

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

202406288465

28 June 2024,04:41:43 PM

मूल्यांकनाचे वर्ष 2024
जिल्हा मुंबई(मेन)
मूल्य विभाग 8-ताडदेव डिव्हीजन
उप मूल्य विभाग भूभाग : पश्चिमेस पश्चिम रेल्वे लाईन, पुर्वेस शुक्लाजी स्ट्रीट,दक्षिणेस मौ.शौकत अली मार्ग व उत्तरेस जहांगीर बोमन बेहराम मार्ग यामधील भूभाग
सर्व्हे नंबर /न. भू. क्रमांक : सि.टी.एस. नंबर#152

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
81250	172010	205300	371700	172370	चौरस मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs.30250/-
उद्दवाहन सुविधा-	आहे	मजला -	5th floor To 10th floor		

रस्ता सन्मुख -

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 105% apply to rate= Rs.180610/-

घस्यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)
= (((180610-81250) * (100 / 100))+81250)
= Rs.180610/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 180610 * 46.73
= Rs.8439905.3/-

Applicable Rules = ,10,4

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 8439905.3 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
=Rs.8439905.3/-

M.V.

AV :- 8500000/- 6% S.D. = 510,000/-

Home

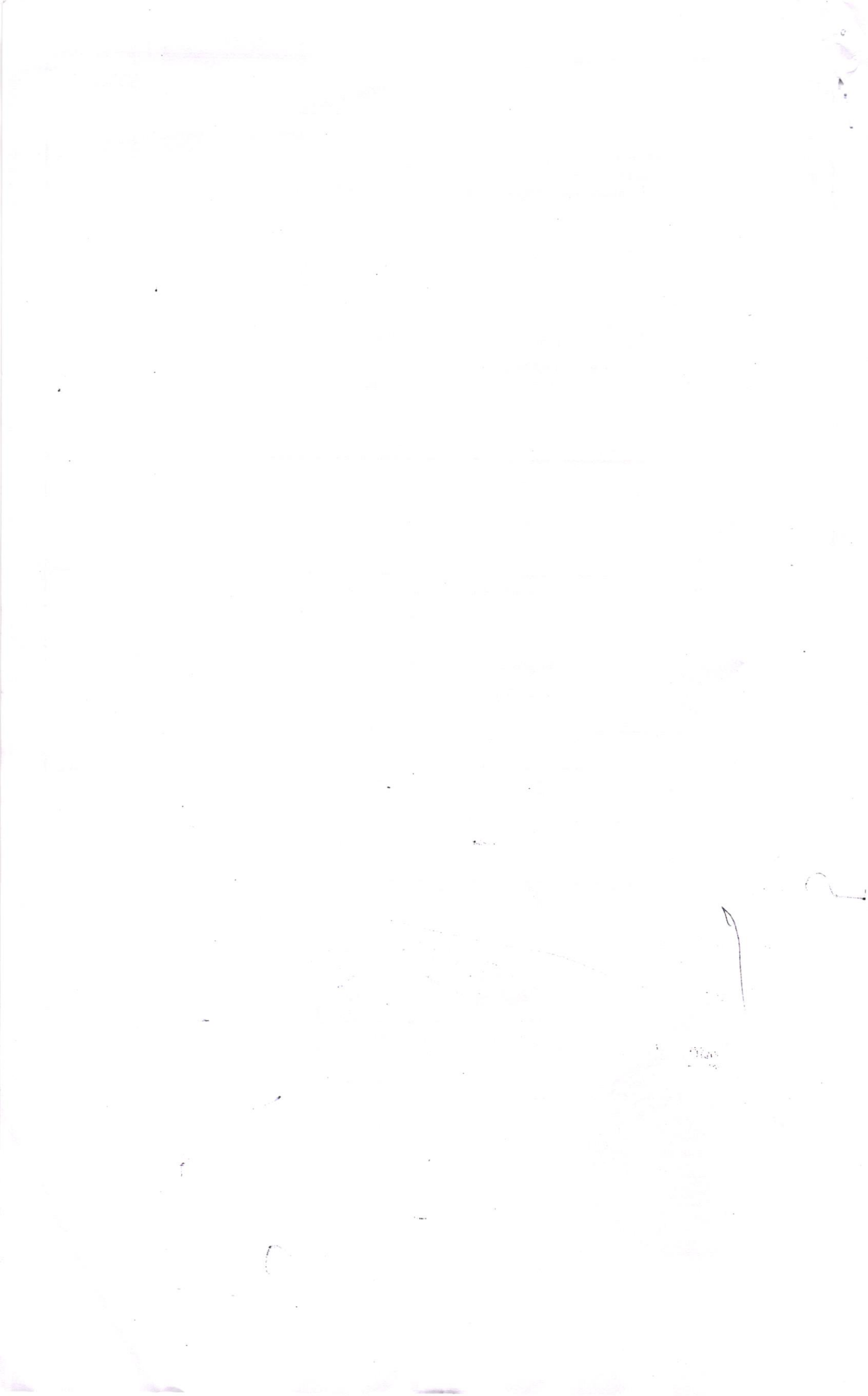
Print

AR = 30,000/-

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CHALLAN
MTR Form Number-6



GRN	MH004551800202425P	BARCODE			Date	01/07/2024-17:03:25	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AGOPJ8921H			
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR			Full Name	MRS KAVITA ASHOK JAIN AND OTHERS			
Location	MUMBAI							
Year	2024-2025 One Time			Flat/Block No.	Flat No- 501, 5th Floor, Shree Sameet Shikhar			
Account Head Details	Amount In Rs.		Premises/Building	Height, 4 th Floor Wing,				
0030045501 Stamp Duty	510000.00		Road/Street	6-A, Jamshedji Petite Lane, off Mahila Patel Agiyari Street, Balaram Street, Grant Road,				
0030063301 Registration Fee	30000.00		Area/Locality	Mumbai				
			Town/City/District					
			PIN	4 0 0 0 0 7				
			Remarks (If Any)	PAN2=AAHPM4987H~SecondPartyName=MR DINSHAW RUSI MEHTA~CA=8500000~Marketval=8439952				
			Amount In	Five Lakh Forty Thousand Rupees Only				
Total	5,40,000.00		Words					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	10000502024070106639	2981288478439	
Cheque/DD No.				Bank Date	RBI Date	01/07/2024-17:04:39	Not Verified with RBI	
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9820183726

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



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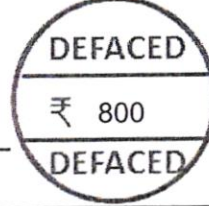
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0724027400278

Receipt Date 02/07/2024

Received from MRS KAVITA ASHOK JAIN, Mobile number 9321313151, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 4217 dated 02/07/2024 at the Sub Registrar office S.R. Mumbai City 1 of the District Mumbai District.



Payment Details

Bank Name SBIN

Payment Date 02/07/2024

Bank CIN 10004152024070200258

REF No. 455066591026

Deface No 0724027400278D

Deface Date 02/07/2024

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

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0724027400278

Date 02/07/2024

Received from MRS KAVITA ASHOK JAIN, Mobile number 9321313151, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Mumbai City 1 of the District Mumbai District.

Payment Details

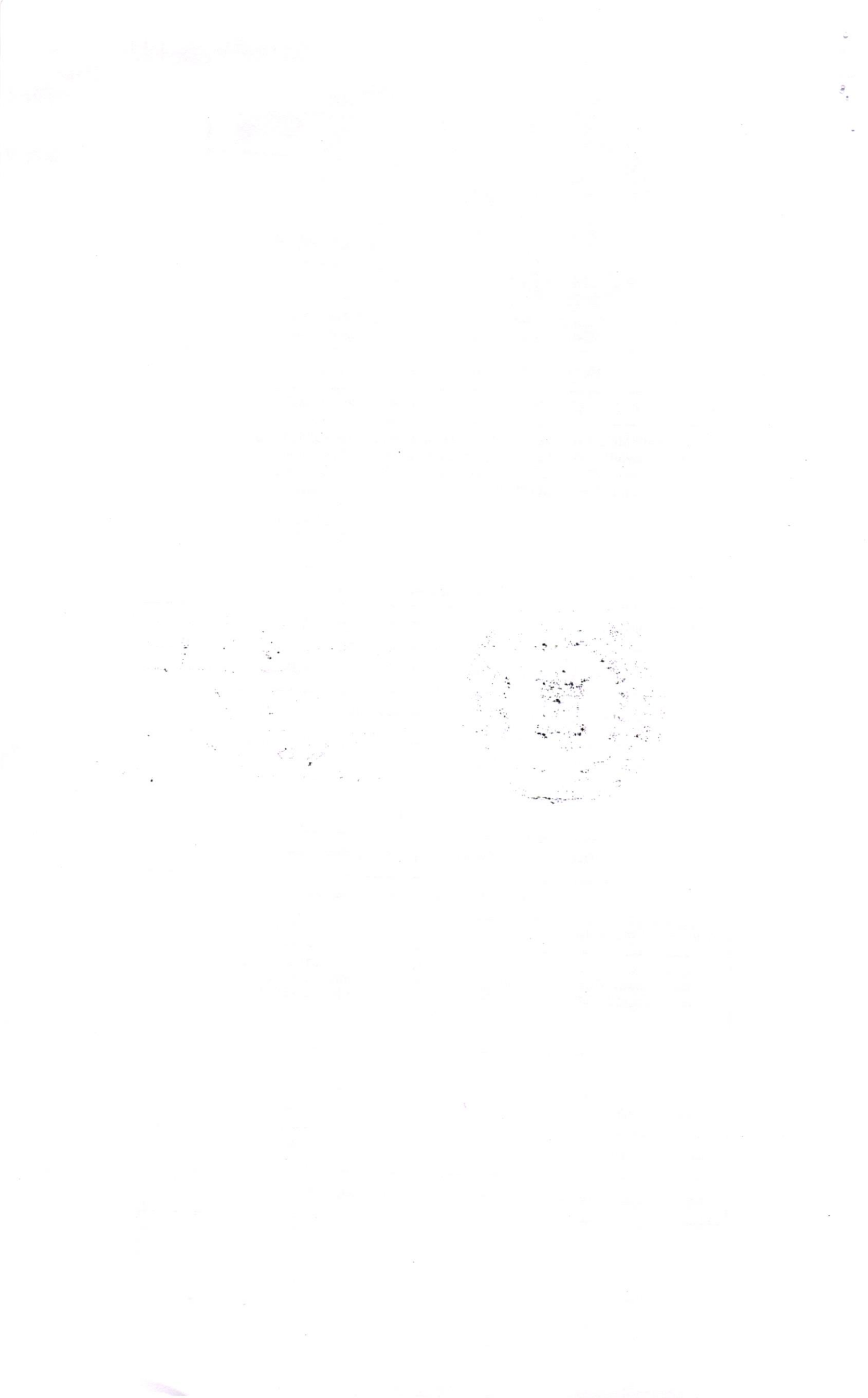
Bank Name SBIN

Date 02/07/2024

Bank CIN 10004152024070200258

REF No. 455066591026

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

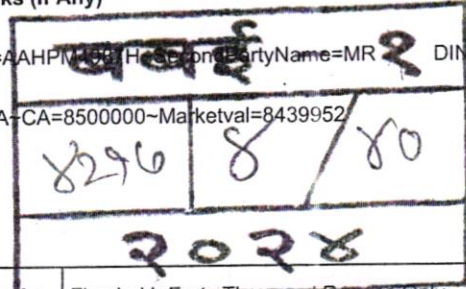




CHALLAN
MTR Form Number-6



GRN	MH004551800202425P	BARCODE		Date	01/07/2024-17:03:25	Form ID	25.1
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)		PAN No.(If Applicable)	AGOPJ8921H		
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR	Full Name	MRS KAVITA ASHOK JAIN AND OTHERS				
Location	MUMBAI	Flat/Block No.	Flat No- 501, 5th Floor, Shree Sameet Shikhar				
Year	2024-2025 One Time	Premises/Building	Height, â€Bâ€™ Wing,				
Account Head Details		Amount In Rs.	Road/Street				
0030045501 Stamp Duty		510000.00	6-A, Jamshedji Petite Lane, off Mahila Patel Agiyari Street, Balaram Street, Grant Road,				
0030063301 Registration Fee		30000.00	Area/Locality				
			Mumbai				
			Town/City/District				
			PIN				
			4 0 0 0 0 7				
			Remarks (If Any)				
			PAN2=AAHPM53H Home PartyName=MR 2 DINSHAW RUSI				
			MEHTA-CA=8500000-Marketval=8439952				
			8296 8 / 80				
			2028				
			Amount In Words				
			Five Lakh Forty Thousand Rupees Only				
Total		5,40,000.00					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN	Ref. No.	10000502024070106639	2981288478439	
Cheque/DD No.			Bank Date	RBI Date	01/07/2024-17:04:39	Not Verified with RBI	
Name of Bank			Bank-Branch		STATE BANK OF INDIA		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		



Department ID : Mobile No. : 9820183726
 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 दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-318-4217	0002458118202425	02/07/2024-11:23:34	IGR182	30000.00
2	(IS)-318-4217	0002458118202425	02/07/2024-11:23:34	IGR182	510000.00
Total Defacement Amount					5,40,000.00



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SALE DEED

THIS SALE DEED is made and entered into at Mumbai on this 2nd day of July, 2024. **BETWEEN**

MR. DINSHAW RUSI MEHTA (PAN AAHPM4987H) aged about 82 years, an Indian Inhabitant residing at Rushi Mehta Building, 3rd Floor, 49-A, Bulabhai Desai Road, (Wardern Road,) Near Benzer Khambhala Hill, Mumbai 400 026, hereinafter referred to as the **“VENDOR”** (which expression shall unless it be repugnant to the term or context or meaning thereof be deemed to mean and be deem to include himself, his heirs, executors, successors, attorney, administrators and assigns) of the **FIRST PART;** **AND**

1) MRS. KAVITA ASHOK JAIN (PAN AGOPJ8921H) aged about 41 years, and **2) MR. ASHOK BHAWARLAL JAIN (PAN ACXPJ3766H)** aged about 44 years, both Indian Inhabitant, residing at Flat No- 17-C, 3rd Floor, United Chember, Maulana Saukat Ali Road, Near Supers Cinema, Grant Road, Mumbai 400 007, hereinafter referred to as the **“PURCHASERS”** (which expression shall unless it be repugnant to the term or context or meaning thereof be deemed to mean and be deemed to include themselves, their respective heirs, executors, successors, attorney, administrators and assigns) of the **SECOND PART:**

Kavita A. Jain

ASHOK B. Jain

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WHEREAS:-

- A) The Vendor is the owner of ALL THAT piece or parcel of free hold land and Ground situated lying and being at 6-A, Jamshedji Petite Lane, off Mahila Patel Agiyari Street, at Balaram Street, Grant Road, Mumbai 400 007, bearing C. S. No- 7/152 of Tardeo Division, admeasuring about 233.28 sq. meters together with the building standing thereon and known as 'Rusi Mehta Building', (formerly called Ibrahim Mention) and assessed by the Assessor and Collector of Municipal Rate and Taxes under 'D' Ward, (hereinafter referred to as the said "PROPERTY").
- B) By Development Agreement dated 29th July, 2015 duly registered with the office of the Sub Registrar of Assurances, at Mumbai under Sr. No-BBE2-7400-2015, executed between MR. DINSHAW RUSI MEHTA, therein referred to as the Owners of the One Part and V. M. Homes Private Limited, therein referred to as the Developers of the Other Part, the Owner therein thereby grant exclusive development right of the said Property for the construction of the terms and conditions more particularly described therein.
- C) By Agreement of Allotment 21st April, 2023 duly registered with the office of the Sub Registrar of Assurance, at Mumbai under Sr. No-BBE4-6509-2023 executed between V. M. Homes Private Limited, therein referred to as the Developers of the One Part and

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Kavita A-Jain ASHOK B-Jain



MR. DINSHAW RUSI MEHTA, therein referred to as the "Allotee" of the Other Part, the Developers therein thereby allotted a residential Flats No- 501, admeasuring 419 sq. ft. carpet, and Flat No-502 admeasuring 596 sq ft. carpet on 5th Floor, along with One Mechanical Car Parking in the new building known as Shree Sameet Shikhar Height, 'B' Wing, on ownership basis in lieu of the Development Agreement dated 29th July, 2015, the Floor Plan and description of residential flats more particularly in the I to IV Schedules there under written, constructed on the larger property description in the Schedules there under written.

- D) The said Promoter/Developers has completed the project and duly secured Occupation in respect of flat constructed on the said Property more particularly described in the Second Schedule of the Allotment Agreement.
- E) The PURCHASERS approached the VENDOR with the proposal of purchasing the residential FLAT No-501, admeasuring 419 sq. ft. carpet area on 5th Floor, of 'B' Wing, of building known as "Shree Sammet Shikhar Heights", 6-A, Jamshedji Petite Lane, off Mahila Patel Agiyari Street, at Balaram Street, Grant Road, Mumbai 400 007, bearing C. S. No- 4/152, 5/152, 6/152, of Tardeo Division (hereinafter referred to the said 'FLAT') for the sake of brevity, and more particularly described in the First Schedule hereunder written, for own use and accommodation.

Kavita A-Jain

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ASHOK B Jain



- F) The VENDOR express and warrant that he is the exclusive Owners of, duly seized, possess and entitle of the said FLAT and legally able, authorized, competent and willing to grant to sale, assign and transfer the said FLAT.
- G) The VENDOR hereby declare that his title over the said FLAT is marketable and free from all encumbrances and reasonable doubts including free from any third-party adverse deal, arrangements, understanding, agreement for sale, transfer on release, relinquishment, surrender, gift, exchange, lease, monthly tenancy, leave and license, charge, mortgage or any other encumbrances.
- H) The VENDOR has agreed to sell, transfer and assign to the PURCHASERS and the PURCHASERS have agreed to purchased and acquire from the VENDOR his absolute right, title and interest in the said FLAT and all the benefits attached thereto at and or the total consideration of Rs. 85,00,000/- (Rupees Eighty Five Lakh Only) subject to deduction of applicable TDS on the terms and conditions set out hereunder.
- I) The VENDOR declares that the Society has yet not formed.
- J) The parties herein are desirous of reducing in writing terms and conditions on which the VENDOR has agreed to sale and transfer the said FLAT as hereinafter contained:

Kavita A. Jain

ASHOK. B. Jain

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NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

1. The VENDOR hereby declares and confirms that what is recited hereinabove in respect of the said FLAT shall be treated as representations and irrevocable declarations on his part as if the same are reproduced herein verbatim and form part of this clause.
2. The VENDOR hereby agree to sell, assign and transfer unto the PURCHASERS doth hereby agree to purchase and acquire from the VENDOR all rights, title, interest, claims and benefits in and upon the said Flat No- 501, admeasuring 419 sq. ft carpet, on 5th Floor, in the new building known as Shree Sameet Shikhar Height, 'B' Wing, situated at 6-A, Jamshedji Petite Lane, off Mahila Patel Agiyari Street, at Balaram Street, Grant Road, Mumbai 400 007, bearing C. S. No- 4/152, 5/152, 6/152, of Tardeo Division, owned and held by the VENDOR on ownership basis, together with the fitting and other interior, attached with the said FLAT, AND ALL HIS ESTATE, right, title, interest, use, inheritance, property, possession, benefit, claim or demand whatsoever at law and equity into, out of or upon the said FLAT.
3. That the VENDOR hereby agrees to sell and the PURCHASERS hereby agree to purchase the above said FLAT for a total consideration of Rs. of 85,00,000/- (Rupees Eighty Five Lakhs Only);



Kavita A. Jain

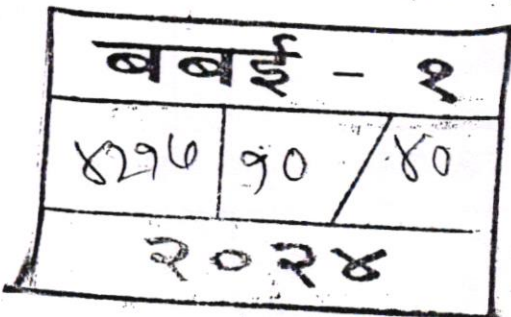
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- a. That the PURCHASERS hereof have paid to the VENDOR the Earnest / Token payment of Rs. **20,00,000/-** (Rupees Twenty Lakh Only) on 27/06/2024 by Cheque No- 005211, and Cheque No- 005004 each of Rs. 10,00,000/- (Rupees Ten Lakh Only), drawn on Union Bank of India, Grant Road Branch, out of above said total consideration by keeping the balance of **Rs. 65,00,000/-** (Rupees Sixty Five Lakh Only).
- b. That the PURCHASERS hereof shall pay on or before the Registration of said Sale Deed to the VENDOR the Advance payment of Rs. **9,15,000/-** (Rupees Nine Lakh Fifteen Thousand Only) on 02/07/2024 by Cheque No- 005212, of Rs. 5,00,000/- (Rupees Five Lakh Only) and Cheque No-005007 of Rs. 4,15,000/- (Rupees Four Lakh Fifteen Thousand Only), drawn on Union Bank of India, Grant Road Branch.,
- c. That it is decided by both the parties that as per new section 194-I of Income Tax Act, 1961 the PURCHASERS shall deduct tax at the rate 1% of Rs. **85,000/-** (Rupees Eighty Five Thousand Only) on total consideration of Rs. 85,00,000/- (Rs. Eighty Five Lakh Only), by keeping the balance of **Rs. 55,00,000/-** (Rupees Fifty Five Lakhs Only), on Execution and Registration of the Sale Deed. The receipt of such Earnest / Token, Advance, TDS Payments the VENDOR doth hereby admits and acknowledges hereinafter.
- d. That the PURCHASERS shall apply for Housing Loan of Rs. 55,00,000/- (Rupees Fifty Five Lakhs Only).

Kavita A. Jain ASHOK B. Jain



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- e. The PURCHASERS' Bank / Finance Company shall remitted sum of Rs. 55,00,000/- (Rupees Fifty Five Lakh Only) in favour the VENDOR within **THREE** months after the execution and registration of the said the Sale Deed, time being of the essence of contract but the same will not be applicable if the VENDOR fails to provide papers, documents etc. which are necessary for sanctions of the Housing Loan.
- f. The VENDOR shall co operate and provide by giving Original Agreements / Documents / Deeds of the said FLAT, as and when required by PURCHASERS' Bank to sanction the Loan.
- g. That it is decided by both the parties that in any case PURCHASERS failed to get the Housing Loan then said Agreement for Sale is to be cancelled and the PURCHASERS have to appear before the Sub Registrar of Assurance of Mumbai and co operate to do all the formalities to be done.
4. Simultaneously the VENDOR shall place the PURCHASERS in quiet, vacant and peaceful possession of the said FLAT on receipt of Full & Final payment hereof.
5. The VENDOR hereby declares, agrees and confirms with the PURCHASERS that the, the VENDOR has good right, full Power and absolute interest in the said FLAT and that his rights, title and interest in respect thereof are free, clear and marketable and without any doubts or encumbrances.



Kavita A. Jain

ASHOK B. Jain

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6. The VENDOR shall be responsible to get the said FLAT transferred in the names of the PURCHASERS, with all the expenses & claims.
7. The VENDOR has obtained No Objection Letter from the Promoters/Developers necessary for the purpose of transferring the said FLAT in the name of the PURCHASERS. A copy of the said No Objection letter is attached and forms a part of this document.
8. The VENDOR hereby further declares, agrees and confirms with the PURCHASERS as under:
- a) That the VENDOR is the only owners and absolutely entitled to the said FLAT and every part thereof and that no other person or party has any right, title interest or claim of any nature in the said FLAT or any part thereof.
- b) That the VENDOR further confirm and assure the PURCHASERS that he had not created any encumbrances, lien, liability, claim, mortgage or charge whatsoever in respect of the said FLAT.
- c) Any act of commission or omission whereby his right to transfer the said FLAT are affected or prejudiced and that the VENDOR covenants with the PURCHASERS to indemnify and keep indemnified the PURCHASERS against all prior act, claims, demands, cost, charges, expenses etc. in respect of the said FLAT prior to handing over the possession of the said FLAT to the PURCHASERS.

Kavita A-Jain ASHOK B-Jain

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- d) That the said FLAT till date is in his exclusive use, occupation and possession and that no one else have any claim, demand or right of any nature whatsoever in or to the said FLAT or any part thereof.
9. The VENDOR shall indemnify the PURCHASERS in respect of defects in Title and / or loss of Title and /or want of Title as the case may be in respect of the said FLAT at any time in future.
10. The VENDOR hereby declare that now he has no claim and that in future also he shall not claim any right, title and interest in the said FLAT or any part thereof, which all now belongs to the PURCHASERS on receipt of full and final payment.
11. The VENDOR hereby agrees, declares and confirms with the PURCHASERS that his rights, title and interest in the said FLAT are free from all prior encumbrances including all claims by way of sell, exchange, mortgage, gift, trust, inheritance, possession, lease, attachment before or after judgment or other prohibitory orders or otherwise howsoever. That the VENDOR has full and absolute right and authority to transfer the said FLAT in favour of the PURCHASERS subject to the consent of the said Promoters/Developers which the VENDOR has already obtained from the said Promoters /Developers.
12. The VENDOR has complied with is following part and terms of agreement namely:



Kavita A. Jain

ASHOK B. Jain

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- a) They shall hand over Original title deeds of the said FLAT to the PURCHASERS.
- b) They have signed this final Sale Deed and Transfer Forms and other Deeds and Documents required for the effective transfer of the said FLAT in the names of the PURCHASERS.
- c) They shall hand over the possession of the said FLAT to the PURCHASERS.
13. VENDOR hereby covenants with the PURCHASERS that he has paid all the amounts due and payable to the said Promoters/Developers and their shares of taxes and outgoing in respect of the said FLAT till up to date and that no amount is due and payable. The PURCHASERS is also liable to pay their share of all the outgoing charges (including maintenance, Taxes, etc.) of the said FLAT from day said PURCHASERS are handed over possession of the same.
14. The VENDOR hereby covenants with the PURCHASERS that the PURCHASERS shall be entitled to enjoy all the benefits of the Ownership with the said Promoters/Developers namely V. M. Homes Private Limited), and also quietly and peacefully use, occupy and possess the said FLAT thereof without any let or hindrance from the VENDOR or any person or persons lawfully or equitably claiming through the VENDOR.

Kavita A. Jain ASHOK B. Jain

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15. The VENDOR hereby covenant with the PURCHASERS that the VENDOR shall do all such acts, deeds, matters and things and shall execute such other Deed, Documents and Writings in favour of the PURCHASERS in respect of the said FLAT as and when required by the PURCHASERS for more perfectly assuring the said FLAT in favour of the PURCHASERS at the cost and risk of the PURCHASERS.

16. The VENDOR hereby declares, agrees and confirms with the PURCHASERS that he has paid all the dues i.e. electric bills, maintenance charges, water charges, sinking funds charges, repairing charges, taxes, if any and any statutory dues etc. and all other outgoing of the said FLAT till date and that no amount is due and payable in respect of the said FLAT to the said Promoters/Developers or to any other person or party, or Governments or semi Governments or Authorities in respect of the said FLAT and that if any amount is due and payable then the VENDOR alone shall be entirely responsible and liable for the same and that the VENDOR hereby indemnify and agree to keep indemnified and harmless the PURCHASERS in respect thereof, and from the date of possession, the PURCHASERS shall be responsible and liable for paying the outgoing in respect of the said FLAT and shall indemnify the VENDOR in respect thereof.

17. VENDOR hereby covenants with the PURCHASERS that he has no objection and he hereby gives his consent that the PURCHASERS admitted as the members of the proposed Society to be formed of the said building as per Maharashtra Ownership Flat Act.



Kavita A. Jain

ASHOK B. Jain

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18. The VENDOR shall co-operate and provide by giving Original Agreements / Documents / Deeds of the said FLAT, as and when required by PURCHASERS' Bank / Finance Company to sanction the Housing Loan.
19. The VENDOR hereby covenant with the PURCHASERS that along with the other Owners of the Flat in the said building the PURCHASERS shall join in forming and registering the Society or a Limited Company, for this purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the Society or Limited Company and for becoming a member, including the bye-laws of the proposed Society, so as to enable Promoters/Developers to register the organization of the Flat Owners under the Maharashtra Ownership Flat Act, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. The VENDOR shall give full co-operation for the same and he shall not take any objection for admitting the PURCHASERS as the members of the society and / or under the Ownership Flat Act and / or any other Authorities. The VENDOR shall do all such act, deeds, matters and things and shall execute such other deed, documents and writing in favour of the PURCHASERS in respect of the said FLAT as and when required by the PURCHASERS for more perfectly assuring the membership rights of the proposed Society and the said FLAT at the cost and risk of the PURCHASERS.

Kavita A - Jain

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20. It is agreed that the PURCHASERS shall be entitled TO HAVE TO HOLD ALL and singular the said FLAT hereby agreed to be granted, sold, conveyed, transferred and assured or intended or expressed so to be with its and every rights, members and appurtenances whatsoever unto and to the use and benefit of the PURCHASERS absolutely and forever.
21. VENDOR hereby covenants with the PURCHASERS that the PURCHASERS shall be entitled to enjoy the benefit of the membership rights of the proposed Society and also quietly and peacefully use, occupy and possess the said FLAT thereof without any let or hindrance from the VENDOR or any person or persons lawfully or equitably claiming through him.
22. The VENDOR hereby covenant with the PURCHASERS that all costs, charges and expenses in connection with the formation of the Co-operative Housing Society or Limited Company or Association as well as all the costs of preparing, engrossing, stamping and registering all the agreements, including conveyance, transfer/Sale deeds or any other documents required to be executed by the PURCHASERS and the other Flat Owners or Co-operative Society as well as the entire professional costs, charges and expenses payable for the same shall be paid by the PURCHASERS.
23. This Indenture shall always be subject to the provisions contained in the Maharashtra Ownership Premises Rule, 1964.



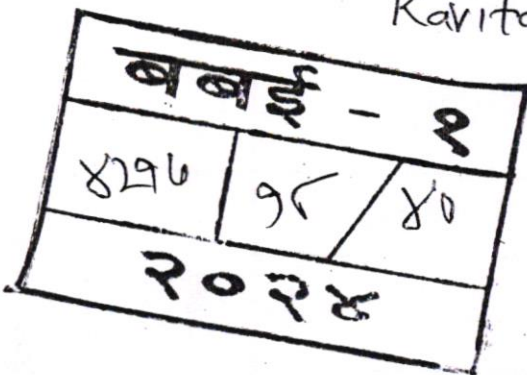
Kavita A. Jain

ASHOK B. Jain

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24. The VENDOR hereby agrees to sign/execute all other deeds, letters, application, documents, affidavit, writings, power of attorney, Society's Forms and other papers etc. as may be required to be executed in favour of the PURCHASERS and to render all assistance necessary for the purpose of effecting transfer of the said FLAT and also of any one or more of the Society deposit or all other deposits pertaining to the said FLAT from the name of the VENDOR to the name of the PURCHASERS.
25. It is hereby also agreed and declared by VENDOR that they shall appear before the Sub Registrar of Assurance for execution of the Sale Deed of the said FLAT as and when called for, and shall sign all such documents, papers, agreement, affidavits, Indemnity Bonds, application etc. those may be required to complete the Sale Deed.
26. The VENDOR shall on receipt of full & final payment hereof handover to the PURCHASERS all original documents of title including the said Sale Deed dated 2nd day of July, 2024, the receipt of payments, letters of possession and all other documents in respect of the said FLAT, correspondence, letters, copy of the latest paid up Society Bills and Electricity Bills, papers in respect of the said FLAT and the VENDOR will also sign and deliver to the PURCHASERS all necessary applications affidavit, forms, and the said FLAT to the name of the PURCHASERS and for transfer to the name of the PURCHASERS of the deposits made with any authority or authorities.

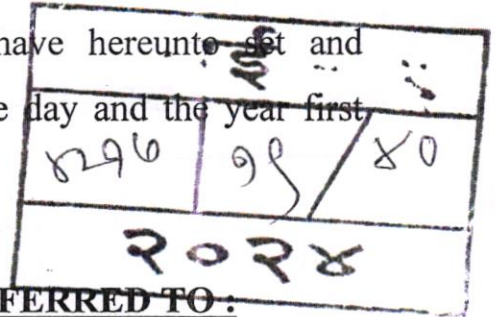
Kavita A. Jain - ASHOK B. Jain





27. That PURCHASERS shall pay the necessary stamp duty and Registration Fees as levied by the concerned Government authority on this Sale Deed and shall lodge this Agreement for Registration.

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

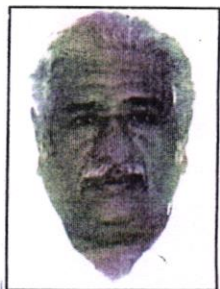


THE SCHEDULE HEREINABOVE REFERRED TO:

Residential Flat No- 501, admeasuring 419 sq. ft carpet, (Built up 46.73 sq. meter) on 5th Floor, in the new building known as Shree Sameet Shikhar Height, 'B' Wing, situated at 6-A, Jamshedji Petite Lane, off Mahila Patel Agiyari Street, at Balaram Street, Grant Road, Mumbai 400 007, bearing C. S. No- 4/152, 5/152, 6/152 of Tardeo Division. The Building consists of Ground + 22 upper Floors with Lifts facilities and is constructed in the year 2022-23.

SIGNED SEALED AND DILIVERED by the)
 Withinamed "VENDOR")
MR. DINSHAW RUSI MEHTA)

[Handwritten signature of Dinshaw Rusi Mehta]



in presence of.....)

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

SIGNED SEALED AND DILIVERED by the)
 Withinamed "PURCHASERS")



1) **MRS. KAVITAASHOK JAIN**)

) Kavita A. Jain

2) **MR. ASHOK BHAWARLAL JAIN**)

) ASHOK B Jain

in presence of.....)

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



RECEIPT

RECEIVED of and from the withinnamed "PURCHASERS 1) MRS. KAVITA ASHOK JAIN and 2) MR. ASHOK BHAWARLAL JAIN sum of Rupees as under, as and by way of Earnest / Token, Advance and T.D.S. payment in respect of sale / transfer of the said FLAT, as detailed hereinabove.

<u>Date</u>	<u>Cheque No.</u>	<u>Name of Bank</u>	<u>Amount</u>
27/06/2024	005211	Union Bank of India, Grant Road, Br.	10,00,000/-
27/06/2024	005004	Union Bank of India, Grant Road, Br.	10,00,000/-
02/07/2024	005212	Union Bank of India, Grant Road, Br.	5,00,000/-
02/07/2024	005007	Union Bank of India, Grant Road, Br.	4,15,000/-
Total Rs.			29,15,000/-
(Note : TDS @ 1% on 85,00,000/- of total consideration)			85,000/-
			30,00,000/-

I SAY RECEIVED RS. 30,00,000/-

(As Earnest/Token, Advance & TDS payments)

Dinshaw Rusi Mehta

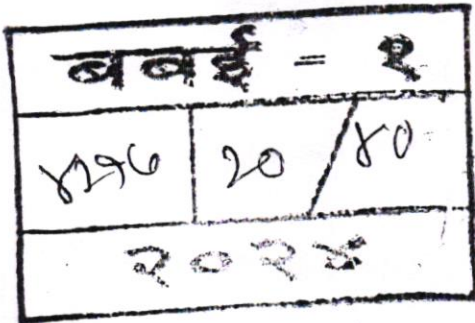
(MR. DINSHAW RUSI MEHTA)

(VENDOR)

WITNESSES: -

1. *Patil Mehta*

2. *Dinshaw Rusi Mehta*





MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/CTY/1243/D/337(NEW)/FCC/2/Amend

COMMENCEMENT CERTIFICATE

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To,
MR. AMIT VARDHAN (DIRECTOR) OF M/S V.M.
HOMES PVT. LTD.
C-3, COMMERCE HOUSE, 140 NAGINDAS
MASTER ROAD, FORT, MUMBAI-400023

Sir,

With reference to your application No. **CHE/CTY/1243/D/337(NEW)/FCC/2/Amend** Dated. **29 Oct 2015** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **29 Oct 2015** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **0 C.T.S. No. 4/152, 5/152, 17/152 & 6/152** Division / Village / Town Planning Scheme No. **TARDEO** situated at **MAHILA AGIARI LANE/BALARAM STREET** Road / Street in **D Ward** Ward.

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

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed, **Sr. Asst. Eng.(BP) City III** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



This CC is valid upto 4/10/2018

Issue On : 05 Oct 2017

Valid Upto : 04 Oct 2018

Application Number :

Remark :

This CC is granted upto plinth level of the building as per approved plans dated 14/10/2016.

Approved By

Issue On : 18 Jul 2018

Valid Upto : 17 Jul 2019

Application Number :

Remark :

This C.C. is further extended upto top of 18th (pt) floor for rehab 'A' wing & upto 15th (pt) floor for sale 'B' wing (i.e. Full C.C. for both the Wings) as per approved IOD plan dated 14.10.2016.

Approved By

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Issue On : 22 Jan 2021

Valid Upto : 21 Jan 2022

Application Number :

CHE/CTY/1243/D/337(NEW)/FCC/1/Amend

Remark :

This C.C. is now further extended for entire work i.e. Wing 'A' Comprising of Ground Floor + 1st to 19th + 20th (pt) floor for Rehab Tenants and Sale Wing 'B' comprising of Ground floor + 1st to 22nd floor as per approved plans dated 02.09.2020

Approved By

Asst.Eng.(BP)City III (Abhas S. Bagayatkar) D

CHE/CTY/1243/D/337(NEW)/FCC/2/Amend

Page 2 of 3 On 25-Apr-2022



ward
Assistant Engineer (BP)

Issue On : 25 Apr 2022

Valid Upto : 04 Oct 2022

Application Number :

CHE/CTY/1243/D/337(NEW)/FCC/2/Amend

Remark :

This CC is re-endorsed for Rehab Wing 'A' & Sale Wing 'B' and extended upto top of 22nd floor + LMR + OHT
i.e. Full CC for Rehab Wing 'A' as per approved amended plan dated 14.01.2022.



Name : JAYANT
VISHWANATH WALWATKAR
Designation : Assistant
Engineer
Organization : MUNICIPAL
CORPORATION OF
GREATER MUMBAI
Date : 25-Apr-2022 16: 18:32

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

Assistant Engineer . Building Proposal

City D Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.



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CHE/CTY/1243/D/337(NEW)/FCC/2/Amend

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