paint the said Building at least once in every five years maintaining the original colour scheme even after the agreement is executed in favour of the Organization/Apex Body.

49. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flat or of the said Property and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the said Flat hereby agreed to be sold to him, and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoters until the said structure of the Building is conveyed to the Society/Limited Company or other body and until the said Property is conveyed to the Apex Body /Federation as hereinbefore mentioned.

It is expressly agreed that the Promoter shall have an irrevocable and perpetual right and be entitled to put a hoarding on the said Property or any parts of the said Building or Building including on the terrace and/or on the parapet wall and on the said Property and the said hoardings may be illuminated or comprising of neon sign and for that purpose, the Promoter is fully authorized to allow temporary or permanent construction or erection for installation either on the exterior of the said Building or on the said Property as the case may be and further the Promoter shall be entitled to use and allow third parties to use any part of the said Building and the property for installation of cables, satellite, communication equipment, cellular telephone equipment, radio turnkey equipment, wireless equipment and all other equipment, etc. The Purchaser/s agrees not to object or dispute the same. It is further expressly agreed that the Promoter shall have an irrevocable and perpetual right and be entitled to receive, recover, retain and appropriate all the rents, profits and other compensation including any increase thereof and the Purchaser/Said

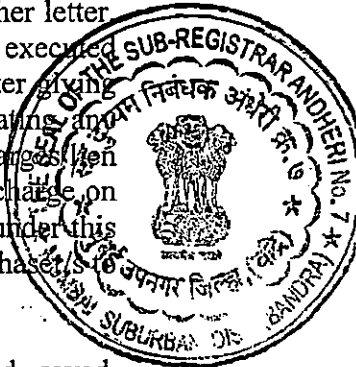


बदर - १	
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[Handwritten signatures and dates]
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Organization shall not have any right or be entitled to any of the rents, profits and other compensation including any increase thereof or any part thereof. All the rents, profits and other compensation including any increase thereof shall solely and absolutely belong to the Promoter.

51. The Purchaser/s hereby grant/s his/her/their Irrevocable consent to the Promoter mortgaging the said Property/Larger Property along with the said Building being constructed thereon, to enable the Promoter to augment the funds for the development of the said Property/Larger Property. The Promoter shall clear the mortgage debt in all respects before the execution of the conveyance or lease of the said Property in favour of the Organization in the manner provided in this Agreement.
52. The Purchaser/s hereby expressly agrees and covenants with the Promoter that in the event of the said Building on the said Property being not ready for use and in the event of the Promoter offering occupation of the Said Flat to the Purchaser/s then and in that event the Purchaser/s shall not have any objection to the Promoter completing the construction of the balance Building or additional floors on the said Property without any interference or objection. The Purchaser/s further confirms that he/she/they shall not object or dispute construction of the balance Building or Building, wing or wings or additional floors or additional construction or part or parts thereof by the Promoter on any ground including on the ground of nuisance, annoyance or any other ground or reason whatsoever and the Promoter shall be entitled to either themselves or through any nominees to construct and complete the said additional storeys, wing or wings or Building or Building on the said Property as they may desire in their absolute discretion without any interference or objection or dispute by the Purchaser. The Purchaser/s hereby consents to the same time being under any law as applicable.
53. Notwithstanding anything contrary to contained herein or in any other letter no objection, permission, deeds, documents and writings (whether executed now or in future by the Promoter) and notwithstanding the Promoter giving any no objection/permission for mortgaging the Said Flat or creating any charge or lien on the Said Flat and notwithstanding the mortgages/charges/lien of or on the Said Flat, the Promoter shall have first and exclusive charge on the Said Flat and all the right, title and interest of the Purchaser/s under this Agreement for recovery of any amount due and payable by the Purchaser/s to the Promoter under this Agreement or otherwise.



54. The Purchaser/s hereby agrees to indemnify and keep indemnified, saved, defended and harmless the Promoter against any or all claims, losses, damages, expenses, costs or other liabilities incurred or suffered by the Promoter from or due to any breach by the Purchaser/s of its covenants, representations and warranties under this Agreement or due to any act, omission, default on the part of the Purchaser/s in complying/performing his/her/their obligations under this Agreement.

बंदर - १८	
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55. All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by Registered Post A.D./Under Certificate of Posting/Courier or by hand delivery to the address of the addressee at his/her/their address hereinbefore mentioned

56. A notice shall be deemed to have been served as follows:

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- (a) if personally delivered, at the time of delivery
- (b) if sent by courier, Registered (Post) A.D. or by Fax, E-mail at the time of delivery thereof to the person receiving the same

57. For the purposes of this transaction, the details of the PAN of the Promoter and the Purchaser/s are as follows:

- (a) Promoters' PAN ABUFS1154N
- (b) Purchaser/s PAN DJYPS6064Q
CSUPS8205H
CSUPS8206E

58. The Parties hereto confirm that this Agreement constitutes the full agreement between the Parties hereto and supersedes all previous agreements, arrangements, understanding, writings, allotment, letters, brochures and/or other documents entered into, executed and/or provided.

59. No forbearance, indulgence or relaxation or inaction by the Promoter at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice its rights to require performance of that provision and any waiver or acquiescence by them of any breach of any of the provisions of these presents shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.

60. Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser/s by the Promoters shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the Promoter.

61. The Purchaser/s shall bear and pay all the amounts payable towards stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all documents for allotment of the Said Flat including on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Purchaser's account.



The Purchaser/s hereby declares that he/she/they has/have gone through this Agreement and all the documents related to the said Property and the Said Flat and has/have expressly understood the contents, terms and conditions of the same and the Purchaser/s after being fully satisfied has/have entered into this Agreement and further agrees not to raise any objection in regard to the same.

WITNESS WHEREOF the Parties have set and subscribed their respective hands and seals to these presents the day and year first hereinabove stated.

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THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the entire/Larger Property)

ALL THAT pieces and parcel of land situated at Village Mogra, Taluka Andheri, bearing C.T.S. No 133/1, 133/1-1 to 67 admeasuring 4,532.32 square yards equivalent to 3,789.60 square meters or thereabout and bounded as follows i.e. to say:

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[Handwritten signature]

On or Towards the East: Partly by C.T.S. No. 134 and Partly by C.T.S. No. 133/2;
 On or Towards the West: Old Nagardas Road;
 On or Towards the North: Old Nagardas Road/ Parsi Panchayat Road; and
 On or Towards the South: By C.T.S. No. 133/3A.

THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of the common areas)

- (i) Staircase
- (ii) Staircase landing and mid-landing
- (iii) Entrance and elevator lobbies
- (iv) Two Elevators

SIGNED SEALED AND DELIVERED by)

The within named "Promoter")
 M/S. SUPARSHWA ESTATE)
 by the hands of its authorized signatory)
 Mr. Ashok M. Jain)



SUPARSHWA ESTATE
[Signature]
Partner



In the presence of...

- 1. *[Signature]*
- 2. *[Signature]*

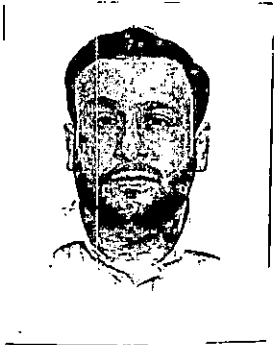
SIGNED AND DELIVERED by the)

Within named "Purchaser/s")
 1) Jayshree Gopal Soni)



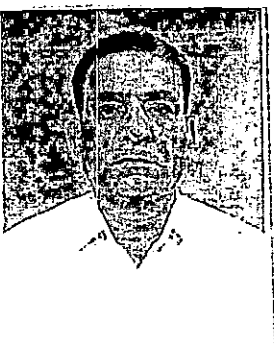
[Signature]

2) Nikhil Gopal Soni)



[Signature]

3) Gopal Bhailalbhai Soni)



[Signature]



In the presence of...

- 1. *[Signature]*
- 2. *[Signature]*



बदर - १८		
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२०२४		

On or Towards the East: Partly by C.T.S. No. 134 and Partly by C.T.S. No. 133/2;
 On or Towards the West: Old Nagardas Road;
 On or Towards the North: Old Nagardas Road/ Parsi Panchayat Road; and
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THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the common areas)

- (i) Staircase
- (ii) Staircase landing and mid-landing
- (iii) Entrance and elevator lobbies
- (iv) Two Elevators

SIGNED SEALED AND DELIVERED by)

The within named "Promoter")

M/S. SUPARSHWA ESTATE)

by the hands of its authorized signatory)

Mr. Ashok M. Jain)



SUPARSHWA ESTATE

Ashok M. Jain

Partner



In the presence of...

1. [Signature]
 2. *M*

SIGNED AND DELIVERED by the)

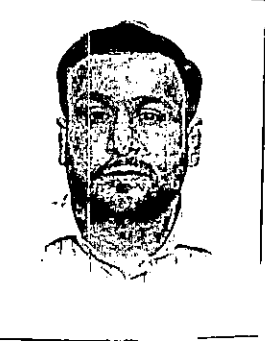
Within named "Purchaser/s")

1) Jayshree Gopal Soni)



जयश्री गोपाल सोनी

2) Nikhil Gopal Soni)



Nikhil G. Soni

3) Gopal Bhailalbai Soni)



G. B. SONI



In the presence of...

1. *[Signature]*
 2. *M*



बदर - १८		
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२०२४		

मालमत्ता पत्रक

विभाग/सौजे -- **मोगरा**

तालुका/न.भू.मा.का. -- **न.भू.अ.अंधेरी**

जिल्हा -- **मुंबई उपनगर जिल्हा**

नगर भूमापन क्रमांक / प्ल. प्लॉ. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपसणीची नियत वेळ
१३३/१					

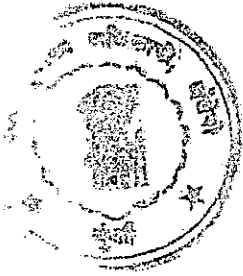
दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (भा) पडदेदार (प) किंवा भार (भा)	साक्षात्कन
१८/१०/२००५	धारसाने सुंदरलाल भगवानजी भट्ट व भरत सुंदरलाल भट्ट हे अनुक्रमे दिनांक २६/४/२००० व १२/२/१९९० रोजी मयत, अर्ज, प्रतिज्ञापत्र, मृत्युचे दाखले व जवाबान्वये नोंद केली.	S.I.F.	H.(धारक) [श्रीमती.कांताबेन सुंदरलाल भट्ट] [श्रीमती.शंकुतला शांतोलाल त्रिवेदी] [श्रीमती.मधुला गांधिदभाई दवे] [श्रीमती.रश्मी भवानजीशंकर दवे] [श्रीमती निता विजयभाई भट्ट] [श्रीमती.संगीता कलवंत सिंग] [भरत सुंदरलाल राहा] [श्रीमती.वर्षा भरतभाई भट्ट] [रवि भरतभाई भट्ट.]	फेरफार क्र.१२१ प्रमाणे सही - १८/१०/२००५ न.भू.अ.अंधेरी
१८/०१/२०११	श्री रवि भरतभाई भट्ट हे दि.०४/०२/२००७ रोजी मयत असलेले त्यांचे मृत्युचे प्रमाणपत्र, श्रीमती वर्षा भरतभाई भट्ट यांचा अर्ज, अॅफडेन्डिट व जवाबान्वये मयताचे नाव कमी केले.		अन्य धारक कायम.	फेरफार क्र.३६५ प्रमाणे सही - १८/०१/२०११ न.भू.अ.अंधेरी
१८/०१/२०११	सहा.दुय्यम निबंधक अंधेरी क्र.२ मु.उ.जि.यांचेकडील नोंदणीकृत दस्त र.रु.११९६३०००/- अन्यये खरेदी देणार श्रीमती कांताबेन सु. भट्ट, श्रीमती वर्षा भ. भट्ट, श्रीमती शंकुतला शां.त्रिवेदी, श्रीमती मधुला गांधिदभाई दवे, श्रीमती रश्मी भ.दवे, श्रीमती निता विजयभाई भट्ट, श्रीमती संगीता कलवंत सिंग यांची नावे कमी करून खरेदी देणार यांचे नाव दाखल केले.	क्र वदर-४/ १०५४२/ २०१० दि.१२/११/२०१०	धारक मे. सुपाश्वं इस्टेट,	फेरफार क्र.३६६ प्रमाणे सही - १८/०१/२०११ न.भू.अ.अंधेरी

तपसणी करणारा-

खरी नकदल -

न.भू.अ.अंधेरी
मुंबई उपनगर जिल्हा

अर्ज क्रमांक	५०२	मूल्य	२
अर्ज रकम	६/०१३	व्याज	१००००
व्यवहार रकम	६/०१३	व्याज	७२०००
नव्यावर दिलेली रकम	६/०१३		
नव्यावर तपसणी करणारा	२५/१०/११		१०००००



खरी नकदल

नगर भूमापन अधिकारी
कोरोडे

वर्ष - २०२४		
१०२५०	२६०	१००००
२०२४		



SLUM REHABILITATION AUTHORITY

No. SRA/Eng/3190/K/E/PL/AP

Date:

11 8 JUL 2018

To,
Shri. Jatin Shah
of M/s Shah & Associates,
A/1, Gr. fl. Rajeshri Accord,
Telly gully cross Road,
Andheri (East),
Mumbai 400 069

Sub: OCC Rehab Wing A & Redevelopment wing B for Composite bldg. in proposed S.R. Scheme under clause. 33(10) & clause 32 of DCR 1991 on plot bearing CTS no. 133/1, 133/1/1 to 67, of village Mogra, Taluka Andheri (East) for "Sunderlal bhattwadi composite SRA CHS Ltd"

Gentleman,

With reference to the above certificates the Part development works of Composite bldg on the above referred plot completed under the supervision of Licensed Surveyor Shri. Jatin Shah having Lic. No.LS/525/S, Structural Engineer Shri. K.H Shah having registration STR/S/ 33 and Site Supervisor, Mansuri Mohammed Moosa Yunus having Registration No. D/601/SS-I may be occupied on the following conditions: -

- 1) OCC to Residential tenements in wing A & B (39 rehab residential T/s, 3 no of amenity t/s, 28 PAP t/s, 04 nos. sale residential t/s and part 2% amenity area in Rehab wing A & 04 rehab residential T/s, 19 PAP t/s, 43 nos. redevelopment residential t/s. & part 2% amenity area in redevelopment sale wing B)
- 2) PAP tenements in Wing A flat no 101, 102, 201, 202, 304, 404, 501, 704, 902, 1402, 1501 to 1504, 1601 to 1604, 1701 to 1704, 1801 to 1804, 1901, 1902 in & in Wing - B flat no. 1402 to 1404, 1501 to 1504, 1601 to 1604, 1701 to 1704, 1801 to 1804 shall be handed over to EM/SRA immediately on issue of OCC.
- 3) That the balance LOI and IOA conditions shall be duly complied with before asking full occupation to building under reference.
- 4) That you shall submit the Certificate u/s. 270A of BMC A

A set of certified completion plan is returned herewith please

Yours faithfully



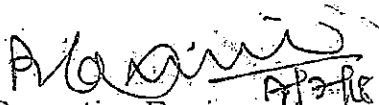
Executive Engineer-I
Slum Rehabilitation Authority

बदर - १८		
१०२५०	२९	६०
२०२४		

No. SRA/Eng/3190/K/E/PL/AP

Copy forwarded for information

- ✓ 1. Developer M/s. Suparshwa Estate.
2. Asst. Municipal Commissioner (K/E) Ward
3. A.E.W.W. (K/E) ward
- 4 Estate Manager /SRA for taking 47 no of PAP T/s on issue of OCC pl.


Executive Engineer-1
Slum Rehabilitation Authority



बदर - १८		
१०५०	३०	८
२०२४		

Title Certificate

Re : ALL THAT pieces and parcel of land bearing sub-divided Plot No.B-5 bearing C.T.S. No 133/1, 133/1-1 to 67 situated at Village Mogra, Taluka Andheri, Andheri (East), Mumbai Suburban District, admeasuring 4,657.50 square yards equivalent to 3,894.23 square meters or thereabout.

1. We have investigated the title of M/s. SUPARSHWA ESTATE, a partnership firm, registered under the Indian Partnership Act, 1932, having its principal place of business at 1100 Sangita Ellipse, Sahakar Road, Near Garware House, Vile Parle (East), Mumbai - 400 057 and the partners whereof are (1) SHRI ASHOK M. JAIN (2) SHRI PRIHVIRAJ S. SANGHVI (3) SHRI RAKESH S. SANGHVI (4) SHRI ASHOK K. GOWANI (5) SHRI HARISH B. PATEL and (6) SHRI KIRAN D. PATEL (hereinafter referred to as the "Owner"), to the captioned property. The captioned property is more particularly described in the Schedule herein (hereinafter referred to as "said property").
2. For the purpose of investigation, (i) public notices were published in the issues of The Free Press Journal dated 17th June, 2010 and Navshakti dated 17th June, 2010 (being the daily newspapers) and (ii) searches were taken in the office of the Sub-Registrar of Assurance at Mumbai and Bandra on 5th April 2010, from the year 1980 to 2009.
3. On perusal of documents and information given on enquiries hereunder set out our understanding of the Owner's title to the said property.



बदर - १८		
१०२५०	३९	८०
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- a. The Owner is the owner of the said property. The Owner has purchased and acquired the said property from (1) Smt. Kantaben Sunderlal Bhatt, (2) Smt. Varsha Bharat Bhatt, (3) Smt. Shakuntala Shantilal Trivedi, (4) Smt. Mridula Govind Dave, (5) Smt. Rashmi Bhavanishankar Dave, (6) Smt. Neeta Vijay Bhatt and (7) Smt. Sangeeta Kalwant Singh (hereinafter referred to as the "Original Owners") vide an Indenture dated 22nd July, 2010 made between the said Original Owners of the one part and the Owner of the other part, and registered with the Sub-Registrar of Assurance at Bandra under serial No. BDR-4/10542/2010;
- b. A portion admeasuring 3,211.12 square meters out of the said property is declared as slum under the provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971;
- c. The Slum Rehabilitation Authority issued the following permissions / approvals:-
- Letter of Intent (LOI) bearing No.SRA / ENG / 2728 / KE/ PL / LOI dated 2nd January, 2015;
 - Intimation of Approval (IOA) bearing No.SRA/ENG/ 3190/ KG/PL/AP dated 27th February, 2015;
 - Commencement Certificate (CC) bearing No.SRA/ ENG/ 3190/KE/PL/AP dated 30th December, 2015.

4. In these circumstances, and subject to what is stated hereinabove, we are of the view that the Owner is the owner of the said property and is



बंदर = ३६		
१०५४०	३२	७
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entitled to develop the said property and construct buildings thereon in accordance with the sanctioned plans and the provisions of the Development Control Regulation.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing sub-divided Plot No.B-5, bearing C.T.S. No 133/1, 133/1/1 to 67 situated at Village Mogra, Taluka Andheri, Andheri (East), Mumbai Suburban District, admeasuring about 4,657.50 square yards equivalent to 3,894.23 square meters or thereabout and bounded as follows:

- On or Towards the East : Partly by C.T.S. No. 134 and Partly by C.T.S. No.133/2
- On or Towards the West : Old Nagardas Road
- On or Towards the North : Parsi Panchayat Road
- On or Towards the South : Partly by C.T.S. No. 133/3A and Partly by C.T.S. No. 133/3B

Dated this 22nd day of March, 2016.

For IC Legal

Partner

(Handwritten Signature)



बंदर - १८		
१०२५०	३३	८०
२०२४		

Addendum to Title Certificate dated 22nd March, 2016

Re : *ALL THAT pieces and parcel of land subdivided Plot No B-5 being lying situated at Village Mogra, Taluka Andheri, bearing C.T.S. No 133/1, 133/1-1 to 67 admeasuring 4532.32 square yards equivalent to 3789.60 square meters or thereabout in the Mumbai Suburban District.*

1. We have issued a Title Certificate dated 22nd March, 2016 in respect of all those pieces and parcels of land subdivided Plot No B-5 being lying situated at Village Mogra, Taluka Andheri, bearing C.T.S. No 133/1, 133/1-1 to 67 admeasuring 4532.32square yards equivalent to 3789.60square meters or thereabout in the Mumbai Suburban District (the "said Property").
2. Due to inadvertence in the Title Certificate dated 22nd March, 2016, the area of the said Property wasincorrectly mentioned as 4657.50 square yards equivalent to 3894.23 square metersor thereabouts instead of 4532.32 square yards equivalent to 3,789.60 square meters or thereabouts.
3. We are therefore issuing this corrigendum to the Title Certificate dated 22nd March, 2016.

Dated this 29th day of August, 2017.

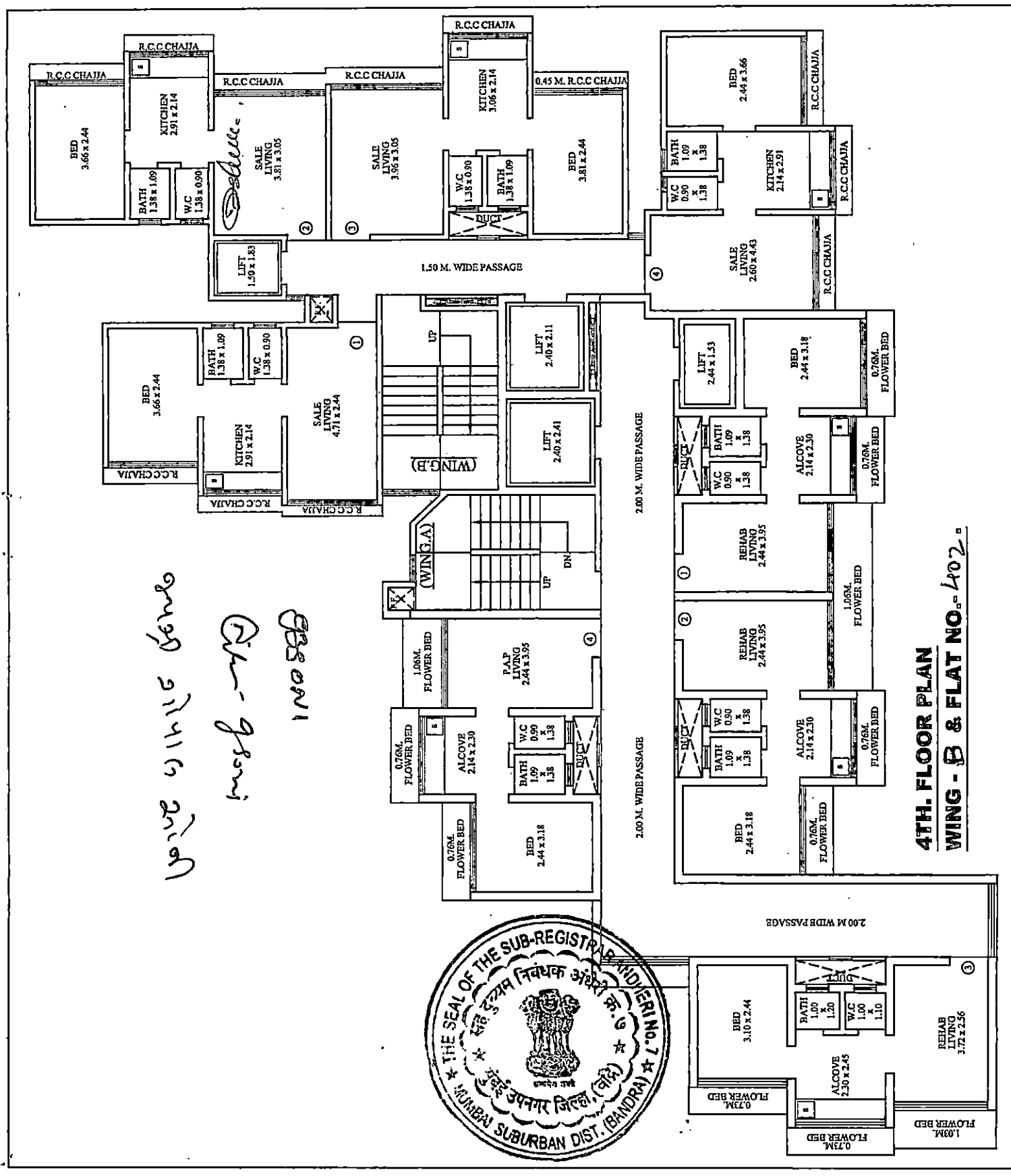
For IC Legal

[Handwritten Signature]
Partner



बदर - १८		
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ANNEXURE - 4

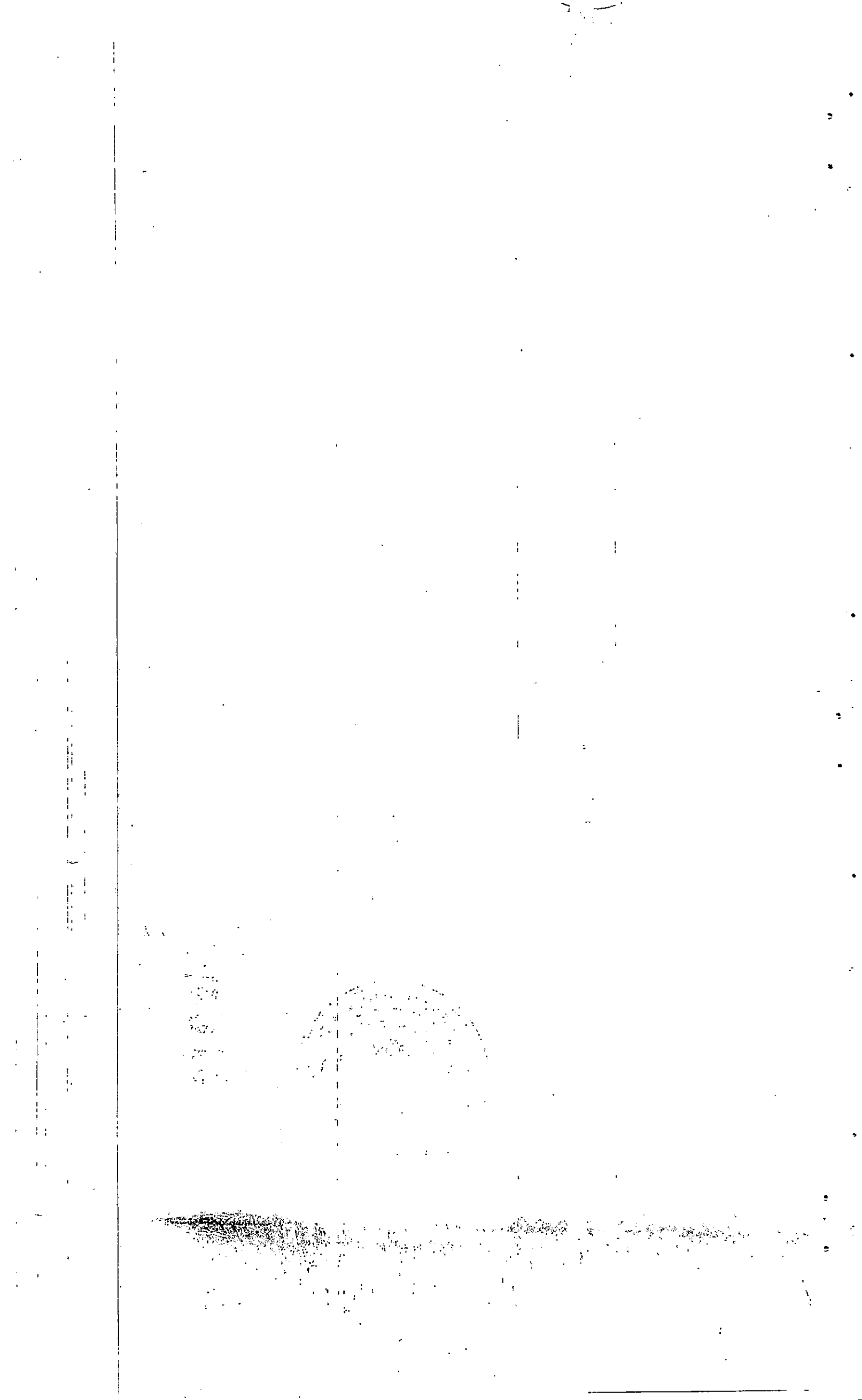


वॉल्यूमिंग ड्राइंग
 श्री-शोनी
 एसोनी

4TH. FLOOR PLAN
 WING - B & FLAT NO. 402



बदर - १८
 2020 37 6
 2028



XXXXXXXXXX

पावती

Original/Duplicate

Friday, April 17, 2015
12:46 PM

नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 4540 दिनांक: 17/04/2015

गावाचे नाव: विलेपार्ले

दस्तऐवजाचा अनुक्रमांक: वदर1-3275-2015

दस्तऐवजाचा प्रकार: कुलसुखत्यारपत्र

सादर करणाऱ्याचे नाव: मे. सुपार्थ इस्टेट चे भागीदार अशोक एम जैन

नोंदणी फी

रु. 100.00

दस्तऐवजाची फी

रु. 660.00

पृष्ठांची संख्या: 33

एकूण

रु. 760.00

आपणास मूळ दस्तऐवज मिळविण्यासाठी व सीडी अदाजे 12:58 PM वा येण्याची सूचना.

दुस्यम निबंधक, अंधेरी-1

बाजार मूल्य: रु. 1/-

मोबदला दर: 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: By Cash रकम: रु. 100/-

2) देयकाचा प्रकार: By Cash रकम: रु. 660/-

REGISTERED DOCUMENT
DELEVERID ON 24.4.15



वदर - १८

वदर - १८		
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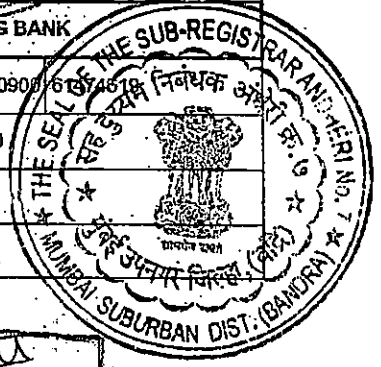
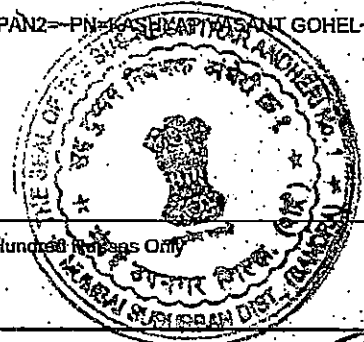
CHALLAN
MTR Form Number-6

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DEFACED FOR RS: 500.00

USER: IGR186(BDR1)

GRN	MH000247521210988	AMOUNT	500.00	7/8/2015	15/04/2015-12:19:23	Form ID	48(f)
Department	Inspector General of Registration	Payer Details					
Type of Payment	Non-Judicial Customer Payment (Amt. in words: Five Hundred Rupees Only) Sale of Non Judicial Stamps SoS Mumbai only	TAX ID (If Any)					
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1	PAN No. (If Applicable)					
Location	MUMBAI	Full Name	MS SUPARSHWA ESTATE				
Year	2015-2016 One Time	Flat/Block No.	OFFICE NO 1100 SANGITA ELLIPSE SAR				
Account Head Details	Amount In Rs.	Premises/Building	ASWATI BHAVAN				
0030045501 Sale of NonJudicial Stamp	500.00	Road/Street	SAHAKAR ROAD				
		Area/Locality	VILEPARLE EAST				
		Town/City/District					
		PIN	4 0 0 0 5 7				
		Remarks (If Any)	PAN2--PN-KASHICAPTYASANT GOHEL-CA=				
		Amount in Words	Five Hundred Rupees Only				
Total	500.00						
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	REF No.	69103332015041510900161874618			
Cheque/DD No		Date	15/04/2015-12:20:00				
Name of Bank	Validity unknown	Bank-Branch	IDBI BANK				
Name of Branch	Digitally signed VIRTUAL TREASURY	Scroll No., Date	100, 16/04/2015				



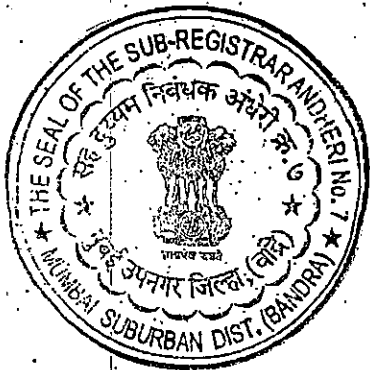
Mobile No.: Not Available
Date: 15/04/2015
Reason: Stamp Document
Location: India

बदर - १ II
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बदर - १८
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बंदर - १८		
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POWER OF ATTORNEY

To all to whom, these presents shall come, we, (1) Mr. Ashok M. Jain, (2) Mr. Prithviraj S. Sanghvi, (3) Mr. Rakesh S. Sanghvi, (4) Mr. Ashok K. Gowani, (5) Mr. Harish B. Patel and (6) Mr. Kiran D. Patel, Partners of M/s. Suparshwa Estate, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, having its office at 1100 Sangita Ellipse, Saraswati Bhavan, Sahakar Road, Vile Parle (E), Mumbai - 400 057 (hereinafter referred to as the "said firm"), having its project at land bearing CTS No. 133/1, 133/1/1 to 67, Village Mogra, Taluka Andheri, located at Old Nagardas Road, Andheri (E), Mumbai - 400 069,

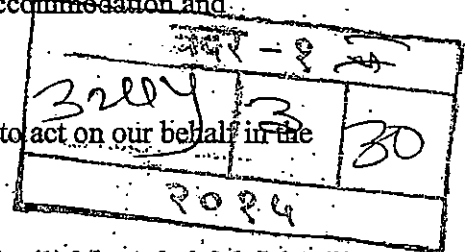
SEND GREETINGS:

WHEREAS the said firm is carrying business as builders and developers AND whereas in the course of the said business the said firm is constructing the building/s and for that purpose the said firm is entering into Agreements for Permanent Alternative Accommodation with tenants and Agreements for Sale with prospective purchasers.

AND whereas we are authorized to sign Agreements for Permanent Alternative Accommodation and Agreements for Sale of Flats / Shops AND whereas the said Agreements for Permanent Alternative Accommodation and Agreements for Sale of Flats / Shops are required to be registered with the Sub-Registrar of Assurances.

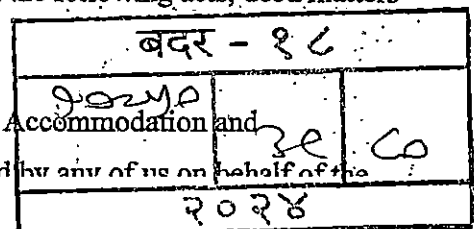
AND whereas it is not possible for us to attend the office of Sub-Registrar for admitting the execution of the said Agreements for Permanent Alternative Accommodation and Agreements for Sale.

AND whereas we are desirous of appointing the Attorneys to act on our behalf in the manner hereinafter appearing:



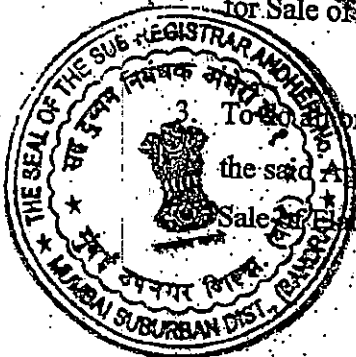
NOW KNOW YE ALL THESE PRESENTS WITNESS THAT We, (1) Mr. Ashok M. Jain, (2) Mr. Prithviraj S. Sanghvi, (3) Mr. Rakesh S. Sanghvi, (4) Mr. Ashok K. Gowani, (5) Mr. Harish B. Patel and (6) Mr. Kiran D. Patel, Partners of the said firm do hereby nominate, constitute and appoint Mr. Kashyap Vasant Gohel, an Indian Inhabitant, to be our true and lawful attorney, hereinafter referred to as the "said Attorney" to do all or any of the following acts, deed matters and things that is to say:-

1. To lodge various Agreements for Permanent Alternative Accommodation and Agreements for Sale of Flat / Shops that may be executed by any of us on behalf of the



said firm with Sub-Registrar of Assurances to admit execution thereof on behalf of any one of us in capacity as the partners of the said firm.

- We hereby specifically authorize the said attorney to be present for registration and to admit execution thereof on behalf of anyone of us in capacity as partners of the said firm all the singular Agreements for Permanent Alternative Accommodation and Agreements for Sale of Flats / Shop executed by anyone of us on behalf of the said firm.



To do or any other acts, deed matters and things for the purpose of effectually getting the said Agreements for Permanent Alternative Accommodation and Agreements For Sale of Flats / Shops duly registered with the Sub-Registrar of Assurances.

IN WITNESS WHERETO We, (1) Mr. Ashok M. Jain, (2) Mr. Prithviraj S. Sanghvi, (3) Mr. Rakesh S. Sanghvi, (4) Mr. Ashok K. Gowani, (5) Mr. Harish B. Patel and (6) Mr. Kiran D. Patel, in our capacity as partners of the said firm have caused our hands to the hereunto affixed the 17th day of April, 2015.

SIGNED, SEALED AND DELIVERED)

By the within named)

(1) Mr. Ashok M. Jain)

For SUPARSHWA ESTATE

[Signature]



(2) Mr. Prithviraj S. Sanghvi)

[Signature]



(3) Mr. Rakesh S. Sanghvi)

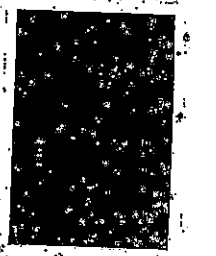
[Signature]



6		
32	06	20
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(4) Mr. Ashok K. Gowani)

[Signature]



बदर - १८		
१०२५०	२०	१६
२०२४		

(5) Mr. Harish B. Patel

) Harish Bhasi Patel.



(6) Mr. Kiran D. Patel

) Kiran Daji Patel

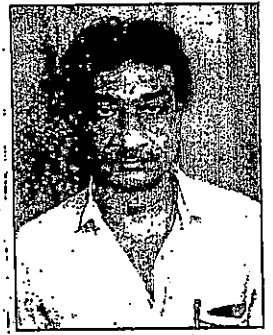
Partners of the said Firm

M/s. Suparshwa Estate

PARTNER

I accept this Power

Mr. Kashyap Vasant Gohel



K. V. Gohel

In the presence of

- 1. [Signature]
- 2. G. Chhokkar



बदर - १५		
3204	9	30
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बदर - १६		
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3200	6	30
2024		

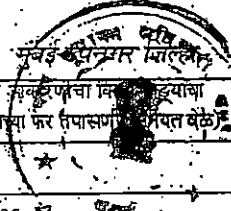
बदर - १८		
90240	2	6
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मालमत्ता पत्रक

प्रांजि - मोगरा

तालुका/न.भू.मा.का. -- न.भू.अ.अंधेरी

जिल्हा --



श.सं. नं. शिफ्ट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या मुंबई उपनगर वि.सं.च्या तपशील आणण्यासाठी फार तपासणी करण्यात येईल.

३/१ [८९०७.३] क [१. रु २०५५.३६] पत्रक
 [२०८६५.३] [सि. स. नं. १३३/१ ते ७८ पर्वल]
 + १७९४.५ र. रु ५२४२.४० ०६/०८/१९७९ पासून वार्षिक

कार [१२६५९.८] २३८५.७

मुळ धारक [श्री. सुंदरलाल भगवानजी भद - बक्षिस पत्राने] १९६४

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व्यवहार	खंड क्रमांक	नविन धारक (धा) महेंदार (प) किंवा भार (भा)	साक्षात्कन
०७/१९७९ मा. अपर उपजिल्हाधिकारी, मु. उपनगर अंधेरी यांचेकडील आदेश क्र ADC/LND/C/२००५ दि. ३०/१२/१९९७ नुसार सुधारीत विनशेती आकार रु ५२४२.४० दाखल केली यांत मिळकत पत्रिका क्र. १३३/१ ते ७८ सामिल			
०९/१९७३ मा. अपर उपजिल्हाधिकारी, मु. उप. अंधेरी यांचेकडील आदेश क्र ADC/LND/C - ८७१७ दि. ३१/१२/१९७१ नुसार वि. शो. आकार रु. १५९.१० दि. २५/०१/१९६५ ते ३१/०७/१९७१ व सुधारीत वि. शो. आकार रु. ३२०.३० दि. ०१/०८/१९७९ पासून वार्षिक क्षेत्र. १७. *३ चौ. मि.			
०४/१९८३ न. भू. अ. क्र ४ मुंबई आदेश क्र. न. भू. मोगरा / १३३/८३ दि. २०/०४/१९८३ हायकोर्ट डिक्री दि. २७/०१/१९८२ व सब सुची २ र.रु. २१००००/- अन्वये नोंद केली पैकी क्षेत्र १०३८७.३ चौ. मि. न. भू. क्र. १३३/६८ ते ७८ सह	S.I.	(H) धर्मदर कुमार गोयल	
०७/१९८४ मा. अधीक्षक भूमी अभिलेख मुंबई उपनगर जिल्हा मुंबई यांचे कडील दुरुस्ती आदेश क्रमांक न. भू. एस. आर. ४३/५२७/८४ दि. १०/०७/१९८४ नुसार १०८६५.३ चौ. मीटर क्षेत्र दुरुस्त केले			
०६/१९८४ मा. न. भू. अ. क्र. ४ मुंबई आदेश क्र. क्षेत्र दुरुस्ती मोगरा / न. भू. क्र. १३३/८४ दि. २०/०७/१९८४ चे आदेशान्वये न. भू. क्र. १३३/६८ ते १३३/७८ ह्या मिळकत पत्रिका रद्द झाल्याने क्षेत्र १७८४.५ चौ. मि. न. भू. १३३ यांत सामिल केले. व विभाजनामुळे नविन क्रमांक दिला			

पान नं. - 1 - 1

बदर - १८

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बंदर - १८		
१०२५०	४६	८
२०२४		

मालमत्ता पत्रक

जिल्हा - **मोगरा** तालुका/न.भू.मा.का. -- नं.भू.अ.अंधेरी जिल्हा -- **मुंबई उपनगर जिल्हा**
 शिफ्ट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षार्कन
१०/२००५ वारसाने सुंदरलाल भागवानजी भट्ट व भारत सुंदरलाल भट्ट हे अनुक्रमे दिनांक २६/४/२००० व १२/२/१९९० रोजी मयत, अर्ज, प्रतिकापत्र, मत्सुंचे दाखले व जबाबान्वये नोंद केली.	S.I.F.	H.(धारक) [श्रीमती.कांताबेन सुंदरलाल भट्ट] [श्रीमती.शंकुतला शांतीलाल त्रिवेदी] [श्रीमती.मदुला गोविंदभाई दवे] [श्रीमती.रश्मी भवानजीशंकर दवे] [श्रीमती निता विजयभाई भट्ट] [श्रीमती.संगीता कलवंत सिंग] [भरत सुंदरलाल शहा] [श्रीमती.वर्षा भरतभाई भट्ट] [रवि भरतभाई भट्ट]	फेरफार क्र.१२२ प्रमाणे सही - १८/१०/२००५ न.भू.अ.अंधेरी
११/२०११ श्री रवि भरतभाई भट्ट हे दि.०४/०२/२००७ रोजी मयत असलेले त्यांचे मृत्युचे प्रमाणपत्र, श्रीमती वर्षा भरतभाई भट्ट यांचा अर्ज, ऑफेडिक्ट व जबाबान्वये मयताचे नाव कमी केले.	अन्य धारक कायम.		फेरफार क्र.२६५ प्रमाणे सही - १८/०२/२०११ न.भू.अ.अंधेरी
१२/२०११ सहा.दुय्यम निबंधक अंधेरी क्र.२ मु.उ.जि.यांचेकडील नोंदणीकृत दस्त र.रु.११९६३०००/- अन्वये खरेदी देणार. श्रीमती कांताबेन सु. भट्ट, श्रीमती वर्षा भ. भट्ट, श्रीमती शंकुतला शां.त्रिवेदी, श्रीमती मदुला गोविंदभाई दवे, श्रीमती रश्मी भ.दवे, श्रीमती निता विजयभाई भट्ट, श्रीमती संगीता कलवंत सिंग यांची नावे कमी करून खरेदी देणार यांचे नाव दाखल केले.	क्र बदर-४/ १०५४२/२०१० दि.१२/११/२०१०	धारक मे. सुपांस्व इस्टेट,	फेरफार क्र.२६६ प्रमाणे सही - १८/०२/२०११ न.भू.अ.अंधेरी

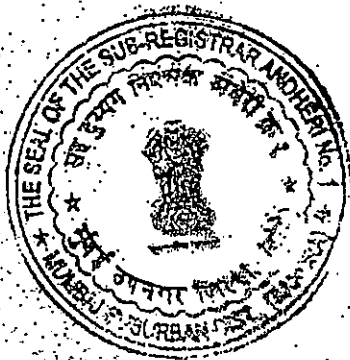
करणारी - खरी नक्कल -

अर्ज क्रमांक...	८४०	२
भू.सही...	२११९५१११	१८०
नक्का...	२०११११४	४०
नक्कल...	२०११११४	१८४
नक्कल तयार...	२१/०१/११	
नक्कल तपासणी...		



बदर - १५
 ३०५५ १ ३०
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बदर - १८
 १०२५० ४ ८
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बंदर - १८		
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२०२४		



दुय्यम निबंधक: अंधेरी २ (अंधेरी)

दस्ताक्रमांक व वर्ष: 10542/2010

Monday, November 22, 2010

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सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : मोसरा

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 91,963,000.00
बा.मा. रु. 91,963,000.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटीएस क्र.: 133/1 वर्णन: जमिन व बांधकाम, सब डिव्हायडेड प्लॉट नं बी 5, सिटीएस नं 133/1, 133/1-1 ते 67, क्षेत्र 3789.60 चौ मि -----ई एन एफ- 1/ इ व्ही एन/2048/2010 दिनांक 11/10/2010

(3) क्षेत्रफळ (1)

(4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नांव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) कोबाकेन मंडळ घर/प्लॉट नं: 41 अ, तळ मजला, ओल्ड नागरदास रोड, अंधेरी पूर्व नं 69
ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -;
पिन: -; पॅन नंबर: APQP8502H

(2) वसाहत/इस्टेट -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: AENPB111J

(3) शकुंतला शांतलाल त्रिवेदी -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: AAZPT2643P

(4) सदाशिव गोविंदमणि देव -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: AGFPD8767P

(5) मंगल मंगलानी शंकरा देव -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: AANPD5407B

(6) निता विजयमाई मंडळ घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: AAPPE

(7) सावित्री कलवंत सिंग -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: HRS41234

(8) दस्तऐवज करून देण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) मे/ सुपाश्वर्ष इस्टेट चे भागीदार अशोक गोवानी -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: -

(2) मे/ सुपाश्वर्ष इस्टेट चे भागीदार हरीश बी पटेल -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: -

(3) मे/ सुपाश्वर्ष इस्टेट चे भागीदार किरण देवजी पटेल -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: -

(4) मे/ सुपाश्वर्ष इस्टेट चे भागीदार रवि अशोक गोवानी -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: -

(5) मे/ सुपाश्वर्ष इस्टेट चे भागीदार पृथ्वीराज एस संघवी -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: -

(6) मे/ सुपाश्वर्ष इस्टेट चे भागीदार राकेश एस संघवी -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: -

(7) दिनांक	करून दिल्याचा	22/07/2010
(8)	नोंदणीचा	12/11/2010
(9) अनुक्रमांक, खंड व पृष्ठ		10542 /2010
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु	4598150.00
(11) बाजारभावाप्रमाणे नोंदणी	रु	30000.00
(12) शेष		



बंदर - १८		
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२०२४		



खरी प्रत

[Signature]

मह. मुख्य न्यायाधीश अदालत
मुंबई उपनगर जिल्हा

श्री. सुनील मन. रायचंद

बांला ख. सं. ता. 22/9/20. म्या. नं. 10. व. 10/20

मज. नं. 10. व. 10/20

दि. 22/9/20

[Signature]

मह. मुख्य न्यायाधीश अदालत



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स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ADMPJ6958K



नाम / NAME

ASHOK MANOHARMAL JAIN

पिता का नाम / FATHER'S NAME

MANOHARMAL JAIN

जन्म तिथि / DATE OF BIRTH

28-05-1966

हस्ताक्षर / SIGNATURE

(Handwritten Signature)

(Handwritten Signature)

आयकर समुदाय (कंप्यूटर केन्द्र)
Commissioner of Income-tax (Computer Operations)



बदर - १५		
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बदर - १६		
30240	२६	६०
२०२४		



बंदर - ३५
90/30
2024



बंदर - ३६
90/40
2024

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAGPS9630N



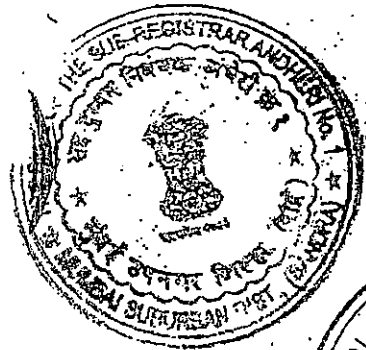
नाम / NAME
PRITHVIRAJ SANKALCHAND
SANGHVI

पिता का नाम / FATHER'S NAME
SANKALCHAND CHUNILAL JAIN

जन्म तिथि / DATE OF BIRTH
21-08-1966

हस्ताक्षर / SIGNATURE

आयकर निदेशक (प्रणाली)
DIRECTOR OF INCOME TAX (SYSTEMS)



बंदर - १५		
3204	9930	
२०२५		

बंदर - १८		
१०२५०	५९	८०
२०२५		



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324	9E	20
२०२५		



बदर - १८		
१०२५०	५२	८०
२०२४		

स्थाई लेखा क्रमांक / PERMANENT ACCOUNT NUMBER
AAFPS7116L

नाम / NAME
RAKESH SANKALCHAND SANGHVI

पिता का नाम / FATHER'S NAME
SANKALCHAND CHUNILAL JAIN

जन्म तिथि / DATE OF BIRTH
25-04-1974

हस्ताक्षर / SIGNATURE

आयकर-निदेशक (पद्धति)
 DIRECTOR OF INCOME TAX (SYSTEMS)



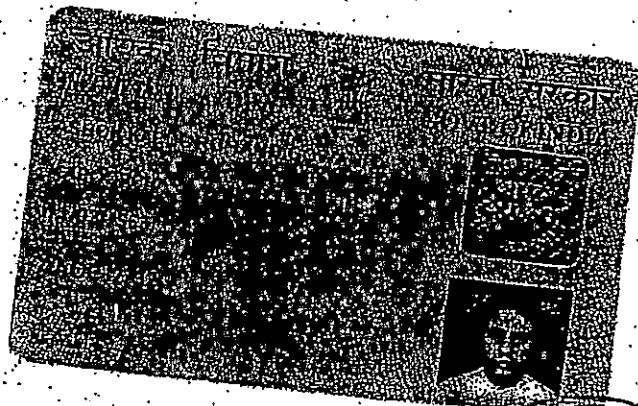
बदर - १२५
 3204 9630
 २०१५

बदर - १८
 १०२५० ५३ ६०
 २०२४



3204	90	30
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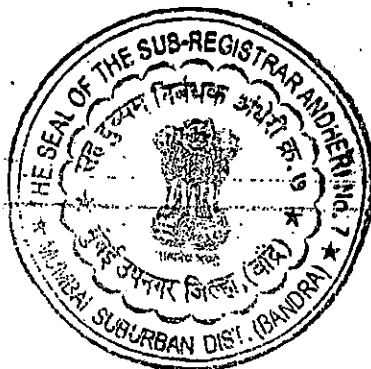
बंदर - १८		
१०२५०	५४६	
१०२५		



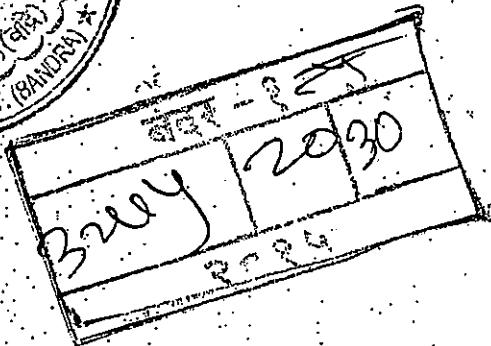
Ashob



बदर - १५		
3204	१९	30
२०१५		



बदर - १६		
१०५०	५५	६०
२०१४		



बंदरा - २६		
१०२५०	५६	६०
२०२४		



पिता का नाम / FATHER'S NAME
BHOJRAJ DAMJI PATEL

जन्म तिथि / DATE OF BIRTH
28-10-1964

हस्ताक्षर / SIGNATURE

Bhojraj Patel

आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax (Computer Operations)

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त (कम्प्यूटर केन्द्र),
सी-13, प्रत्यक्षीकर भवन,
बान्द्रा-कुर्ला कॉम्प्लेक्स,
मुंबई - 400 051.

In case this card is lost/found, kindly inform/return to
the issuing authority:
Commissioner of Income-Tax (Computer Operations),
C-13, Pratyakshakar Bhavan,
Bandra-Kurla Complex,
Mumbai - 400 051.



बंदर - १
3204 29 30
२०१५

बंदर - १८
90240 40 60
२०१४

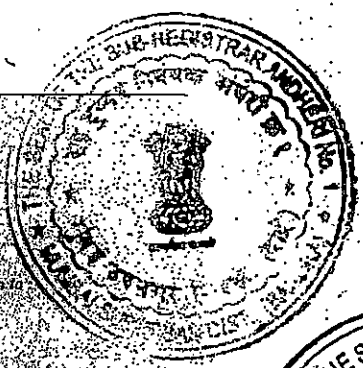


32249	22430	
2024		

बदर - १८		
१०२५०	५८६	
२०२४		

KIRAN DEVI PARE
DEVJI DAMJIPATEL
 13051967
 Permanent Account Number
AACBP6519P
 Signature: _____

In case this card is lost/ found kindly inform/ return to
 Income Tax PAN Services Unit, UTISI,
 Plot No. 3, Sector 11, CBD Bandra,
 Navi Mumbai - 400 614.
 यह कार्ड खो जाने पर कृपया सूचित करें/ वापस
 आयाकरी सेवा युनिट, UTISI,
 प्लॉट नं. 3, सेक्टर 11, सीडी बी बंदरा,
 नवी मुंबई - 400 614.



बदर - १
 3204 2330
 २०१५

बदर - १८
 1000 4060
 २०२४

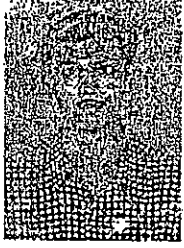


3204	2020
२-३६	

बंदर - २६		
१०२५०	६०	६
२०२४		

स्थायित्व लेखा संख्या / PERMANENT ACCOUNT NUMBER

AEJPG0234K



नाम / NAME
KASHYAP VASANTLAL GOHEL

पिता का नाम / FATHER'S NAME
VASANTLAL S GOHEL

जन्म तिथि / DATE OF BIRTH
04-10-1977

हस्ताक्षर / SIGNATURE

V. Gohel

आयकर मापक (कंप्यूटर केंद्र)
Commissioner of Income-tax (Computer Operations)



भारत सरकार
GOVERNMENT OF INDIA

कश्यप वसंतलाल गोहेल
Kashyap Vasantlal Gohel

जन्म वर्ष / Year of Birth : 1977
पुरुष / Male

2863-8225 4559

आधार - सामान्य माणसाचा अधिकार



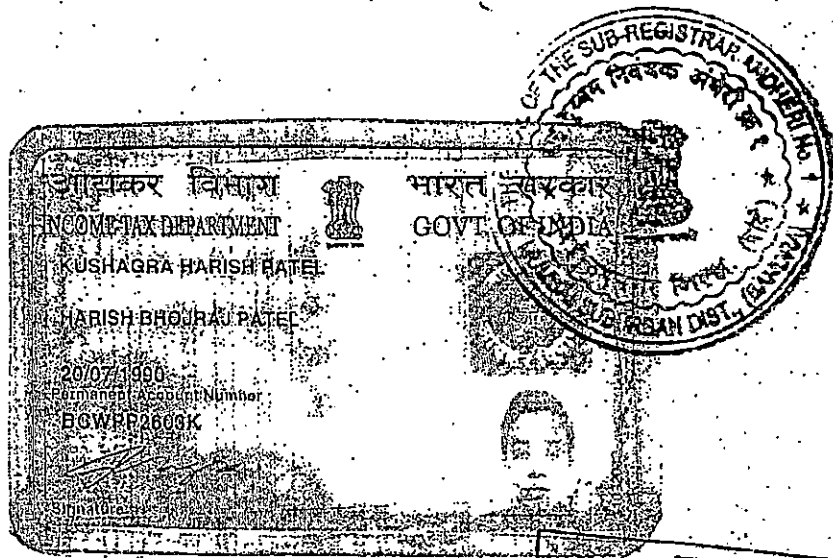
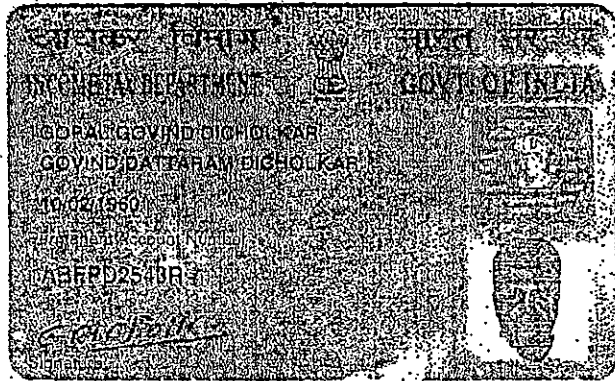
बंदर - १		
3204	24	30
२०१५		

बंदर - १६		
90240	६९	६०
२०१५		



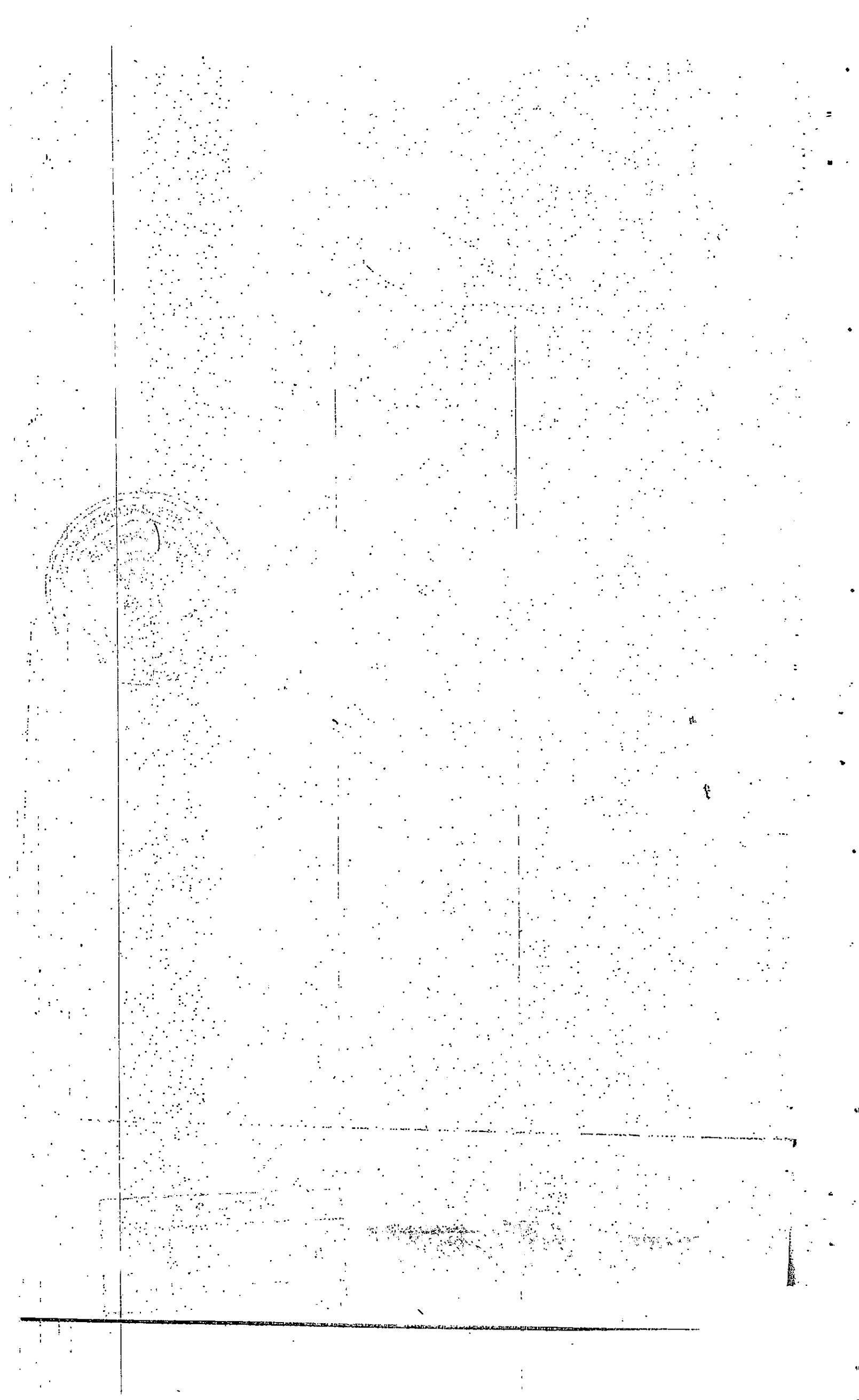
बदर - १६		
३२५५	२६	३०
२०२५		

बदर - १६		
२०५०	२६	३०
२०२४		



बदर - १५		
3204	26	30
२०२४		

बदर - १८		
१०२५०	६३८०	
२०२४		



Summary (GoshwaraBhag-1)

शुक्रवार, 17 एप्रिल 2015 12:46 म.नं.

दस्त गोपवारा भाग-1

बदर1

दस्त क्रमांक: 3275/2015

दस्त क्रमांक: बदर1 /3275/2015

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बदर1 यांचे कार्यालयात

पावती:4540

पावती दिनांक: 17/04/2015

अ. क्र. 3275 वर दि.17-04-2015

सादरकरणाराचे नाव: मे-सुपार्च ईस्टेट चे भागीदार अशोक
एश जैन

रोजी 12:43 म.नं. वा. हजर केला.

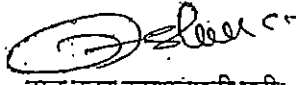
नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 660.00

पदाची संख्या: 33


दस्त हजर करणाऱ्याची सही:

एकूण: 760.00

दुय्यम निबंधक, अंधेरी-1

सह. दुय्यम निबंधक, अंधेरी क्र. १,
मुंबई उपनगर जिल्हा.
दस्ताचा प्रकार: कुलमुखत्यारपत्र

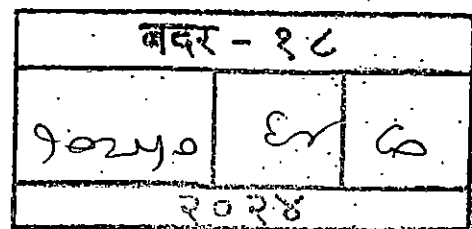
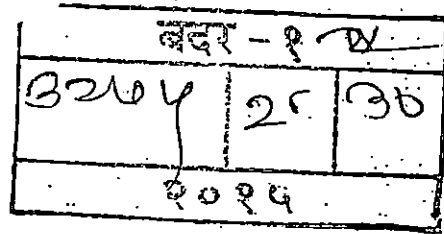
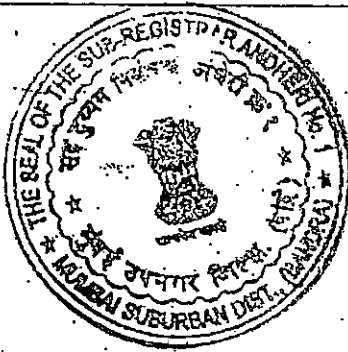
दुय्यम निबंधक, अंधेरी-1

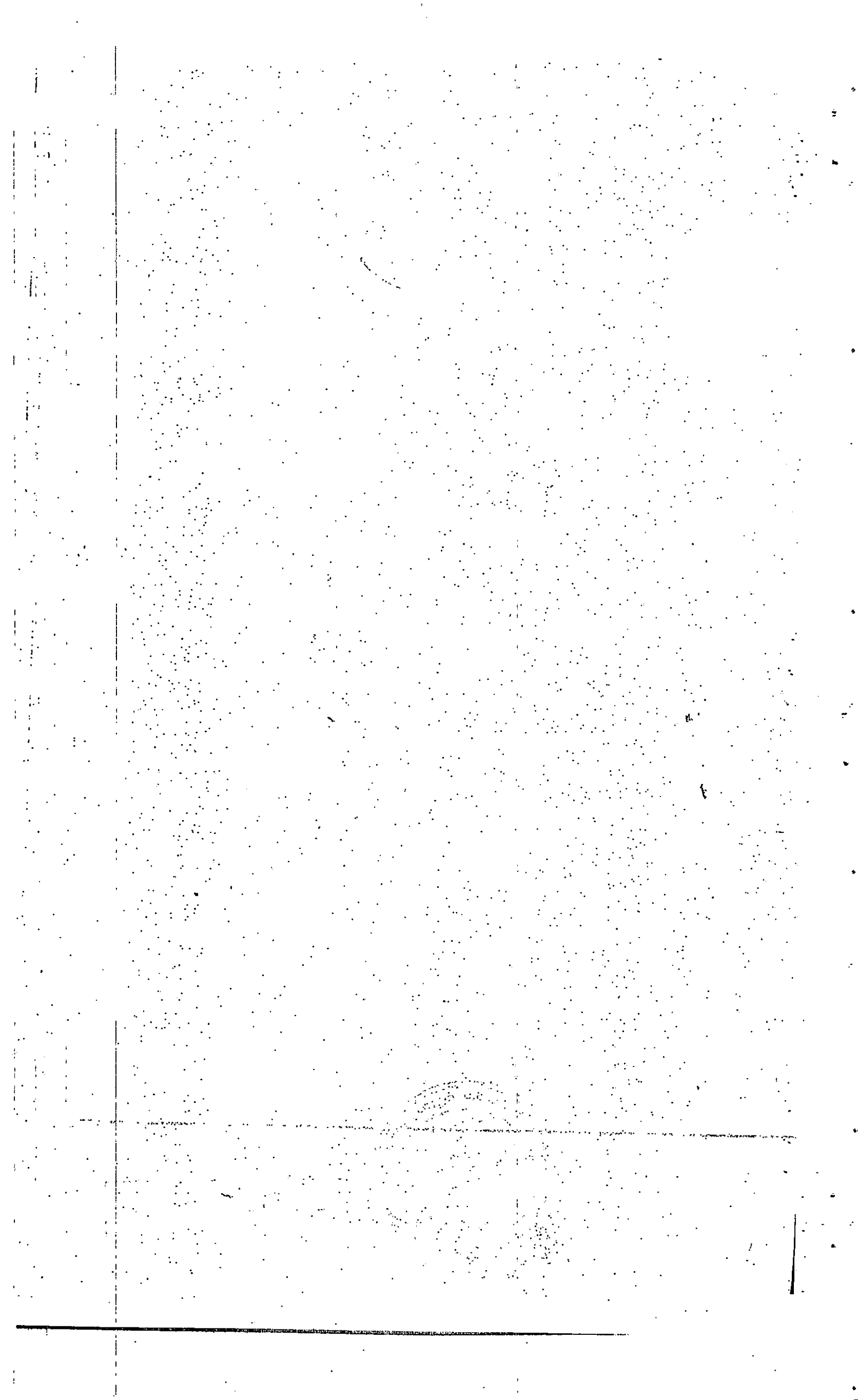
सह. दुय्यम निबंधक, अंधेरी क्र.-१,
मुंबई उपनगर जिल्हा.

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

शिक्का क्र. 1 17 / 04 / 2015 12 : 36 : 32 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 17 / 04 / 2015 12 : 38 : 59 PM ची वेळ: (फी)







17/04/2015 1 09:43 PM

दस्त गोपवारा भाग-2

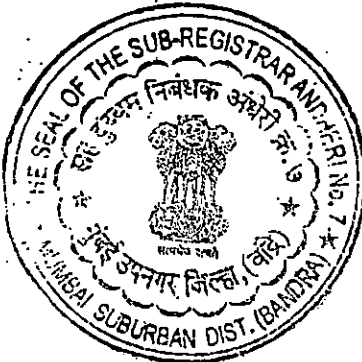
बदर

दस्त क्रमांक:3275/2015

दस्त क्रमांक बदर1/3275/2015

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे- सुपार्थ इस्टेट चे भागीदार अशोक एम जैन पत्ता:ऑफिस नं 1100, 11, संगीता इलिप्स सरस्वती भवन, विलेपार्ले पूर्व, सहकार रोड, हनुमान रोड, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:	कुलमुखत्यार देणार वय :-48 स्वाक्षरी:-		
2	नाव:मे- सुपार्थ इस्टेट चे भागीदार पुष्पीराज एस संघवी पत्ता:ऑफिस नं 1100, 11, संगीता इलिप्स सरस्वती भवन, विलेपार्ले पूर्व, सहकार रोड, हनुमान रोड, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:	कुलमुखत्यार देणार वय :-48 स्वाक्षरी:-		
3	नाव:मे- सुपार्थ इस्टेट चे भागीदार राकेश एस संघवी पत्ता:ऑफिस नं 1100, 11, संगीता इलिप्स सरस्वती भवन, विलेपार्ले पूर्व, सहकार रोड, हनुमान रोड, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:	कुलमुखत्यार देणार वय :-40 स्वाक्षरी:-		
4	नाव:मे- सुपार्थ इस्टेट चे भागीदार अशोक के गोदाणी पत्ता:ऑफिस नं 1100, 11, संगीता इलिप्स सरस्वती भवन, विलेपार्ले पूर्व, सहकार रोड, हनुमान रोड, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:	कुलमुखत्यार देणार वय :-52 स्वाक्षरी:-		
5	नाव:मे- सुपार्थ इस्टेट चे भागीदार हरीश बी पटेल पत्ता:ऑफिस नं 1100, 11, संगीता इलिप्स सरस्वती भवन, विलेपार्ले पूर्व, सहकार रोड, हनुमान रोड, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:	कुलमुखत्यार देणार वय :-51 स्वाक्षरी:-		
6	नाव:मे- सुपार्थ इस्टेट चे भागीदार किरण डी पटेल पत्ता:ऑफिस नं 1100, 11, संगीता इलिप्स सरस्वती भवन, विलेपार्ले पूर्व, सहकार रोड, हनुमान रोड, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:	कुलमुखत्यार देणार वय :-48 स्वाक्षरी:-		
7	नाव:कश्यप डी गोहेले पत्ता:ऑफिस नं 1100, 11, संगीता इलिप्स सरस्वती भवन, विलेपार्ले पूर्व, सहकार रोड, हनुमान रोड, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-38 स्वाक्षरी:-		



iSarita v1.5.0

बदर - १८		
१०२५०	६५	६
२०२४		

वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ:17/04/2015 12:41:51 PM

ओळख:-


खालील हसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पसकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा


1 नाव:कुशाग्र - पटेल
वय:32
पत्ता:वेणान्या प्रमाणे
पिन कोड:400057

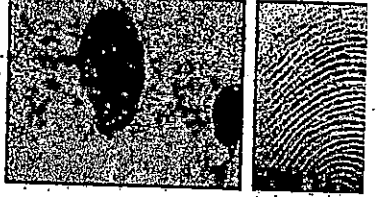
 स्वाक्षरी



2 नाव:गोपाळ - डीचोलकर
वय:55
पत्ता:वेणान्या प्रमाणे
पिन कोड:400057


स्वाक्षरी





शिक्रा क्र.4 ची वेळ:17/04/2015 12:43:57 PM

शिक्रा क्र.5 ची वेळ:17/04/2015 12:44:23 PM, नोंदणी पुस्तक 4 मध्ये

 निबंधक, अंधेरी-1

सह. मुख्य निबंधक, अंधेरी क्र.-१,
मुंबई उपनगर जिल्हा. Payment Details.

Sr. Epayment Number
1. MH000247527201516E

Defacement Number
0000204455201516

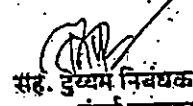
3275

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2. Print out CD of scanned document along with original document, immediately after registration.
For feedback, please write to us at feedback.isarita@gmail.com



प्रमाणित करणेत येते की, या 30 दिवसांमध्ये एकूण 3206 पाने आहेत.
पुस्तक क्र. 8/बदर-१/क्रमांक 3206 2014
बदर नोंदला दिनांक 17 APR 2015


सह. मुख्य निबंधक, अंधेरी क्र.-१
मुंबई उपनगर जिल्हा.

बदर - १४		
3206	30	30
2014		



बदर - १६		
3206	30	30
2014		

घोषणापत्र

मी कश्यप गो.हेम

द्वारे घोषित करतो की, दुय्यम

निबंधक अंधेश - 7

यांच्या कार्यालयाने कश्मिठी

या शिर्षकाचा दस्त

नोंदणीसाठी सादर करण्यात आला आहे. अशोक जैन

व इ. यांनी

दि. 17/4/2015

रोजी मला दिलेल्या मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त

नोंदणीस सादर केला आहे/निष्पादीत करून कवुलीजवाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी

कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मंयत झालेले नाही किंवा

अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून

उपरोक्त कृती करण्यास मी पूर्णतः मगम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चं

कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक : 7/6/2024

कुलमुखत्यारपत्रधारकाचा नाव
व मही



बदर - १८		
१०२५०	६०	६०
२०२४		



बदर - १८		
१०२५०	EL	८०
२०२४		

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SUPARSHWA ESTATE

17/11/2009

Form No. 11-2 (Part A) (Income)

ABUFS1154N




बंदर - १८		
१०२५०	६६	७०
२०२४		



बंदर - १८		
१०२५०	६०	८०
२०२४		

आयकर विभाग
INCOME TAX DEPARTMENT
JAYSHREE GOPAL SONI
DAMJI MULJI POMAL
 09/10/1962
 Permanent Account Number
DJYPS6064Q
 दायाजी गोपाल सोनी
 Signature

भारत सरकार
GOVT. OF INDIA



भारत सरकार
GOVERNMENT OF INDIA
 जयश्री गोपाल सोनी
 Jayshree Gopal Soni
 जन्म वर्ष / Year of Birth : 1962
 महिला / Female
4312 5374 2446
आधार - आम आदमी का अधिकार




१०२५०	१०१	८०
२०२४		

बदर - १८



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 पत्ता: W/O गोपाल सोनी, म. नं. १५
 निरमल बिल्डिंग नं. ३, पारसी पंचायत रोड,
 निवृत्त गोपाळ इलाहाबादी, मुंबई,
 महाराष्ट्र, ४०००६९
 Address: W/O Gopal Soni, Room
 No-15, Kiran Building No-3, Parsi
 Panchayat Road, Near Sona
 Udyog, Andheri E, Mumbai,
 Maharashtra, 400069

1947
 1800 180 1947
 help@airtar.gov.in
 www.airtar.gov.in
 1947
 1800 180 1947



बंदर - १८		
१२/१०	२२/१०	
२०२४		

भारत सरकार
GOVERNMENT OF INDIA

निखिल गोपाल सोनी
Nikhil Gopal Soni

जन्म वर्ष / Year of Birth : 1990
पुरुष / Male

5128 6246 5033

आधार - आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NIKHIL GOPALBHAI SONI
GOPALBHAI BHAILALBHAI SONI

12/05/1990

Permanent Account Number
CSUPS8205H

Nikhil Gopal Soni
Signature

बदर - १८		
१०२५०	६३	६०
२०२४		



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O. गोपाल सोनी, रूम नं. १५, किरण बिल्डिंग, पारसी पंचायत रोड, मित्र सोलर
स्टोरा, अंधेरी पूर्व, मुंबई, महाराष्ट्र, 400069

Address: S/O Gopal Soni, Room No.15, Kiran Building, Parsi Panchayat Road,
Near Sona Udyog, Andheri E, Mumbai, Maharashtra, 400069

Aadhaar - Aam Aadmi Ka Adhikaar



बदर - १८		
१०२५०	४४	६
२०२४		

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O आहिलाल सोनी, कम नं-१५,
 किर्ण विन्डिंग नं-३, ३ फ्लोर, पारसी
 पंचायत रोड, किर्ण सोना उद्योग, अंधेरी
 ई, मुंबई, महाराष्ट्र: 400069

Address: S/O Bhailal Soni, Room
 No-15, Kiran Building No-3, 2nd
 Floor, Parsi Panvhayal Road,
 Near Sona Udyog, Andheri E,
 Mumbai, Maharashtra 400069

1547
 4800 120 3427

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

P.O. Box No. 1417
 Bangalore-560016, India

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GOPAL BHAILALBHAI SONI
BHAILALBHAI PREMGI BHAI SONI

02/05/1959

Permanent Account Number
CSUPS8206E

gsoni
 Signature

भारत सरकार
GOVERNMENT OF INDIA

नामल नाइलाय नामी
 Gopal Bhailal Soni

जन्म वर्ष / Year of Birth 1959
 लिंग / Male

6064 9620 9302

आधार - आम आदमी का अधिकार

बदर - १८		
१०२५०	७५	७
२०२४		





बदर - १८		
१०२५०	७९६	
२०२४		

भारत सरकार
GOVERNMENT OF INDIA

सन्देश शंकर शिगवण
Sandesh Shankar Shigwan

जन्म तारीख / DOB: 17/05/1985

पुरुष / MALE

5808 9204 3836

आधार - माझ आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA

निलेश शंतिराम रेवळे
Nilesh Shantaram Rewale

जन्म तारीख / DOB: 31/07/1983

पुरुष / Male

5219 7079 1066

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

निशिकान्त प्रभाकर सक्पाल
Nishikant Prabhakar Sakpal

वर्षावर्ष / Year of Birth: 1979

पुरुष / Male

2212 2509 3738

आधार - सामान्य माणसाचा अधिकार



बंदर - १८

१०२५० ७७७७

२०२४



बंदर - १८		
१०२५०	७८	७०
२०२४		

514/10250

शुक्रवार, 07 जून 2024 11:42 म.पू.

दस्त गोषवारा भाग-1

वदर 18

दस्त क्रमांक: 10250/2024

दस्त क्रमांक: वदर 18 /10250/2024

बाजार मूल्य: रु. 52,03,449/-

मोवदला: रु. 55,00,000/-

भरलेले मुद्रांक शुल्क: रु. 3,30,000/-

दु. नि. मद्र. दु. नि. वदर 18 यांचे कार्यालयान

पावती: 11048

पावती दिनांक: 07/06/2024

अ. क्र. 10250 वर दि. 07-06-2024

मादरकरणाचे नाव: जयश्री गोपाल सोनी

गेजी 11:40 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हानाळणी फी


रु. 1600.00


पुटांची मंख्या: 80

जयश्री गोपाल सोनी

दस्त हजर करणाऱ्याची मही:

एकूण: 31600.00


Joint S.R. Andheri-7
सह. दुय्यम निबंधक, अंधेरी क्र. ७


Joint S.R. Andheri-7
सह. दुय्यम निबंधक, अंधेरी क्र. ७

दस्ताचा प्रकार: कगरनामा

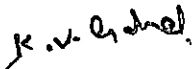
मुद्रांक शुल्क: (गक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 07 / 06 / 2024 11 : 40 : 34 AM ची वेळ: (मादरीकरण)

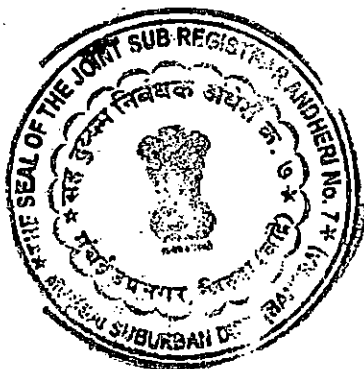
शिक्षा क्र. 2 07 / 06 / 2024 11 : 41 : 30 AM ची वेळ: (फी)


प्रतिज्ञापत्र

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


लिहून देणारे

जयश्री गोपाल सोनी
लिहून घेणारे,




JBSONI

वदर - १८		
१०२५०	०२	८०
२०२४		

दस्त गोपवारा भाग-2

बदर18

दस्ता क्रमांक: 10250/2024

07/06/2024 11 55:39 AM

दस्त क्रमांक :बदर18/10250/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार
1	नाव:भेसर्स सुपार्थ इस्टेट चे भागीदार अशोक एम जैन यांच्या तर्फे मुखत्यार कश्यप गोहेल पत्ता:प्लॉट नं: 1100, माळा नं: -, इमारतीचे नाव: संगीता एल्लिप्स, ब्लॉक नं: विलेपार्ले पूर्व, मुंबई, रोड नं: सहकार रोड, महाराष्ट्र, मुंबई. पॅन नंबर:ABUFS1154N	लिहून देणार वय :-47 स्वाक्षरी:-
2	नाव:जयश्री गोपाल सोनी पत्ता:प्लॉट नं: रूम नं 15, माळा नं: -, इमारतीचे नाव: किरण बिल्डिंग नं 3, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: पारसी पंचायत रोड, सोना उद्योग जवळ, महाराष्ट्र, मुंबई. पॅन नंबर:DJYPS6064Q	लिहून घेणार वय :-61 स्वाक्षरी:-
3	नाव:निखिल गोपाल सोनी पत्ता:प्लॉट नं: रूम नं 15, माळा नं: -, इमारतीचे नाव: किरण बिल्डिंग नं 3, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: पारसी पंचायत रोड, सोना उद्योग जवळ, महाराष्ट्र, मुंबई. पॅन नंबर:CSUPS8205H	लिहून घेणार वय :-33 स्वाक्षरी:-
4	नाव:गोपाल भाईलाल सोनी पत्ता:प्लॉट नं: रूम नं 15, माळा नं: -, इमारतीचे नाव: किरण बिल्डिंग नं 3, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: पारसी पंचायत रोड, सोना उद्योग जवळ, महाराष्ट्र, मुंबई. पॅन नंबर:CSUPS8206E	लिहून घेणार वय :-65 स्वाक्षरी:-

बदर-१८	
५७५०	६०६०
छायाचित्र ०२४	ठसा प्रमाणित
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:07 / 06 / 2024 11 : 54 : 36 AM

प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण.....पाने आहेत.

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

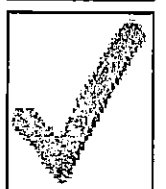
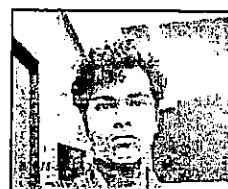
1 नाव:संदेश शिवगण
वय:38
पत्ता:शाँप नं 3 विलेपार्ले पूर्व
पिन कोड:400057

स्वाक्षरी

2 नाव:प्रथमेश नाडे
वय:21
पत्ता:शाँप नं 3 विलेपार्ले पूर्व
पिन कोड:400057

स्वाक्षरी

छायाचित्र

सह. दुय्यम निबंधक, अंधेरी क्र.-७,
मुंबई उपनगर जिल्हा

बदर-१८/ १०२५०/२०२४
पुस्तक क्रमांक १, क्रमांक.....१.....वर
नोंदला.
दिनांक: ०७ / ०६ / २०२४

शिक्षा क्र.4 ची वेळ:07 / 06 / 2024 11 : 55 : 01 AM

शिक्षा क्र.5 ची वेळ:07 / 06 / 2024 11 : 55 : 29 AM नोंदणी पुस्तक 1 मध्ये

Joint S.R. Andheri-7

सह. दुय्यम निबंधक, अंधेरी क्र. ७

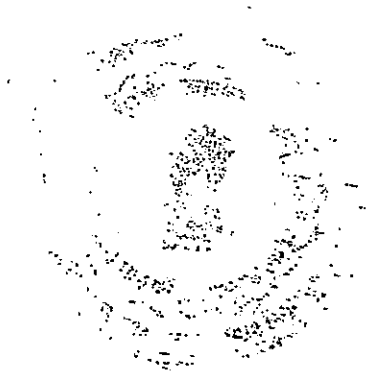
Payment Details.

(परिमल वर्दम)

sr.	Purchaser	Type	Transaction no/Vendor	GRN/Licence	Amount	At	Deface Number	Deface Date
1	JAYSHREE GOPAL SONI AND OTHERS	Share	694008320240690	MH003141959202425E	330000.00	SD	0001756072202425	07/06/2024
2				0624060810990	1600	RF	0624060810990D	07/06/2024
3	JAYSHREE GOPAL SONI AND OTHERS	Share		MH003141959202425E	30000	RF	0001756072202425	07/06/2024

ISD: Stamp Duty | DE: Registration Fee | IDMC: Document Handling Charge

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18 - 505

Additional faint markings or text at the bottom left of the page.

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. अंधेरी 7

दम्न क्रमांक : 10250/2024

नोंदणी :

Regn:63m

07/06/2024

गावाचे नाव : मोगरा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5500000
(3) बाजारभाव (भाडेपट्ट्याच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	5203449.2
(4) भू-मापन, पोट्टिस्मा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : मदनिका नं: मदनिका नं वी-402, माळा नं: 4 था मजला, इमारतीचे नाव: मुंदरलाल भट्टवाडी को-ऑप ट्रॉ मो ली, विंग वी, ब्लॉक नं: अंधेरी पूर्व, मुंबई 400069. रोड : ओल्ड नागरदाम रोड, पारमी पंचायत रोड, व्हिलेज मोगरा ((C.T.S. Number : 133/1, 133/1-1 to 67 :))
(5) क्षेत्रफळ	1) 36.02 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल नव्हा.	
(7) दम्नपेवज करून घेणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स सुपार्थ इस्टेट चे भागीदार अशोक एम जैन यांच्या तर्फे मुखत्यार कश्यप मोहन वय:-47; पत्ता:- प्लॉट नं: 1100, माळा नं: -, इमारतीचे नाव: मंगीता एफ्लिप्स, ब्लॉक नं: विलेपार्ले पूर्व, मुंबई, रोड नं: महकार रोड, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-ABUFS1154N
(8) दम्नपेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- जयश्री गोपाल मोनी वय:-61; पत्ता:- प्लॉट नं: रूम नं 15, माळा नं: -, इमारतीचे नाव: किरण विल्डिंग नं 3, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: पारमी पंचायत रोड, मोना उद्योग जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-DJYPS6064Q 2): नाव:- निखिल गोपाल मोनी वय:-33; पत्ता:- प्लॉट नं: रूम नं 15, माळा नं: -, इमारतीचे नाव: किरण विल्डिंग नं 3, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: पारमी पंचायत रोड, मोना उद्योग जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-CSUPS8205H 3): नाव:- गोपाल भाईलाल मोनी वय:-65; पत्ता:- प्लॉट नं: रूम नं 15, माळा नं: -, इमारतीचे नाव: किरण विल्डिंग नं 3, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: पारमी पंचायत रोड, मोना उद्योग जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-CSUPS8206E
(9) दम्नपेवज करून दिल्याचा दिनांक	07/06/2024
(10) दम्न नोंदणी केल्याचा दिनांक	07/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	10250/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	330000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



दस्तासोबत सूची क्र. II

खरी प्रत

सह. दुय्यम निबंधक, अंधेरी क्र. 7
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	JAYSHREE GOPAL SONI AND OTHERS	eChallan	69103332024060615690	MH003141959202425E	330000.00	SD	0001756072202425	07/06/2024
2		DHC		0624060810990	1600	RF	0624060810990D	07/06/2024
3	JAYSHREE GOPAL SONI AND OTHERS	eChallan		MH003141959202425E	30000	RF	0001756072202425	07/06/2024

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

