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uesday, March 15, 2016
2:25 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 2173 दिनांक: 15/03/2016

प्राप्ते नाव: एक्सर

स्तऐवजाचा अनुक्रमांक: बरत7-1922-2016

स्तऐवजाचा प्रकार: रोल डीड

पदर करणाऱ्याचे नाव: उज्वला भगवान चव्हाण

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

पणास मूळ दस्त, थंबनेल प्रिंट, रूची-२ अंदाजे

2:26 PM ह्या वेळेस मिळेल.

सह. नि. का. बोरीवली 7

जार मूल्य: रु. 3875337.2/-

मोबदला: रु. 3975000/-

रलेले मुद्रांक शुल्क: रु. 198800/-

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

देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

डी/धनादेश/पे ऑर्डर क्रमांक: MH008026569201516R दिनांक: 11/03/2016

केचे नाव व पत्ता: IDBI

देयकाचा प्रकार: By Cash रक्कम: रु 700/-

Chavan

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON... 15/3/16

Payment Successful. Your Payment Confirmation Number is 85010477

CHALLAN

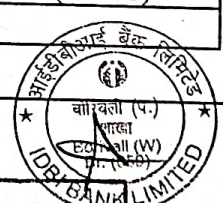
MTR Form Number - 6

NUMBER	MH008026569201516R	BARCODE	Form ID :	Date: 11-03-2016
Department	IGR		Payee Details	
Receipt Type	RM		Dept. ID (If Any)	
Name	IGR196-BRL7_JT SUB REGISTRAR BORIVALI	Location	PAN-AMLPC2406P	
	7		PAN No. (If Applicable)	
	Period: From : 10/03/2016 To : 31/03/2099		Full Name	UJWALLA BHAGWAN CHAVAN
	Amount in Rs.	Flat/Block No, Premises/ Bldg	OFFICE NO 7 1ST FLOOR GORAGANDHI CHSL PLOT NO 7	
045501-75	198800.00	Road/Street, Area /Locality	S V P ROAD BORIVALI WEST MUMBAI Maharashtra	
063301-70	30000.00	Town/ City/ District	PIN 4 0 0 0 9 2	
	0.00	Remarks (If Any) :		
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
	228800.00	Amount in words	Rupees Two Lakhs Twenty Eight Thousand Eight Hundred Only	
Payment Details:IDBI NetBanking Payment ID : 85010477		FOR USE IN RECEIVING BANK		
e- DD Details:		Bank CIN No : 69103332016031151757		
e- DD No.		Date	11-03-2016	
Bank	IDBI BANK	Bank-Branch	059 BORIVALI (WEST)	
Branch		Scroll No.		

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Ujwalla Bhavan



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२०१६		



वरल-७		
२०२५	५	३०
२०१६		

SALE DEED

THIS SALE DEED is made and entered into at **MUMBAI**, on this15th....
day of March -2016

BETWEEN

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MR.VISHAL NARAYAN DUWA aged 39 Year an adult Indian, Inhabitant of Mumbai, residing at Flat No.5, 5th Floor, Ramji Residency, Chandavarkar Road, Borivali (West), Mumbai-400092, and owner of Office No:7, 1st Floor, Wing-D, Goragandhi Apartment, Plot No.7,C.T.S. No 2446 (1to12), S.V.P.Road, Borivali (West),Mumbai-400 092, hereinafter called "**THE TRANSFEROR**"(which expression shall unless it be repugnant to the context or meaning thereof mean and include his respective heirs, executors, administrators and assigns) of the **ONE PART** AND **MRS.UJWALLA BHAGWAN CHAVAN** aged 39 year an adult Indian Inhabitants of Mumbai residing at Flat No. 903, Sage Grove, Garden Grove Complex, Chikuwadi, Borivali (west), Mumbai-400092, hereinafter called "**THE TRANSFEREE**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the **SECOND PART** :

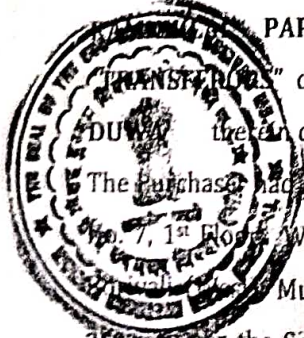
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WHEREAS:

1. By virtue of an Agreement for sale dated 27/10/1976 made at Mumbai between M/S. SAGAR BUILDERS a Partnership firm registered under the Partnership Act, 1932, hereinafter called & referred as the "SELLER" of the ONE PART AND SHRI VIJAY RAMANIKLAL PAREKH & SHRI BHUPENDRA RAMNIKLAL PAREKH therein called the BUYER /PURCHASERS of the OTHER PART. The Purchasers had purchased and acquired one office premises i.e. Office No. 7, 1st Floor, Wing-D, Goragandhi Apartment, Plot No. 7, situated on the property bearing C. No 2446(1to12) of village Eksar, Taluka Borivali, Mumbai Sub-Burgh District (M.S.D) at S. V. P. Road, Borivali (West), Mumbai-400 009. Admeasuring 300 Sq.Ft. (Carpet) area, as per the Schedule annexed hereunder and upon the terms and conditions therein contained paid the full consideration therefore and taken vacant and peaceful possession of the said Office No. 7, D-Wing on 1st Floor, from seller and have been in exclusive use, occupation and possession of the said premises.

2. By virtue of an Agreement for sale dated 4/3/1981 made at Mumbai between SHRI VIJAY RAMANIKLAL PAREKH & SHRI BHUPENDRA RAMNIKLAL PAREKH, hereinafter called & referred as the "SELLER" of the ONE PART AND NARAYAN KHIMJIBHAI DUWA therein called the BUYER /PURCHASER of the OTHER PART. The Purchaser had purchased and acquired one office premises i.e. Office No. 7, 1st Floor, Wing-D, Goragandhi Apartment, Plot No. 7, S.V.P. Road, Mumbai-400092, Admeasuring 300 Sq.Ft. (Carpet) area as per the Schedule annexed hereunder and upon the terms and conditions therein contained paid the full consideration therefore and taken vacant and peaceful possession of the said Office No. 7, D-Wing on 1st Floor, from vendor and have been in exclusive use, occupation and possession of the said premises (copy of death certificate attached).

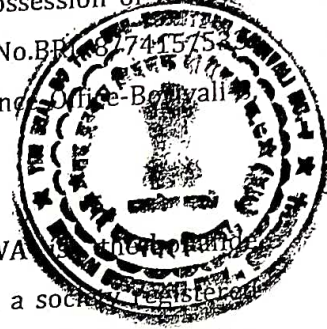


(a) AND WHEREAS SHRI NARAYAN KHIMJIBHAI DUWA expired intestate on 26/10/2011 leaving behind him the following legal heirs.

- i) SMT. BHANUBEN NARAYAN DUWA (Wife)
- ii) SMT. POONAM SAMEER SHAH (Married Daughter)
- iii) SMT. KAVITA BHAVIN SHAH (Married Daughter)
- iv) MR. VISHAL NARAYAN DUWA (Son)

3. By virtue of an Release Deed dated 31/12/2013 made at Mumbai between (1) SMT. BHANUBEN NARAYAN DUWA, (2) SMT. POONAM

SAMEER SHAH & (3) SMT. KAVITA BHAVIN SHAH hereinafter called & referred as the "RELEASORS" of the **ONE PART A N D MR. VISHAL NARAYAN DUWA** therein called the **RELEASEE** of the **OTHER PART**. The Releasors had released their Ownership rights, title, interest and shares in the commercial premises i.e. **Office No. 7, 1st Floor, Wing-D, Goragandhi Apartment, Plot No. 7**, situated on the property bearing C.T.S. No 2446(1to12) of village Eksar, Taluka Borivali, Mumbai Sub-Burban District (M.S.D) **S.V.P. Road, Borivali (West), Mumbai-400 092, Admeasuring 300 Sq.Ft. (Carpet)** area, as per the Schedule annexed hereunder and upon the terms and conditions therein and give vacant and peaceful possession of the said **Office No. 7, D-Wing on 1st Floor**, and have been in exclusive use, occupation and possession of the said premises. The said document registered under S. No. **BB-87415752** 2013 Dt. 31/12/2013 at Sub-Registrar of Assurance Office-Borivali Mumbai-M.S.D.



4. **THE TRANSFEROR' MR. VISHAL NARAYAN DUWA** member of **GORAGANDHI CO-OP.HSG.SOC.LTD**, a society registered under the Maharashtra Co-Operative Societies Act, 1960 vide Registration No.BOM/WR/HSG/TC/2858 of 87-88 Dated 30.7.1987 hereinafter referred to as '**THE SAID SOCIETY**' and by virtue of the membership in the said society the **TRANSFEROR** are holding 5 (five) fully paid up Shares of Rs.50/- each bearing No. 111 to 115 and **Share Certificate No. 23**.

holding 5 (five) fully paid up Shares of Rs.50/- each bearing No. 111 to 115 and Share Certificate No. 23		
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5. **THE TRANSFEROR'** further declares that **title over the said OFFICE IS** marketable and free from all encumbrances. **AND WHEREAS THE TRANSFEROR'** herein have agreed to sell his **Office No. 7, 1st Floor, Wing-D, Goragandhi Apartment, Plot No. 7, S.V.P. Road, Borivali (West), Mumbai-400 092, Admeasuring 300 Sq.Ft. (Carpet)** area, for the full price of **Rs. 36,00,000/- (Rupees Thirty Six Lacs only)** to be paid and to deliver the vacant and peaceful possession of the said OFFICE in the hands of **TRANSFEREE**.

6. **AND WHEREAS** the '**TRANSFEROR** have represented to the **TRANSFEREE** that he has given the necessary notice of intention to the said society for sell and dispose of the said OFFICE premises, as per the bye-laws of the said society vide bye-laws.

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AND WHEREAS 'THE TRANSFEREE' have approached to the TRANSFEROR, shown his willingness to purchase and acquire the said OFFICE and the Shares on Ownership basis for which the TRANSFEROR have agreed to and parties have decided to reduce into writing the terms and conditions which now appearing hereunder:

- i)
- ii)
- iii)
- iv)

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

1. 'THE TRANSFEROR' shall sell and the TRANSFEREE shall purchase acquire the said Office No. 7, 1st Floor, Wing-D, Goragandhi Apartm Plot No. 7, situated on the property bearing C.T.S. No 2446 (1to12 village Eksar, Taluka Borivali, Mumbai Sub-Burban District (M S.V.P.Road, Borivali (West), Mumbai-400092, Admeasuring Sq.Ft. (Carpet) area, along with Five shares of Rs.50/- each of society together with the permanent and absolute right of use occupation of the said Office.

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2. The Price of said office along with all benefit, facility, amenit appurtenances etc together with assigning of the rights and benefits' un the said agreement for sale dated 27/10/1976, 04/03/1981, and refer the release deed dated 31/12/2013 to and between the parties on l sum basis .

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3. That the Purchase price of the said Office shall be Rs. 39,75,00 (Rupees Thirty Nine Lakh Seventy Thousand Only) including value of Rs.250/- for the five shares of the said society wh consideration amount shall be paid to TRANSFEROR. And on rece TRANSFEROR agrees to handover and peaceful possess of the said office premises with absolute rights, interest, title, and

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thereof to the TRANSFEREE for the lump sum price of Rs. 39,75,00 (Rupees Thirty Nine Lakh Seventy Five Thousand Only) as following details upon the terms and subjected condition appear herein after the transferor/ seller has further agreed to assign convey all the benefits , rights, titles and interest of this sale dee the purchasers/ Transferee herein .

The said Lumpsum price have been paid by the transferee herein to transferor herein as follows.

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- i) Rs.1,25,000/- (Rupees One Lakh Twenty Five Thousand only) paid as a part payment against abovesaid Office premises .
- ii) Rs. 15,00,000/- (Rupees Fifteen Lakh Only) paid as a part payment
- iii) Rs. 12,70,000/- (Rupees Twelve Lakh Seventy Thousand Only) paid as a part payment.
- iv) Rs. 10,80,000/- (Rupees Ten Lakh Eighty Thousand only) has been paid as a full & Final payment.

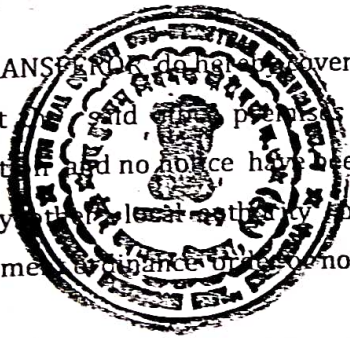
4. THE TRANSFEROR shall obtain the necessary permission from the said society to transfer of his rights, title, claim, interest and benefits whatsoever enjoyed by the TRANSFEROR including the Shares, Deposits, if any, in favour of the TRANSFEREE. The TRANSFEROR undertake to assist and co-operate to execute, produce, procure and/or cause to be executed, produced or procured any documents and/or writings, whatsoever for further assuring in law and for more perfectly transferring all rights, title, intrests and benefits of the TRANSFEROR in respect of the said Office unto the TRANSFEREE for exclusive use of TRANSFEREE thereof as aforesaid.

5. THE TRANSFEROR doth hereby covenants with the TRANSFEREE that the said premises agreed to be sold is free from all encumbrances of any nature, whatsoever and that the TRANSFEROR have full and absolute power and authority to transfer and deliver possession of the said Office to the TRANSFEREE. No other person or party have any rights, title, interest, propriety, claiming or demand into over or upon the same or any part thereof either by way of sale, exchange, mortgage, gift, trust, tenancy and tenancy or lien or otherwise howsoever over the said Office premises.

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6. The TRANSFEROR doth hereby covenant with the TRANSFEREE as follows:

a) That the said premises is not subject to any acquisition or requisition and no notice has been received him from the Government or any other authority or under any legislative enactment, government ordinance or notification.



b) That the TRANSFEROR have duly paid and discharged in full all the dues and liabilities in respect of the said office premises including the Municipal outgoings, taxes, rates, maintenance charges , electricity bills, Telephone charges etc if any payable to the said society upto the date hereto and shall pay all the dues till the completion of sale deed.

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18. The Transferor hereby agreed and to pay due charges/demand for Stamp duty, Registration Charges, VAT & Service Tax if any NOTICE Government or Semi Government against previous agreements.

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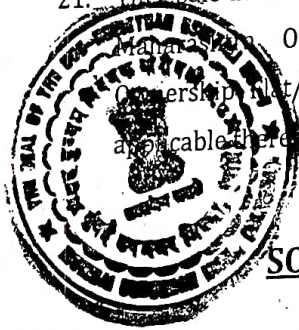
19. The stamp duty and registration charges in respect of the said Office if levied by the competent authority the same shall be borne and paid by TRANSFEREE only.

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MR.
PAN
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20. The parties hereto have agreed to in connection with the transfer to the Society, shall be borne and paid by both parties equally.

21. This Sale deed shall always be subject to the provisions contained in Ownership Flats/Offices Act.1963 and the Maharashtra Ownership Flats/Office Rules 1964 or any other provisions of applicable thereto.

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SCHEDULE OF THE PROPERTY

The Office No.7, 1st Floor, Wing-D, Goragandhi Apartment, Plot No. S.V.P.Road, Borivali (West), Mumbai-400 092, Admeasuring 300 Sq. (Carpet) area on Plot bearing C.T.S. NO. 2446 (1 to 12) of Village Ek Tal. Borivali in Registration Sub-District and District Mumbai City Mumbai Suburban District.

9e22		TV 218	300 SQ.FT. (CARPET) AREA
AREA			R/C-WARD
MUNICIPAL WARD			2446 (1 to 12)
C.T.S. NO.			EKSAR
VILLAGE			1975
YEAR OF CONSTRUCTION			GR. + 4 FLOOR (WITHOUT LIFT)
FLOOR OF BUILDING.			

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IN WITNESS WHEREOF the parties hereto have executed this Sale Deed Oput their respective hands and signatures on this Sale Deed on the day and the year first hereinabove written.

SIGNED SEALED AND DELIVERED
BY THE WITHINNAMED: "TRANSFEROR"
MR.VISHAL NARAYAN DUWA
PAN NO.AEJPD6169C
in the presence of.....



} Vishal

SIGNED SEALED AND DELIVERED
BY THE WITHINNAMED "TRANSFEEE"
MRS. UJWALLA BHAGWAN CHAVAN
PAN NO. AMLPC2406P
in the presence of



} Ujwalla



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Goragandhi Apt., Plot No. 7, C. T. S. No. 2446 (1 to 12), S. V. P. Road, Borivli (W), Bombay-400 092.

HR/REG/255/57/23
30/7/87

No. 23

Authorised Share Capital Rs. 100000. Divided into 2000 Shares each of Rs. 50/- only

Member's Register No. _____

THIS IS TO CERTIFY that ~~Mrs~~ Mr. Mrs. NARAYAN KHMJI DUWA

[OFFICE NO. 7]

of BOMBAY is the Registered Holder of 5 [FIVE] Shares from No. 111 —

to 115 — of Rs. 250/- [Rs. Two Hundred Fifty only.] in GORAGANDHI CO-OPERATIVE

HOUSING SOCIETY LTD. in Borivli [West], Bombay-400 092.

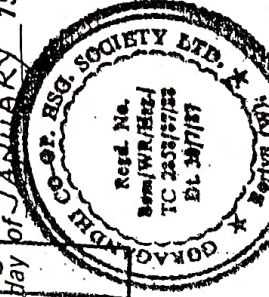
Subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rs. 50/- [Rupees Fifty] has been paid.

GIVEN under the Common Seal of the said Society at Borivli

on the 21 day of JANUARY 1988.

Abhullesh V. Neerajchhi
Chairman

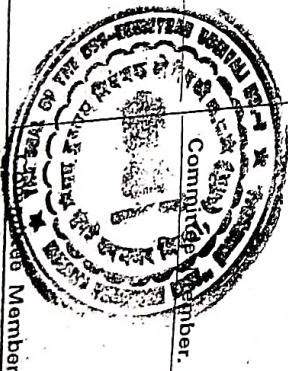
S. R. Goragandhi
Member of the Committee



P. T. O.

1	Chairman <i>[Signature]</i>	Hon. Secretary <i>[Signature]</i>	83	126 <i>[Signature]</i>	Committee Member.
2	Chairman	Hon. Secretary			Committee Member.
3	Chairman	Hon. Secretary			Committee Member.
4	Chairman	Hon. Secretary			Committee Member.
5	Chairman	Hon. Secretary			Committee Member.

18/21 2014 (month) MR VISHU NARAYAN
D. V. V. V.



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15/03/2016

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दुय्यम निबंधक : सह दु.नि. बोरीवली 7

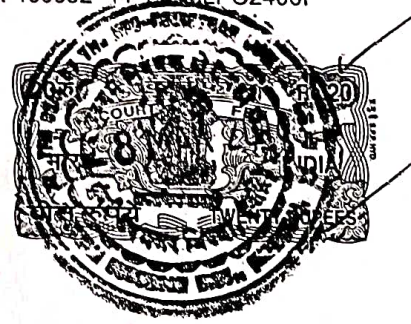
दस्त क्रमांक : 1922/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) एकसर

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	3975000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3875337.2
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: ऑफिस नं 7 विंग डी, माळा नं: पहीला मजला, इमारतीचे नाव: गोरामागंधी अपार्टमेंट प्लॉट नं 7, ब्लॉक नं: बोरीवली पश्चीम मुंबई 400 092, रोड : एस वी पी रोड, इतर माहिती: घसारा 20% बांधकाम वर्ष 1975 असेसमेंट बील व सोसायटी लेटर.-----इतर वर्णन दस्तात नमूद केल्याप्रमाणे((C.T.S. Number : 2446 (1to12) ;))
(5) क्षेत्रफळ	1) 33.46 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-विशाल नारायण दुवा वय:-39; पत्ता:-प्लॉट नं: 5, माळा नं: 5 वा मजला, इमारतीचे नाव: रामजी रेसिडन्सी, ब्लॉक नं: बोरीवली पश्चीम मुंबई, रोड नं: चंदावरकर रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AEJPD6169C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-उज्वला भगवान चव्हाण वय:-39; पत्ता:-प्लॉट नं: 903, माळा नं: 9 वा मजला, इमारतीचे नाव: सेज ग्रोव गार्डन ग्रोव कॉम्प्लेक्स, ब्लॉक नं: चीकूवाडी बोरीवली पश्चीम मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AMLPC2406P
(9) दस्तऐवज करून दिल्याचा दिनांक	15/03/2016
(10) दस्त नोंदणी केल्याचा दिनांक	15/03/2016
(11) अनुक्रमांक, खंड व पृष्ठ	1922/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	198800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरत	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क विवडलेला

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



सरी प्रत

सह. दुय्यम निबंधक, बोरीवली क्र. ७
संभर इपमगर जिल्हा.