

Receipt (pavli)

520/3192

Tuesday, February 06, 2024

10:58 AM

पावनी

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: घाटकोपर

दस्तावेजाचा अनुक्रमांक: क्रम5-3192-2024

दस्तावेजाचा प्रकार: सेल डीइ

सादर करणाऱ्याचे नाव: मेसर्स विण्टेसो पार्टनर्स एल एल पी तर्फे भागीदार राजेंद्र करमन पटेल

पावनी क्र.: 3394 दिनांक: 06/02/2024

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 900.00

पृथांची संख्या: 45

**DELIVERED**

एकूण:

₹. 30900.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:18 AM ह्या वेळेस मिळेल.

Joint S.R. Kulkarni-5

सह दुय्यम निबंधक वर्ग-2

कुर्ला क्र. 5

वाजार मूल्य: ₹.7273081.05/-

मोबदला ₹.9700000/-

भरनेने मुद्रांक शुल्क : ₹. 582000/-

1) देयकाचा प्रकार: DHC रकम: ₹.900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224034304042 दिनांक: 06/02/2024

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014999839202324P दिनांक: 06/02/2024

विक्रेते नाव व पत्ता:

*Revised 01/24*



06/02/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 5

दस्त क्रमांक : 3192/2024

नोंदणी :

Regn 63m

गावाचे नाव : घाटकोपर

(1) विवेकाचा प्रकार	सेन डीह
(2) मोबदला	9700000
(3) बाजारभाव (घाटकोपर घाटकोपर बाबत घाटकोपर आकारणी वेतो फी घट्टेघार ते नमुद करावे)	7273081.05
(4) भू-मापन, पोटहिस्ता व वरकरमांक (असल्यास)	

1) पाविकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: ऑफिस नं. 304, माळा नं. तिसरा मजला, इमारतीचे नाव: भावेश्वर आर्केड एनेक्स को-ऑप प्रिमाबसेस सो. लि., ब्लॉक नं. बेबस विनेमा समोर, रोड नं: एल. बी. एस. मार्ग, घाटकोपर पश्चिम, मुंबई - 400086, इतर माहिती: ऑफिस चे क्षेत्रफळ 377.17 चौ. फूट कारपेट, सोबत कार पार्किंग स्पेस बेसमेंट लेवर ऑफ स्टिकेबल पार्किंग नं. 29 ऑन टॉप लेवर. क्लिमेब - घाटकोपर किरोळ, तालुका - कुर्ला. PUI: NX0901590890000 (( C.T.S. Number : 4045A-1/A, 4045A-1/B, 4045A-1/C : ))

(5) क्षेत्रफळ

1) 42.06 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:-प्रविण कुमार हरिरामणी बब-36; पत्ता:-प्लॉट नं: फ्लॉट नं: 1001, माळा नं: 10 बा मजला, इमारतीचे नाव: वॅली सिम्प, विस्मिंग नं. एम -11, ब्लॉक नं: सेक्टर 36, वारपार, रोड नं: महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-ABVPH6593D

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-मेसर्स बिन्वेसो पार्टनर्स एल एल पी तर्फे भागीदार राजेंद्र करघन पटेल बब:-41; पत्ता:-प्लॉट नं: ए-25/908, माळा नं: ., इमारतीचे नाव: हॅपी वॅली हौसेस, ब्लॉक नं: टिककूचीनी वाडी, मानपाडा, ठाणे, रोड नं: ., महाराष्ट्र, THANE. पिन कोड:-400607 पॅन नं:-AAVFB9768B

(9) दस्तऐवज करून दिल्याचा दिनांक

06/02/2024

(10) दस्त नोंदणी केल्याचा दिनांक

06/02/2024

(11) अनुकरमांक, खंड व पृष्ठ

3192/2024

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

582000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेर



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निबडलेला अनुच्छेद :-

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



सह दुय्यम निबंधक वरग-2  
कुर्ला क्र. 5



06/02/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

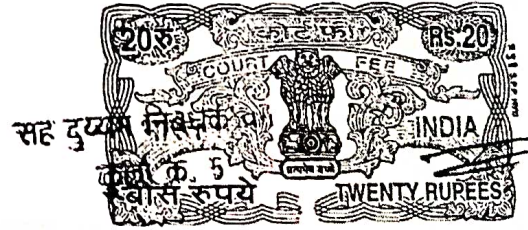
दस्त क्रमांक : 3192/2024

नोंदणी :

Regn:63m

गावाचे नाव : घाटकोपर

(1)विनेखाचा प्रकार	सेल डीड
(2)मोबदला	9700000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7273081.05
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :; इतर माहिती: ऑफिस नं. 304, माळा नं: तिसरा मजला, इमारतीचे नाव: भावेश्वर आर्केड एनेक्स को -ऑप प्रिमायसेस सो. लि., ब्लॉक नं: श्रेयस सिनेमा समोर, रोड नं: एल. बी. एस. मार्ग,घाटकोपर पश्चिम,मुंबई - 400086, इतर माहिती: ऑफिस चे क्षेत्रफळ 377.17 चौ. फूट कारपेट,सोबत कार पार्किंग स्पेस बेसमेंट लेबर ऑफ स्ट्रिकेबल पार्किंग नं. 29 ऑन टॉप लेबर. व्हिजेज - घाटकोपर किरोळ,तालुका - कुर्ला. PUI: NX0901590890000 (( C.T.S. Number : 4045A-1/A, 4045A-1/B, 4045A-1/C ; ))
(5) क्षेत्रफळ	1) 42.06 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:-प्रविण कुमार हरिरामणी वय:-36; पत्ता:-प्लॉट नं: फ्लॉट नं: 1001, माळा नं: 10 वा मजला, इमारतीचे नाव: वेंची शिल्प, बिल्डिंग नं. एम -11, ब्लॉक नं: सेक्टर 36, खारघर, रोड नं: महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-ABVPH6593D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स बिन्डेसो पार्टनर्स एल एल पी तर्फे भागीदार राजेंद्र करसन पटेल वय:-41; पत्ता:-प्लॉट नं: ए-25/908, माळा नं: .. इमारतीचे नाव: हॅपी वॅली हौसेस, ब्लॉक नं: टिक्कूजीनी वाडी, मानपाडा, ठाणे, रोड नं: .. महाराष्ट्र, THANE. पिन कोड:-400607 पॅन नं:-AAVFB9766B
(9) दस्तऐवज करून दिल्याचा दिनांक	06/02/2024
(10)दस्त नोंदणी केल्याचा दिनांक	06/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	3192/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	582000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



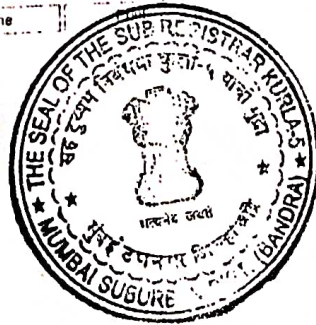
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

सह दुय्यम निबंधक वर्ग-2  
कुर्ला क. 5

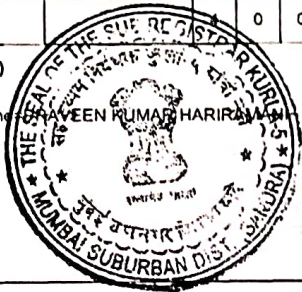
Valuation ID	20240206831					मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )	
मूल्यांकनाचे वर्ष	2023					06 February 2024 10:47:56 AM	
जिल्हा	मुंबई(उपनगर)					करल	
मूल्य विभाग	103-घाटकोपर - किरोळ - कुर्ला					करल	
उप मूल्य विभाग	रस्ता लालबहादुर शास्त्री मार्ग					करल	
सर्व्हे नंबर /न. भू क्रमांक	सि.टी.एस. नंबर#4045					करल	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						दस्त क्र. 3992/2024	
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक		
72100	138860	159690	223700	138860	चौरस मीटर		
<b>बांधीव क्षेत्राची माहिती</b>							
बांधकाम क्षेत्र(Built Up)	42.06चौरस मीटर	मिळकतीचा वापर.	कार्यालये व्यावसायिक	मिळकतीचा प्रकार.	बांधीव		
बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे वय.	0 TO 2वर्षे	बांधकामाचा दर -	Rs 30250/-		
उद्दवाहन सुविधा.	आहे	मजला -	1st floor To 4th floor				
रस्ता सन्मुख -							
समिश्र वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - No							
Sale Type - Resale	First Sale Date - 26/7/2018						
Sale/Resale of built up Property constructed after circular dt 02/01/2018							
मजला निहाय घट/वाढ	= 100% apply to rate = Rs.159690/-						
रस्ता सन्मुखनुसार मूल्यदर	= 100% apply to rate = Rs.159690/-						
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) * खुल्या जमिनीचा दर = ( ( (159690-72100) * (100 / 100) ) ) * 72100 ) = Rs 159690/-						
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 159690 * 42.06 = Rs 6716561.4/-						
F) बंदिस्त वाहन तळाचे क्षेत्र	13.94चौरस मीटर						
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * ( 159690 * 25/100 ) = Rs.556519.65/-						
Applicable Rules	= .10.9 ब.4.16						
एकत्रित अंतिम मूल्य	मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लागतव्या गळीचे मूल्य + वरील गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + प्रॅक्टिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 6716561.4 + 0 + 0 + 0 + 556519.65 + 0 + 0 + 0 + 0 + 0 = Rs.7273081.05/-						

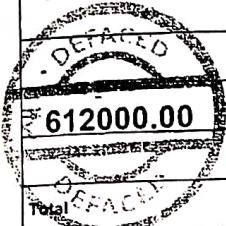
सह दुय्यम निबंधक वर्ग-2  
कुर्ला क्र. 5



CHALLAN  
MTR Form Number-6



GRN	MH014999839202324P	BARCODE	Date		06/02/2024 10:58:08	Form ID	064
Department	Inspector General Of Registration		Payer Details		कुरला - ५		
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)	दस्ता क्र. 3902/2024			
			PAN No.(If Applicable)	४ / ४५			
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2		Full Name	M/S. BILDES0 PARTNERS LLP			
Location	MUMBAI		Flat/Block No.	Office No. 304, Bhaveshwar Arcade Annex			
Year	2023-2024 One Time		Premises/Building	Opp. Shreyas Cinema, L. B. S. Marg			
Account Head Details		Amount In Rs.	Road/Street	Ghalkopar (W), Mumbai			
0030045501	Stamp Duty	582000.00	Area/Locality	Town/City/District			
0030063301	Registration Fee	30000.00	Town/City/District	PIN			
				0 0 0 8 6			
			Remarks (If Any)	SecondPartyName			
							
			Amount In	Six Lakh Twelve Thousand Rupees Only			
			Words				
Total		6,12,000.00					
Payment Details			FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA			Bank CIN	Ref. No.	10000502024020302221	7152366773717	
Cheque-DD Details			Bank Date	RBI Date	03/02/2024-13:46:22	Not Verified with RBI	
Cheque/DD No.			Bank-Branch		STATE BANK OF INDIA		
Name of Bank			Scroll No. , Date		Not Verified with Scroll		
Name of Branch							



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चालन केवल दायम विलिनाक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन वापरू नये.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-520-3192	0007970753202324	06/02/2024-10:58:17	IGR561	30000.00
2	(IS)-520-3192	0007970753202324	06/02/2024-10:58:17	IGR561	582000.00
Total Defacement Amount					6,12,000.00

*Pravesh Kumar*

*Rajendra*

(1)

करल - ५
दस्त क्र. 39८२/२०२४
६ / २४



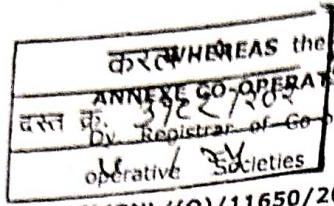
Office No. 304

**SALE DEED**

THIS SALE DEED is made and entered into at Mumbai, on this ०६<sup>th</sup> day of FEBRUARY 2024, **BETWEEN MR. PRAVEEN KUMAR HARIRAMANI** Aged 36 Years (Pan No. **ABVPH6593D**), adult, Indian Inhabitant, presently having address at Flat No. 1001, Tenth Floor, Valley Shilp, Building No. M-11, Sector 36, Kharghar 410 210, hereinafter referred to as the '**Transferor**' (which expression unless repugnant to the context or meaning thereof shall mean and include him, his heirs, executors, administrators and assigns) of the **ONE PART AND M/S. BUILDESO PARTNERS LLP** (Pan No. **AAVFB9766B**) Having Address at A-25/908, Happy Valley Homes, Tikkujini Wadi, Manpada, Thane 400 607 Through Its Partner **MR. RAJENDRA KARSAN PATEL** Aged 41 Years (Pan No. **ALNPP0419N**) presently having address at Flat No. 302, Kay Kay Apartment, New Maneklal Estate, Ghatkopar (W), Mumbai 400 086, hereinafter referred to as the '**Transferees**' (which expression unless repugnant to the context or meaning thereof shall mean and include them, their heirs, executors, administrators and assigns) of the **OTHER PART:**

Praveen Kumar

Rajendra 14P



Transferor is the member of **BHAVESHWAR ARCADE ANNEXE CO-OPERATIVE PREMISES SOCIETY LTD.**, a Society registered with Registrar of Co-operative Societies at Mumbai, under Maharashtra Co-operative Societies Act, 1960 under Registration No. **MUM/W. N/GNL/(O)/11650/2018-19 DATED 11/05/2018**, (hereinafter referred to as 'THE SAID SOCIETY') and by virtue of being the member of the said Society, he has been holding Office No. 304, on the Third Floor alongwith Car Parking Space on Basement Level of Stackable Parking No. 29 on Top Level, of the Building known as '**Bhaveshwar Arcade Annexe**' situated at Opp. Shreyas Cinema, L. B. S. Marg, Ghatkopar (W), Mumbai 400 086, more particularly described in the schedule hereunder written (hereinafter referred to as 'THE SAID OFFICE') on what is known as '**OWNERSHIP BASIS**'.

**AND WHEREAS** the Transferor herein has acquired the said Office from his own funds from **M/S. BHAVESHWAR PROPERTIES PVT. LTD.** vide an agreement dated **24<sup>TH</sup> JULY 2018** said document is Registered Vide Registration No. **KRL1/9027/2018**.

**AND WHEREAS** the Transferor herein has since paid the full and entire consideration thereof to the concerned authorities and is presently holding the said Office admeasuring about **377.17** Sq. ft. Carpet area on ownership basis.

**AND WHEREAS** the Transferor by virtue of being the member of the said Society viz. **BHAVESHWAR ARCADE ANNEXE CO-OPERATIVE PREMISES SOCIETY LTD.**, has been issued Share Certificate No. **042**, for ten fully paid shares of Rs. 50/- each bearing Nos. **481** to **490** (both inclusive).

**AND WHEREAS** the Transferor has represented to the Transferees that he has been holding the above said Office along with the ten shares as stated hereinabove and being the member of the said Society, he is desirous of disposing off his right, title and the membership of the said Society and the Transferees herein have agreed to acquire all the right, title and interest of the Transferor in the membership of the said Society on the following terms and conditions :

- a. That the Transferor is the absolute owner of the Premises and as such he is absolutely entitled to hold, use and occupy the Premises AND that no other person/s or party has any right, title, interest, claim or demand into, over or upon the same or any part thereof either by way of sale, exchange, gift, trust, tenancy, inheritance, possession, lien or otherwise howsoever.

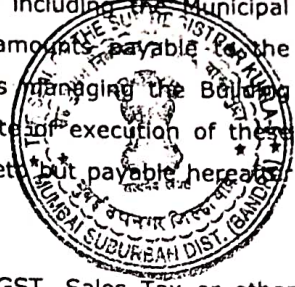
*Pravesh Kumar*

*Rajendra*

(3)

करल - ५
दस्ता क्र. 3902/2024
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- b. That the Transferor has absolute authority to sell, transfer and assign all his right, title and interest in respect of the said Premises to the Transferees herein, and the Transferor has obtained all necessary permission (if any) as may be required for the transfer of the said Premises to the Transferees.
- c. That the Transferor has duly paid and discharged in full all dues and liabilities in respect of the said Premises including the Municipal Taxes, Maintenance Charges and other amounts payable to the Society/Builders or such person/s, entities managing the Building and/or the concerned authorities upto date of execution of these presents. All dues for the period prior hereto but payable hereafter shall be borne and paid by the Transferor.
- d. There are no Income Tax, Wealth Tax, GST, Sales Tax or other taxation proceedings whether for recovery or otherwise initiated by any Taxation Authorities or Local Authorities pending, whereby the Office and/or the Car Parking Space is in any way affected and/or jeopardized.
- e. That the Transferor is absolutely entitled to the Premises and is in exclusive use, occupation, possession and enjoyment of the said Premises and that except him no other person or persons; has or have any right, title, interest, claim or demand of any nature whatsoever into or upon the Premises.
- f. That notwithstanding any act, deed, matter or thing whatsoever done, committed or omitted by the Transferor or any person or persons lawfully equitably claiming by, from, through, under or in trust for him, the Transferor has in himself good right full power and absolute authority to transfer the Premises unto the Transferees free from all encumbrances and charges.
- g. That neither the Transferor nor anyone on his behalf has committed or omitted to any act, deed, matter or thing whereby or by reason whereof the peaceful possession, occupation and enjoyment of the Premises or other rights and benefits in respect thereof has/have been or could be prejudicially affected or encumbered in any manner.



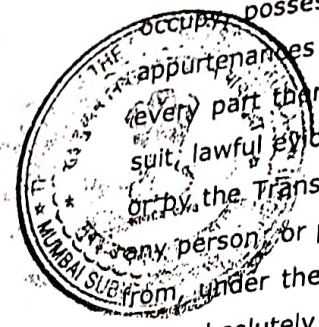
P  
Praveen Kumar

R  
Rajendra



वसूल - ५
दस्त क्र. 392/202
८ / २५

h. That the Transferor has not created any lien, charge or mortgage or any encumbrance on the said Premises or any part thereof and that there is no notice of lispendens and/or order of attachment in execution of any decree or demand or claim on or in respect of the said Premises nor has he given any-undertaking or assurance to any person or authority that he would not deal with the said Premises.



i. That it shall be lawful for the Transferees from time to time and at all times hereafter peacefully and quietly to hold, enter upon, possess or enjoy the Premises hereby transferred with its appurtenances and receive the benefits and profits thereof and of every part thereof to AND for his own use and benefit without any suit, lawful objection, interruption, claim or demand whatsoever from or by the Transferor or his heirs, executors or administrators or by any person or persons lawfully or equitably claiming or to claim by, from, under them AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Transferor well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already had made executed, occasioned or suffered by the Transferor or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them and from breach of any of the terms of this Deed.

j. That the Transferor has not entered into any other sale deed, understanding with any third party for sale of the said Premises and has not created any third party rights formally or informally directly or indirectly in any manner on or in respect of the said Premises.

k. That the Transferor has duly complied with all the rules, regulations and bye-laws governing the said Premises and that the Transferor has not received any notice from the Builders/society or such person/s, entitles managing the Building and/or from the concerned authorities for or in relation to any breach of any of the terms rules, regulations and bye laws governing the Premises nor is there any action or proceedings pending against the Transferor or instituted by the Builder/s or such person/s, entitles managing the Building and/or the concerned authorities in respect of the said Premises.

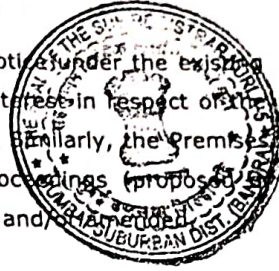
P  
Praveen Kumar

R Rajendra

(5)

- l. That the Transferor has duly complied with all the terms and conditions, as applicable, under the contract or otherwise with respect to the said Premises and that there is no liability (contingent or otherwise) from any authority/Builder/s ~~and/or anyone else~~ against the said Premises.
- m. That the Transferor has not received any notice for acquisition or requisition of the said Premises.
- n. That the Transferor has not received any notice under the existing laws of India whereby his right, title and interest in respect of the said Premises be affected and/or amended. Similarly, the Premises are not exposed or contingent to any proceedings (proposed or existing) whereby the same can be affected and/or amended.
- o. That the Transferees shall be entitled to electricity deposits, and all other deposits, sinking funds and other amounts lying to the credit of the Transferor with the Builders/Society and/or any other person and/or authority of and relating to the said Premises.
- p. That MCGM has granted an occupation certificate in respect of full occupation of the Building.
- q. That the Premises is hereby conveyed and assigned in favour of the Transferees absolutely and forever together with all rights, title and beneficial interest of the Transferor in and upon the said Premises.

दस्त क्र. 3922/2024  
90 / 34



**NOW THIS SALE DEED WITNESSETH AS UNDER :**

1. The Parties agree that the recital mentioned hereinabove forms an integral part of this **SALE DEED**.
2. The Transferor hereby transfer and assign all his right, title and interest in the said Office being No. 304, on Third Floor, of the said Society viz. **BHAVESHWAR ARCADE ANNEXE CO-OPERATIVE PREMISES SOCIETY LTD.,** and the Transferees herein have agreed to acquire all his right, title and interest in the said Office, ten shares and the membership of the said Society.

P  
Prasanna Kumar

R  
Rajendra

(9)

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दस्ता क्र. 3702/2024
34

**SCHEDULE OF PROPERTY**

Office No. 304 on the Third Floor alongwith Car Parking Space on Basement Level of Stackable Parking No. 29 on Top Level in the Building consisting of Ground plus Seven Floors known as 'Bhaveshwar Arcade Annexe', belonging to **BHAVESHWAR ARCADE ANNEXE CO-OPERATIVE PREMISES SOCIETY LTD.**, situated at Opp. Shreyas Cinema, L. B. S. Marg, Ghatkopar (W), Mumbai 400 086, admeasuring 377.17 sq. feet Carpet Area, constructed on or about 2017-18 bearing City Survey No. 4045A-1/A, 4045A-1/B, 4045A-1/C in Village **Ghatkopar Kiroi**

*Ravleen Kuman*

*Rajendra*



क.प्र.स. ५  
**WITNESS WHEREOF**  
 दस्त का. १५/०२/२०१९ and seals the day and year first hereinabove mentioned ;  
 १५ / १५

OF the parties hereto have put and subscribed their seals the day and year first hereinabove mentioned ;

**SIGNED AND DELIVERED** by the

Within named- **TRANSFEROR**

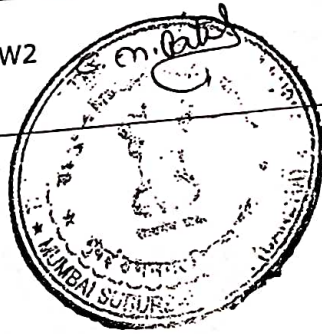
**MR. PRAVEEN KUMAR HARIRAMANI**

in the presence of \_\_\_\_\_

W1

*Himmat Patel*

W2



**SIGNED AND DELIVERED** by the

Within named -**TRANSFEREES**

**M/S. BUILDESO PARTNERS LLP**

Through Its Partner

**MR. RAJENDRA KARSAN PATEL**

in the presence of \_\_\_\_\_

W1

*Himmat Patel*

W2

*C. on. Patel*

) **SIGNATURES**

) *Praveen Kumar*



) *Rajendra Karsan Patel*



MEM-229-5700 (1)

MUNICIPAL CORPORATION OF GREAT MUMBAI  
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966  
 No. CEJ-630/MPESA/2009/2009/11/84  
 COMMENCEMENT CERTIFICATE

करल - 4  
 अत नं. 3922/2009  
 2009/11/84

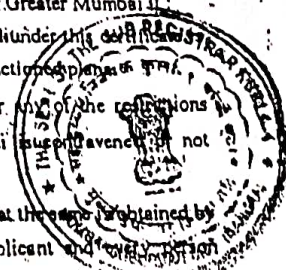
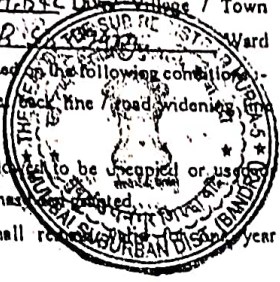
To: Shri Anil V. Shah, CP to  
His Vakil & Sons, Lawyers

Annexure - C

करल - 9  
 2009/11/84

Sir,  
 With reference to your application No. 3222 dt. 20/10/2009 for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. 02 on plot No.                      C.T.S. No. 4045 A-1/A, B & C Divul Village / Town Planning Scheme No.                      situated at Road / Street L.R.C. 'N' Ward the Commencement Certificate / Building permit is granted on the following conditions:-

- 1) The land vacated on consequence of the endorsement of the section line / road widening 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 occupation permission has been granted.
- 3) The commencement certificate/ development permission shall remain valid for a period of 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 be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & 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 plan.
  - 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 not complied with.
  - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant or any person deriving title through or under him in such an even 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.

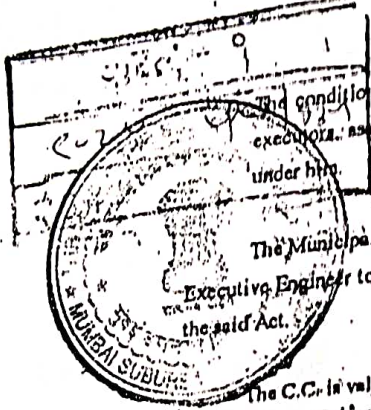


True Copy  
Shahete  
 For Devising Ass. dates  
 Architects

करल - 4  
 वस्त क्र. 3922/2024  
 92 / 24

-2-

Gen - 224



Conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri J. H. Talreja Executive Engineer to exercise his powers and functions of the planning Authority under section 43 of the said Act.

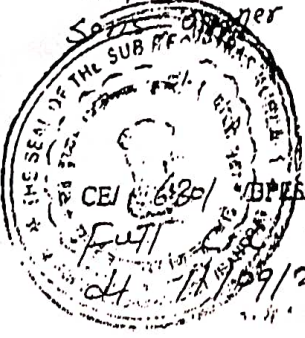
The C.C. is valid upto 26 DEC 2013  
 C.C. upto plinth level for both wings i.e. wing 'A' & wing 'B' as per approved plans dt. 11/09/2012

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

Copy to owner  
 Shri Anil V. Shukla  
 CA to Mrs. Varkhede

*J. H. Talreja*  
 29.12.2012

Executive Engineer (Building Proposal)  
 Eastern Suburbs - II



IBPESIAN 110 MAR 2014  
 as per approved amended plans

Executive Engineer Building Proposal  
 (Eastern Suburbs.) - II

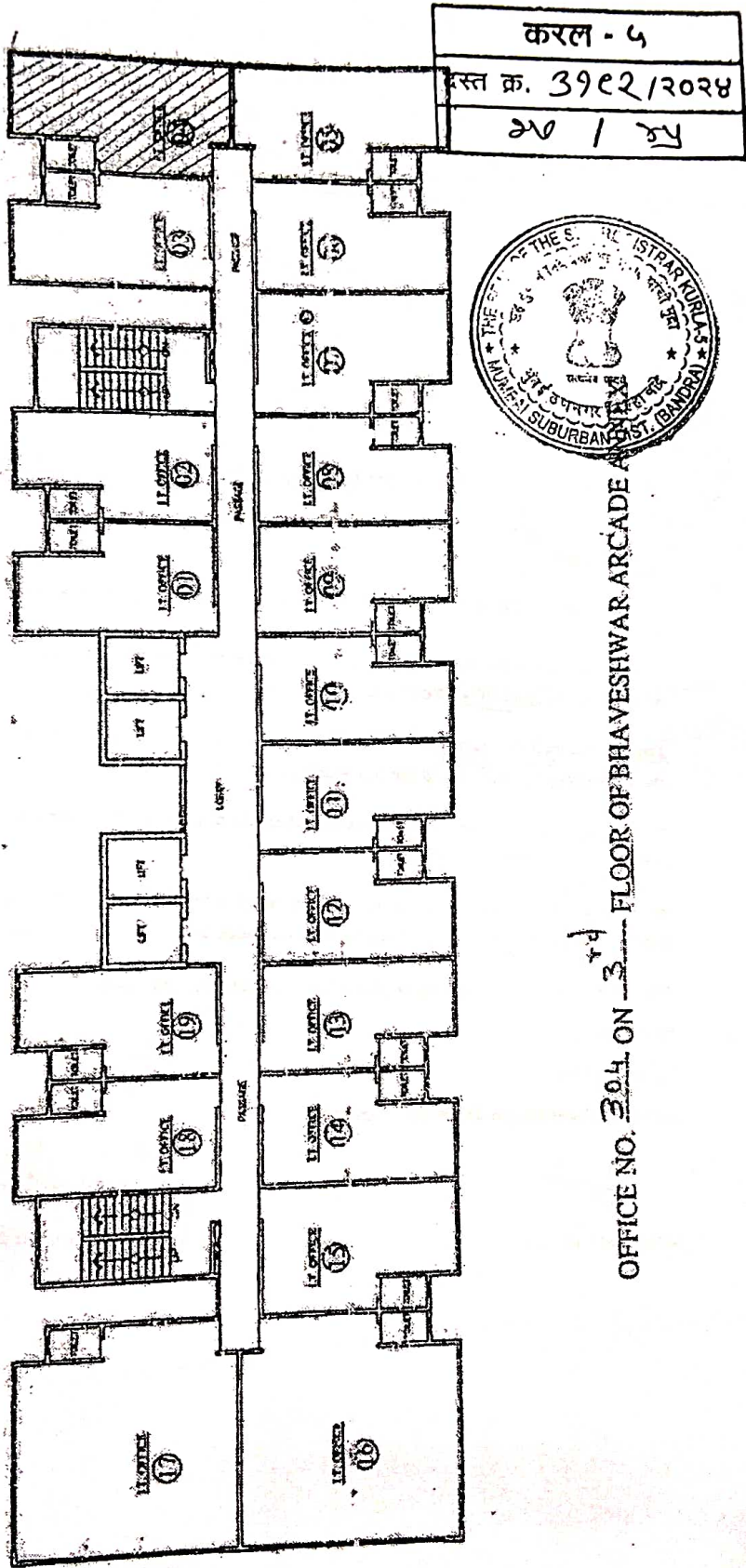
CEI 639/IBPESIAN 20 JAN 2016  
 Full C.C. as per approved amended plans dt. 07/12/2015

Assistant Engineer Building Proposal  
 Eastern Suburbs L & N Ward

CEI 639/IBPESIAN 26 MAY 2016  
 Full C.C. as per last amended plans dated 07/05/2016.

Assistant Engineer Building Proposal  
 Eastern Suburbs L & N Ward

CEI 639/IBPESIAN 07 DEC 2016  
 as per last approved amended



OFFICE NO. 304 ON 3<sup>rd</sup> FLOOR OF BHAVESHWAR ARCADE

Office No - 304

AK

कैरल - ५
दस्ता क्र. 3902/2028
22/18

www.neelkanthgroup.com  
 info@neelkanthgroup.com  
 CH-U70101MH1994PTC078784

Ph : +91-22-21021080  
 Fax : +91-22-21025930

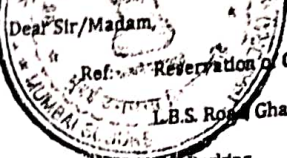
Bhaveshwar Properties Pvt. Ltd.  
 Fine House, 5th Floor,  
 Anandji Lane, Next to Bhaveshwar Market,  
 M.G. Road, Ghatkopar (E),  
 Mumbai 400077



Date: 14.12.2018

To,

**PRAVEEN KUMAR HARIRAMANI**  
 Flat no. 45, 4th floor, Building no. D1,  
 Greenfield roads and 6th, JVLR,  
 Andheri (East), Mumbai 400093



Dear Sir/Madam,

Ref: Reservation of Office No. 304 in our project "Bhaveshwar Arcade Annexe" situated at  
 L.B.S. Road Ghatkopar West, Mumbai - 400 086.

Sub: Car Parking

As a Purchaser of Office No. 304, you are entitled to use one car parking space on the Basement Level.

In order to regulate the car parking we have identified your Car Parking Space on Basement level of stackable parking no. 29 on TOP level.

You are requested to park your car in your designated car parking space only so as to avoid inconveniences to you and / or other fellow unit purchasers.

In order to make process smooth for operating the mechanize car parking we will also depute agency in charge on behalf of society, at the cost of society.

Please further note that you as a member of the society, you will adhere to all its rules, regulation and bye-laws and pay your proportionate share of the outgoings in respect of the each car parking space.

Kindly confirm the aforesaid terms and conditions by endorsing your signature at the foot hereof.

Thanking you

Yours faithfully,

For Bhaveshwar Properties Private Limited

*Handwritten signature*

Authorized Signatory

*Handwritten signature*  
 I/We confirm the above



MUNICIPAL CORPORATION OF GREATER MUMBAI  
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)\* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)\*  
[CE/6301/BPES/AN of 12 October 2017]

Waveredwar N/A

To,  
SHRI. ANIL SHAH C.A. TO OWNER  
309, SAI INFOTECH PATEL CHOWK, GHATKOPAR (E) MUMBAI 40077..

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दस्त क्र. 3922/2028
22/10/17

The full development work of \_\_\_\_\_ building comprising of Wing B of Building No. 2 comprising of Basement + still + 1st to 7th upper floors on plot bearing C.S.No./CTS No. 4045 A/1 4045 A/-1/B 4045 A-1/C of village GHATKOPAR KIROI at \_\_\_\_\_ is completed under the supervision of Shri. MANOJ VALJIBHAI DAISARIA, Architect, Lic. No. CA/82/7254, Shri. Sunil R. Goregaonkar, RCC Consultant, Lic. No. STR/G/52 and Shri. SHRI D.K.UPADHYAY, Site supervisor, Lic.No. U-7-SS-I u/no. -FB/HR/R-VI/79 dated 05 July 2017. The same may be occupied and completion certificate submitted by you is hereby accepted.

- It can be occupied with the following condition/s.
- 1) That the completion of G+1 substation shall be obtained seperately from MCGM
  - 2) That the certificate u/s 270 A of MMC ACT shall be obtained from H.E.'s department



- Copy To :
1. Asstt. Commission, N Ward
  2. A.A. & C., N Ward
  3. EE (V), Eastern Suburb
  4. M.I., N Ward
  5. A.E.W.W., N Ward
  6. Architect, MANOJ VALJIBHAI DAISARIA, 801, Skyline Epltom, Kiroi Road, Near Jolly Gymkhana, Vidyavihar (W.)

Certification signature by Avinash Goraksh Tambewagh  
<avinash\_tambe@...mail.com>  
Validity Unknown  
Name : Avinash Goraksh Tambewagh  
Designation : Executive Engineer  
Organization : Municipal Corporation of Greater Mumbai  
Date : 12-Oct-2017 16:38:42

Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
N Ward

# Bhaveshwar Arcade Annexe Co-operative Premises Society Ltd.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Reg no. MUM/W-N/ GNL / (O) / 11650 / 2018-19 / Dated: 11/05/2018

C.T.S.No.4045 A-1/A, 4045 A-1/B, 4045 A-1/C, Off Village Ghatkopar Kiroi, L.B.S. Marg, Ghatkopar (W), Mumbai - 400 086.

## Share Certificate

Share Certificate No.: 042

Member's Register No.: 042

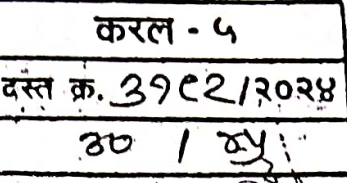
Authorised Share Capital ₹ 1,00,000/- divided into 2,000 Shares of ₹ 50/- each

This is to certify that Praveen Kumar Hariramanl

of Office No. 304 is/are the Registered Holder/s of 10 (Ten) fully paid up shares of ₹ 50/- (Rupees Fifty) each bearing distinctive numbers from 481 to 490 (both inclusive) in **Bhaveshwar Arcade Annexe Co-operative Premises Society Ltd.** subject to the Bye Laws of the said society.

Given under the common seal of the said Society at Mumbai.

This 20th day of February 2020



*(Signature)*

*(Signature)*

Hon. Secretary

Member of the Committee

Chairman