

Receipt (pavti)

451/14240
Tuesday, July 02, 2024
4:38 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 15210 दिनांक: 02/07/2024

गावाचे नाव: कांदिवली
दस्तऐवजाचा अनुक्रमांक: बरल7-14240-2024
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: सावन रमेश कुप्यस्त

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 51

रु. 30000.00
रु. 1020.00

एकूण:

रु. 31020.00

आपणाम मूळ दस्त, धंबनेल प्रिंट, सूची-२ अंदाजे
4:57 PM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधक वारीवली-७

मुंबई उपनगर जिल्हा.

वाजार मुल्य: रु. 10484861.975 /-
मोबदला रु. 19000000/-
भरलेले मुद्रांक शुल्क : रु. 1140000/-

- 1) देयकाचा प्रकार: DHC रक्कम: रु. 1020/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724025314751 दिनांक: 02/07/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004526844202425E दिनांक: 02/07/2024
बँकेचे नाव व पत्ता:

[Handwritten Signature]

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

02 July 2024, 04:25:13 PM

Valuation ID

202407026988

बरल7

मूल्यांकनाचे वर्ष 2024
 जिल्हा मुंबई(उपनगर)
 मूल्य विभाग 79-कांदीवली बोरीवली
 उप मूल्य विभाग भुभाग: उत्तर व पूर्वेस गावाची सीमा, दक्षिणेस 90 फूट रुंद वि.यो. रस्ता व पश्चिमेस लिंक रोड.
 सर्व्हे नंबर /न. भू. क्रमांक : सि.टी.एस. नंबर#128

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
खुली जमीन	निवासी सदनिका	166230	213300	चौरस मीटर
66170	144550		144550	

बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	बांधकामाचे वर्गीकरण- उद्दवाहन सुविधा-	रस्ता सन्मुख - Sale Type - Resale	मिळकतीचा प्रकार-	बांधीव
62.77चौरस मीटर	मिळकतीचा वापर-	1-आर सी सी आहे	First Sale Date - 20/10/2018	निवासी सदनिका	बांधीव
	मिळकतीचे वय- मजला -		Sale/Resale of built up Property constructed after circular dt.02/01/2018	0 TO 2वर्षे 11th floor To 20th floor	Rs.30250/-

मजला निहाय घट/वाढ

= 110% apply to rate= Rs.159005/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
 =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
 = (((159005-66170) * (100 / 100)) + 66170)
 = Rs.159005/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 159005 * 62.77
 = Rs.9980743.85/-

E) बंदिस्त वाहन तळाचे क्षेत्र
बंदिस्त वाहन तळाचे मूल्य

13.95चौरस मीटर
 = 13.95 * (144550 * 25/100)
 = Rs.504118.125/-

Applicable Rules

= ,10,4,16

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळाघराचे 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 + मेकॅनिकल वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 9980743.85 + 0 + 0 + 0 + 504118.125 + 0 + 0 + 0 + 0 + 0
 = Rs.10484861.975/-

Home

Print





CHALLAN
MTR Form Number-6



GRN	MH004526844202425E	BARCODE			Date	01/07/2024-13:16:02	Form ID	25.2
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7		PAN No.(If Applicable)	BKMPK7566G				
Location	MUMBAI		Full Name	SAVAN R KUPPAST				
Year	2024-2025 One Time		Fiat/Block No.	B 1504 ORCHID SUBURBIA				
Account Head Details		Amount In Rs.	Premises/Building	LINK ROAD KANDIVALI WEST				
0030045501	Stamp Duty	1140000.00	Road/Street					
0030063301	Registration Fee	300000.00	Area/Locality	MUMBAI				
			Town/City/District					
			PIN	4	0	0	0	6 7
			Remarks (If Any)	PAN2=AOJPM1219A~SecondPartyName=BHUVANESH MENDIRATTA~CA=19000000				
			Amount In	Eleven Lakh Seventy Thousand Rupees Only				
			Words					
Total	11,70,000.00		FOR USE IN RECEIVING BANK					
Payment Details		STATE BANK OF INDIA		Bank CIN	Ref. No.	00040572024070137677	IK0CUWUZV4	
Cheque-DD Details				Bank Date	RBI Date	01/07/2024-13:24:17	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 चलान केवल दुय्यम निबंधक कार्यालयत नोंदणी करवयाच्या दस्ताखली लागू आहे. नोंदणी न करवयाच्या दस्ताखली लागू नाही.



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AGREEMENT FOR SALE

THIS INDENTURE OF AGREEMENT FOR SALE is made and executed into at Mumbai , on 2nd day of July 2024.

BY AND BETWEEN

Mr. Bhuvanesh Mendiratta aand Mrs.Richa Mendiratta, both Indian Inhabitant Age: 42 & 38 years respectively, Occupation:Service and Housewife, PAN – AOJPM1219A & AKJPG6177F respectively, Residing at B/1504, Orchid Suburbia, New Link Road, Near Dahanukar Wadi Metro Station, Kandivali West , Mumbai 400067 , hereinafter called “**TRANSFEROR/SELLER**” [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their successors, executors, administrators and assigns]

(AND)

Mr.Savan Ramesh Kuppast and Mrs. Grishma Savan Kuppast having residence at C 401 ORCHID SUBURBIA , Link Road, Dahanukar Wadi Metro Station, Kandivali West , Mumbai 400067 Age 34, &34 respectively, hereinafter referred to as the “**TRANSFEEEE/PURCHASER**” having PAN BKMPK7566G & BQQPP1622L [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his successors, executors, administrators and assigns]

1. By an Agreement for sale dated 20th October, 2018 made and entered between in to between Mr. Akhil Jagdish Sarvaiya and Viral Jagdish Sarvaiya thereafter referred as **Vendor one part** and Bhuvanesh Mendiratta aand Mrs.Richa Mendiratta thereafter referred as **Purchaser** as other part whereby the vendor sold said property to Purchaser the rights , title and interest in respect of Flat No 1504 on the 15th floor , in B wing along with car parking ,in the building known as "ORCHID SUBURBIA" hereafter referred as the said FLAT, on the terms & conditions more particularly described therein. The said agreement for sale dated 20th October, 2018 was registered on 20th October, 2018 vide Registration No.389/11480.

2. That by virtue of the of the above mentioned facts "Purchaser became the sole & exclusive owner, fully seized, possessed of and well sufficiently entitled to ownership of Flat No 1504 on the 15th floor ,in B wing along with car parking ,in the building known as "ORCHID SUBURBIA" situated at New Link Road , Near Dahanukar Wadi Metro Station,Kandivali west, Mumba 400067, what is called "**on ownership basis**" (hereinafter referred as the said Flat)

3. Purchaser herein have mortgaged the said Flat No B 1504 on 15th floor along with car parking in the building known as " Orchid suburbia" situated at New Link Road, Near Dahanukar Wadi Metro Station, Kandivali west, Mumbai 400067 & obtained Housing Loan from Axis Bank A/c No 91803009888094199 outstanding amount 99 lakhs (Approx) and will pay entire loan before handing over the possession of Flat to New Purchaser

4. Purchaser has agreed to assign all the rights , title and interest benefit or claim under the said agreement for sale dated 20th October, 2018 to the new purchaser and new purchaser herein have agreed to acquire and takeover from the purchaser their rights, title and benefits arising in and out of and under said



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for sale at lumpsum price of Rs. 1,00,00,000 (Rupees One crore & ...)

NOW THIS AGREEMENT FOR SALE WITNESSETH AS

FOLLOWS:

The recitals hereinabove mentioned shall be treated as and form a part of the of this Agreement.

PREMISES offered for Sale: at B 1504 "ORCHID SUBURBIA" situated at New Link Road , Near Dahanukar Wadi Metro Station, Kandivali west, Mumba 400067 hereinafter referred to as "THE SAID PREMISES")

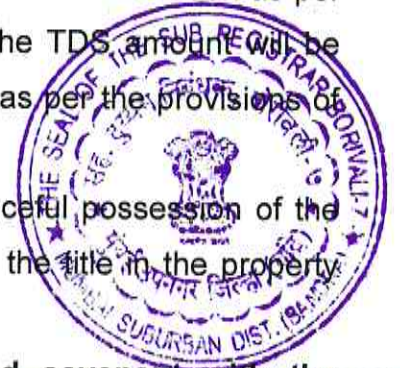
That in pursuance of the said offer and acceptance the Transferee/Purchasers has agreed to pay consideration amount of 1,90,00,000/- (One Crore Nighy lakhs Only) to the Transferor. The amount of Rs 90,00,000/- (Rupees Nighy Lakhs Only) is paid to the transferor including TDS of Rs, 1,90,000/- and amount of Rs. 1,00,,00,000/- (Rupees One crore Lakhs Only) will be paid by way of loan.

PAYMENT SCHEDULE:

1. **Rs. 90,00,000/-** received against expression of interest in the premises offered for sale including TDS of Rs. 1,90,000/-
2. The Rs. 1,00,00,000/- shall be paid by the purchaser after the execution and registration of the Premises within 30 days from that date by way of home loan
- 3 Purchaser shall deduct TDS as per applicable rate on the Consideration as per the provisions of Section 194-IA of the Income Tax Act. The TDS amount will be paid to the appropriate authority on or before the due date, as per the provisions of the Income Tax Ac
- 4 On final payment seller shall handover vacant and peaceful possession of the said flat to the transferees without any delay. Until then the title in the property shall remain with the seller.

2. **That the Transferor/ Seller hereby declares and covenant with the Transferee/Purchasers as follows:-**

- i. That the Transferor/ Seller is the absolute owner of the schedule mentioned premises with Parking space and no other person or persons has or have any right, title, interest, property claim or any demand of any



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authority to sell the said premises to the Transferee/Purchasers absolutely and forever.

- ii. That the Transferor/ Seller has duly observed and performed the rules and regulations of the concerned authorities and paid up his contribution to the society by way Municipal Taxes, Society Bill , Electricity Bill and other dues , outgoings relating to the said flat upto the date of handing over the possession of the said flat premises to the Transferee/ Purchaser and also agrees to indemnify the Transferee/ Purchaser against the claims, if any made at a later date by the society and/ or other party of the dues with respect to the said flat premises.
- iii. That the Transferor/ Seller hereby declare that no demand, claim, action or rights from any person claiming to be entitled to any right, title or interest in the said flat premises has been made till the date of this agreement. Further, in the event of anybody claiming any charge, lien, mortgage or encumbrance on the said scheduled flat premises with parking space on a later date then the Transferor/ Seller shall ensure that the interest of the Transferee/ Purchaser is secured in the property.
- iv. Notwithstanding anything herein contained any act deed matter or thing of whatsoever nature done by the Transferor/ Sellers or any person, person lawfully or equitably claiming by, from them or in trust for them the Transferor/ Sellers has themselves full right, power and absolute authority to sell, assign and transfer to the Transferee/Purchaser the said premises and that the Transferor/ Sellers has not done or committed or omitted to do any act, deed, matter or thing whereby the ownership, possession and/or occupation of the said premises by the Transferor/ Sellers may be rendered illegal and/or unauthorized for any



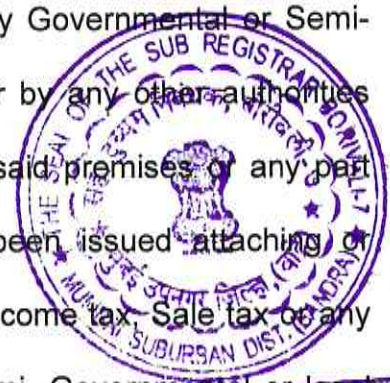
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Transferee/Purchasers to make the title of the said flat complete and absolute without claiming extra charges or compensation.

vii. That the Transferor/ Seller further declare and covenant with the Transferee/Purchasers that the Transferor/ Sellers shall whenever required to do so from time to time hereafter at the cost of the Transferee/Purchaser execute and sign or cause to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing, assuring and effectually transferring the said premises unto and to the use of the Transferee/Purchaser forever.

viii. The Transferor/ Sellers hereby agree and undertake not to deal with the said Premises or create any third party rights in respect thereof or any part thereof to any person or persons whatsoever from the date of this deed hereafter.

ix. The Transferor/ Seller further assures that, the said premises is not the subject matter of any pending litigation or attachment either before or after judgment and that no proceeding or notice intimating intention of proceeding for acquisition or requisition by any Governmental or Semi-Governmental or local bodies or authorities or by any other authorities has been served upon or issued against the said premises or any part thereof. That no notice or attachment has been issued attaching or causing to be attached the said premises by Income tax, Sale tax or any other Department or any Governmental or Semi -Governmental or local bodies or authorities for arrears of taxes, cesses, levies or duty payable by the Transferor/ Sellers and/or any of the predecessors in title of the



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Society, the Share Certificate and the said Flat premises in favour of the Transferee/Purchasers forever and shall obtain necessary No Objection from the Society to execute the present deed.

- xi. The Transferee/Purchasers be the member of the building society/complex and shall be entitled to use the common premises along with the other Flat owners of the building complex.
- xii. The Transferor/ Seller hereby has agreed and undertaken to hand over the peaceful possession of the said premises with furniture and fixtures and the parking spaces along with all the original title deeds of the possession of the said premises, on signing of the present agreement as well as full payment and thereafter the Transferee/Purchasers shall be entitled to hold the said premises for the use and benefit of the Legal heirs ,executors, administrators and permitted assigns forever and without any hindrances of any nature.

- xiii. The Transferee/Purchasers shall not be called upon by the Transferor/ Seller to make additional payment of any other sum of money other than that has been expressly agreed and paid to the Transferor/Sellers in these presents.

- xiv. It is agreed between the parties that hereto that the transfer fee to be paid to the society pursuant to this deed shall be borne by both the parties equally i.e 50/50.

- xvi. It is agreed by and between the parties hereto that the Stamp Duty a



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and registration charges required to be paid on this Agreement and

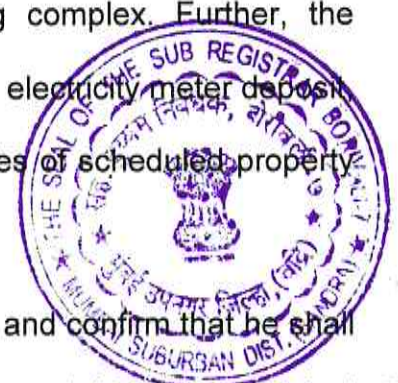
Xvii As the premises is in joint name Mrs, Richa Mendiratta has no objection for paying entire consideration in the name Mr. Bhuvnesh Mediratta.

4. TO HAVE PEACEFUL AND OCCUPATION OF THE BUILDING COMPLEX THE TRANSFEREE/PURCHASERS HEREBY COVENANTS AS FOLLOWS:

i. The Transferee/Purchasers hereby agrees to be a member of the Society registered under the Societies Act or any other analogous enactment or regulations that may be formed by all the Flat owners of the building complex "Orchid Suburbia Co-operative Housing Society Ltd", and the Transferee/Purchasers shall abide by the rules and by-laws of the said Society who shall be the administrators of common services such as lift, transformer, corridors, passages, staircases, drainage, water supply, maintenance of bore wells, electricity and other properties of common enjoyment and maintenance of security staff and any such other welfare activities as the general body of Society may consider and resolve by a special resolution. The Transferee/Purchasers shall pay to the Society / Association share of the amounts towards common services, insurance premium, taxes leviable on the entire building complex. Further, the Transferee/Purchasers shall pay the property tax, electricity meter deposit, electricity consumption charges and water charges of scheduled property etc., to the concerned authorities regularly.

ii. The Transferee/Purchaser hereby agrees, declare and confirm that he shall abide by the rules and regulations of the Government, Mumbai Municipal Corporation or any other Government, Semi Government authorities and any other concerned authorities and local bodies.

iii. The Transferee/Purchasers shall not at any time demolish schedule property



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Transferee/Purchasers shall not make any additions or alterations or any new constructions of any nature whatsoever contrary to the MCH plan for his/her Flat or to any part of the building.

iv. The Transferee/Purchasers hereby agrees to keep his/her Flat as well as the partition walls, drains, drain pipes, water pipe lines and the appurtenances thereto in good condition so as to support shelter and protect all parts of the building and also for proper utility and occupation.

v. The Transferee/Purchasers shall covenants that he/she shall not throw any dust, rubbish, rags, waste or permit the same to be thrown in the compound or in any portion of the building complex, which may cause damage, loss or inconvenience to other occupants of the building.

vi. The Transferee/Purchasers hereby agrees they shall not use the Flat for any purpose which may cause nuisance or disturbance to the neighboring occupants of the building, or for any illegal or immoral purpose.

vii. This agreement shall always be subject to the Provisions of Maharashtra Ownership Flats (Ceiling and Regulation) of Promotion of Construction Sale agreement and Transfer Act 1963.

viii. The Sale agreement is executed in Mumbai the Property is situated at Mumbai, and the payments are made in Mumbai, hence it is subjected to the jurisdiction of Mumbai

court of Law.

SCHEDULE OF THE FLAT / PROPERTY

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Flat No. 1504 on 15th floor in "B" wing admeasuring 563.05sq. ft. Carpet area equailent to 52.31sq.mtrs. along with 1 car parking No. ²²122 at Second Basement in the building known as "ORCHID SUBURBIA" situated at New Link Road, Near Dahanukar Wadi Metro Station, Kandivali(west)Mumbai-400067and constructed on all that piece or parcl of land situated,lying and at village

Handwritten signature

Handwritten signature

RECEIPT

RECEIVED from TRANSFEREE/PURCHASER' Mr. Savan Ramesh Kuppast, Mrs. Grishma Savan Kuppast Rs. 88,10,000/- . as part of consideration building known as "ORCHID SUBURBIA" situated at Link Road, Kandivali(west)Mumbai-400067

Date	Mode	Amount	Bank
23/04/2024	000076	10,00,000/-	HDFC BANK
15/05/2024	000018	<u>15,00,000/-</u>	HDFC BANK
15/5/2024	000020	5,00,000/-	HDFC BANK
29/6/2024	RTGS	29.05,000/-	HDFC BANK
29/6/2024	RTGS	29.05,000/-	HDFC BANK

I SAY RECEIVED

88,10,000/-


Mr. Bhuvanesh Mendiratta


Mrs Richa Mendiratta

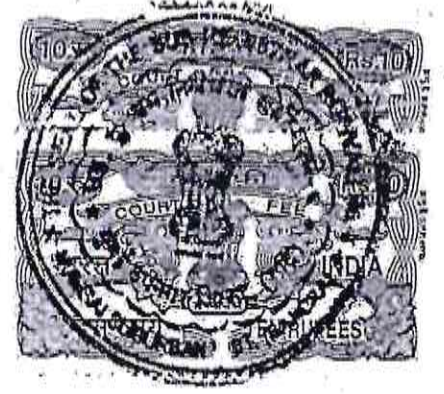
The Transferor/ Seller



खरी प्रत



सह दुय्यम निबंधक, बोरीवली क्र.-६,
मुंबई उपनगर जिल्हा,



20/10/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 6

दस्त क्रमांक :-11480/2018

नोंदणी :

Regn:63m

गावाचे नाव : कांदिवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	14850000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9299551.8
(4) भू-मापन, पीटहिस्सा व घरक्रमांक (असण्यास)	1) पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : सदनिका नं: 1504, माळा नं: पंधरावा मजला, वी विंग, इमारतीचे नाव: ऑर्बिड सबरवीया, ब्लॉक नं: कांदिवली पश्चिम मुंबई 400067, रोड नं: लिंक रोड, इतर माहिती: सदनिकेचे क्षेत्रफळ 536.05 चौरस फुट कार्पेट म्हणजेच 62.77 चौ.मीटर असून सोबत दुसऱ्या ब्रेसमेंट मध्ये एक कार पार्किंग स्पेस क्रमांक 22 ((C.T.S. Number : 128/A/8/A;))
(5) क्षेत्रफळ	1) 62.77 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा,	
(7) दस्तऐवज करून देणा-या/जिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अखिल जगदीश सरवैया वय:-34; पत्ता:-1504, पंधरावा मजला वी विंग, ओबेरॉय सबरवीया, कांदिवली पश्चिम मुंबई, लिंक रोड, क्राण्डीवाळी पश्चिम, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400067 पॅन नं:-BIOPS1744L 2): नाव:-विरल जगदीश सरवैया वय:-35; पत्ता:-1504, पंधरावा मजला वी विंग, ओबेरॉय सबरवीया, कांदिवली पश्चिम मुंबई, लिंक रोड, क्राण्डीवाळी पश्चिम, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400067 पॅन नं:-AWIPS7244N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-भुवनेश - मैदीरता वय:-36; पत्ता:-प्लॉट नं. 305, माळा नं. इमारतीचे नाव: जीएचएस 17, ब्लॉक नं: पंचकुला हरियाणा, रोड नं: सेक्टर 20, हरियाणा, पंचकुला. पिन कोड:-134116 पॅन नं:-AOJPM1219A 2): नाव:-रीचा - मैदीरता वय:-32; पत्ता:-प्लॉट नं. 305, माळा नं. इमारतीचे नाव: जीएचएस 17, ब्लॉक नं: पंचकुला हरियाणा, रोड नं: सेक्टर 20, हरियाणा, पंचकुला. पिन कोड:-134116 पॅन नं:-AKJPG6177F
(9) दस्तऐवज करून दिल्याचा दिनांक	20/10/2018
(10) दस्त नोंदणी केल्याचा दिनांक	20/10/2018



Orchid Suburbia Co-Operative Housing Society Limited

(Reg. No MUM / SRA / HSG / (TC) / 12650 / YEAR 2015 Dated : 10-12-2015)

Dhanukar Wadi Signal, Off. New Link Road, Kandivali (West), Mumbai - 400 067.
Tel.: 022 4013 8833 | E-mail : info@orchidsuburbia.com | Web.: www.orchidsuburbia.com

Ref: OS/NOC-REGN/95/2024
Dated: 26.06.2024

TO WHOMSOEVER IT MAY CONCERN.

This is to certify that (1) Bhuvanesh Mendiratta (2) Richa Mendiratta are a bona fide member of Orchid Suburbia Co-Operative Housing Society Ltd situated at New Link Road, Kandivali (West), Mumbai - 400 067. They are the members of flat no.1504 on the 15th floor in B-wing having an area measuring 52.31 sq. Meters carpet equivalent to 563.05 sq. feet of our society. The building is 2 basements + Ground + 2 Podiums + 21 stories, completed in the year 2012 and Full occupation certificate of March 2013.

We have received a letter dated 14/06/2024 from (1) Bhuvanesh Mendiratta (2) Richa Mendiratta informing the society of the sale of a flat to (1) Savan Ramesh Kuppast and (2) Grishma Savan Kuppast


The society has issued the original share certificate (1) Bhuvanesh Mendiratta (2) Richa Mendiratta The society has No Objection to (1) Bhuvanesh Mendiratta (2) Richa Mendiratta selling their flat to (1) Savan Ramesh Kuppast and (2) Grishma Savan Kuppast.


As per society records, no dues are pending on the said flat B-1504.

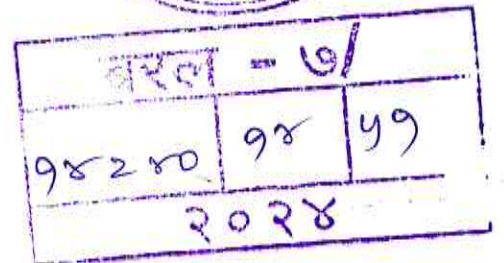
This NOC is given at the request of (1) Bhuvanesh Mendiratta (2) Richa Mendiratta for registration purposes. only.

Yours faithfully,

For ORCHID SUBURBIA CHS LTD


Shyam Gholap)
Hon. Chairman


(Ashish Parab)
Hon. Secretary



नोंदणी क्र. : एम.यु.एम./एस.आर.ए./एच.एस.जी./टी.सी./ १२६५०/सन २०



सत्यमेव जयते

महाराष्ट्र शासन

वरल-६		
३९४८०	२९	५८
२०१८		

नोंदणीचे प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, ऑरचिड सवरबिया सहकारी

गृहनिर्माण संस्था मर्यादित, सी.टी.एस.नं. १२८/अ/१२, ६२८ आणि सी.टी.एस.नं. ६२९ ते ६३२, ६३४ ते ६४६, ६५१/सी, ६५१/डी, ६७६ ते ६८०, ६८२, ६८३, ६८४ अ' आणि ६८४ बी/१ ऑफ व्हिलेज कांदिवली, ता. बोरीवली, न्यु लिंक रोड, कांदिवली (प.), मुंबई- ४०० ०६७.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदविण्यात आलेली आहे. उपनिर्दिष्ट अधिनियमांच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण भाडेकरू मालकी संस्था/भाडेकरू सहभागीदारी संस्था/इतर गृहनिर्माण संस्था आहे.



कार्यालयीन मालिका

स्थळ : मुंबई

दिनांक : १०/१२/२०१५

सही :

हस्ताक्षर :

सहकारी



वरल - ७/		
१४२४०	१५	५९
२०२४		

Share Certificate No. 202

Member's Register No. B-082

Orchid Suburbia Co-Operative Housing Society Ltd.

New Link Road Junction, Kandivali West, Mumbai 400067
Tel: 91-22-40138833 | EXT: 1000 | www.orchidsuburbia.com | info@orchidsuburbia.com

(Reg. No: MUM/SRA/HSG/TC/12650/SM2015 DATED 10-12-2015)
CTS NO: 328(A)12, 978 & 629-632, 634-646, 651(A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z) & 684 (B, C)

SHARE CERTIFICATE

AUTHORISED SHARE CAPITAL OF ₹ 5,00,000 DIVIDED INTO 10,000 SHARES OF ₹ 50/- EACH

This is to Certify that Shri/ Smt. / M/s. Mr. Viral Jagdish Saradnya
Saradnya & Mr. Viral Jagdish Saradnya

is / are the Registered Holder/s of TEN (10) fully paid up shares of

₹ FIFTY (50) each numbered from 2011 to 2020 (both inclusive) in

ORCHID SUBURBIA CO-OP. HSG. SOC. LTD. New Link Road Junction, Kandivali West, Mumbai - 400067, subject to the bye-laws of the said society.

Given under the Common Seal of the said Society at Mumbai on

This 1st day of August 2016.



Chairman [Signature]
Secretary [Signature]
Treasurer [Signature]

बदल - ७/
98280 98 99
2028

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr. No. of Transfer	Date of General Body / Managing Committee Meeting at which transfer was approved	To Whom Transferred	Sr. No. in the Share Register at which the transfer is recorded	Sr. No. in the Share Register at which the name of the transferee is recorded	Authorised Signatory
1	24/03/2019	Mr. Bhuvanesh Mendiratta Mrs. Richa Mendiratta	B/82	B/144	 Chairman Non. Secretary Non. Treasurer
2					Chairman Non. Secretary Non. Treasurer
3					Chairman Non. Secretary Non. Treasurer



७४२२० १७ ५१
 २०२४



Slum Rehabilitation Authority

Administrative Building,
Anant Kanekar Marg,
Bandra (East), Mumbai-51.
Email: info@sra.gov.in

No: SRA/DDTE/429/RS/PL/AP.

Date: 7 MAR 2013

To,

Shri. Suresh Gaikwad.
M/s. Sky-Tech Consultants.
101, Jivan Vaibhav,
M.G. Cross Road,
Kandivali (W), Mumbai-67.

Sub: Proposed Full O.C.C. of Sale building No. 03 on plot of land bearing part of C.T.S No. 128/A/12, 628 & C.T.S No. 629 to 632, 634 to 646, 651/C, 651/D, 676 to 680, 682, 683, 684A & 684B/1 of village-Kandivali, Taluka-Borivali at New Link road, Kandivali (W), Mumbai- 400067.

Ref: Your letter dated 01/02/2013.

The Full development work of Sale building No. 03 comprising of Wing 'A', 'B', 'C', 'D' & 'E' with two level basements + part ground for commercial user + part stilt + two level podium + 1st to 21st upper floor for residential user and Wing 'F' comprising of part Ground + part stilt + 1st to 23rd upper floor for residential user on plot of land bearing part of C.T.S No. 128/A/12, 628 & C.T.S No. 629 to 632, 634 to 646, 651/C, 651/D, 676 to 680, 682, 683, 684A & 684B/1 of village-Kandivali, Taluka-Borivali at New Link road, Kandivali (W), Mumbai- 400067 completed under supervision of Architect Shri. Suresh A. Gaikwad of M/s. Skytech Consultants vide License No. CA/90/13315, Site Supervisor Shri. Pradeep Jain vide License No. J/182/SS-I and Structural Engineer Shri. A.M. Wastive vide License No. STR/W/010 respectively, with plan submitted.

The Full occupation is granted to Sale building No. 03 comprising of Wing 'A', 'B', 'C', 'D' & 'E' with two level basements + part ground for commercial user + part stilt + two level podium + 1st to 21st upper floor for residential user and Wing 'F' comprising of part Ground + part stilt + 1st to 23rd upper floor for residential user.



You may occupy the Sale building No. 03 on following conditions.

1. That the certificate u/s 270A of BMC Act shall be obtained from A.E.W.W (R/S) and a certified copy of the same shall be submitted this office.
2. That you shall comply with the condition of registered undertaking dated 04/10/2011 and shall also submit an undertaking that you will not sell, transfer balance land in layout or shall not come forward with any further proposal in the layout till handing over of PTC/Municipal Workshop building.

A set of certified completion plan is returned herewith please.

Yours faithfully,

-sd-

Executive Engineer-W.S.
Slum Rehabilitation Authority.

No: SRA/DDTP/429/RS/PL/AP.

Copy to:

- 1) M/s. J P Corporation.
- 2) The Assistant Municipal Commissioner 'R/S' Ward,
- 3) A. E. W. W. 'R/S' Ward,
- 4) A. A. & C. 'R/S' Ward,
- 5) H. E. of MCGM,

For information please.



बकल - 10/		
982	10	9e 49
2028		

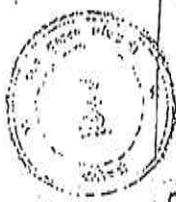
महाराष्ट्र राज्य अधिनियम १९६३ अन्तर्गत
 अधिनियम क्र. १९६३ अन्तर्गत
 अधिनियम क्र. १९६३ अन्तर्गत

अधिनियम क्र. १९६३ अन्तर्गत
 अधिनियम क्र. १९६३ अन्तर्गत
 अधिनियम क्र. १९६३ अन्तर्गत

अधिनियम क्र. १९६३ अन्तर्गत
 अधिनियम क्र. १९६३ अन्तर्गत
 अधिनियम क्र. १९६३ अन्तर्गत

१९६३

१९६३



बरल - ७
 ५२२९ २८ ५३
 २०१९

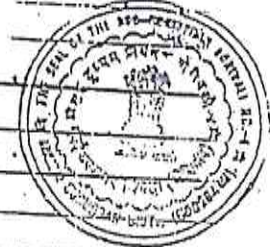
बंदर - १०
 ७५० ६९
 २०१२



बरल - २१
 ७९६
 २०१६

बरल - ७/
 ९८२४० २४ ५९
 २०२४

पुणे उपनगर जिल्हा
 पुणे मंडळ, पुणे शहर
 पुणे उपनगर जिल्हा
 पुणे मंडळ, पुणे शहर



करल - ७/
 ५२२९ २९ ५३
 २०१९



बदर - १०
 ७५२ ५०
 २०१९



करल - ७/
 ६६६९ ३६
 २०१९
 ७४२४० २५ ५९
 २०२४

पालगता पत्रक

दिनांक	१९८०	१९८०	१९८०
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बदर - ७/		
५२२९	३९	५३



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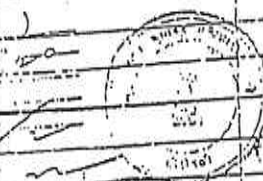
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फांदीचली
 1239
 RULED CARD

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अक्षर	५५		
कोट			
मालिका			
विवरण			



बरल - २/	बटा - १०
७३५८ ५८ ५२	८५२ ५०
२०१६	२०११



बरल - ७/
५२२९ २ ५३
२०१३



बरल - ७/
१०२२० २८ ५९
२०२४

फारीक
RULLD CARD 1238

500 400 5

बदल - ७/
५२२१ ३३ ५३
२०१९



बदल - १०
८५२
२०१९

बदल - २/
५३५८ ५५ ७२
२०१८



बदल - ३/
८६६९ ६९
२०१९

बदल - ७/
१४२४० २८ ५९
२०१४



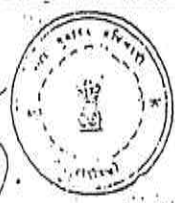
माहिती पत्र ANNEXURE

क्रमांक	७८९
दिनांक	२०१९



विवरण	
प्राप्त	
दिनांक	
स्थान	

खरल - ७/		
५२२९	३५	५३
२०१९		



खरल - १०	
८७५२	३८
२०१२	

महाराष्ट्र शासन
 न्याय विभाग
 मुंबई उपनगर जिल्हा (साबरी)

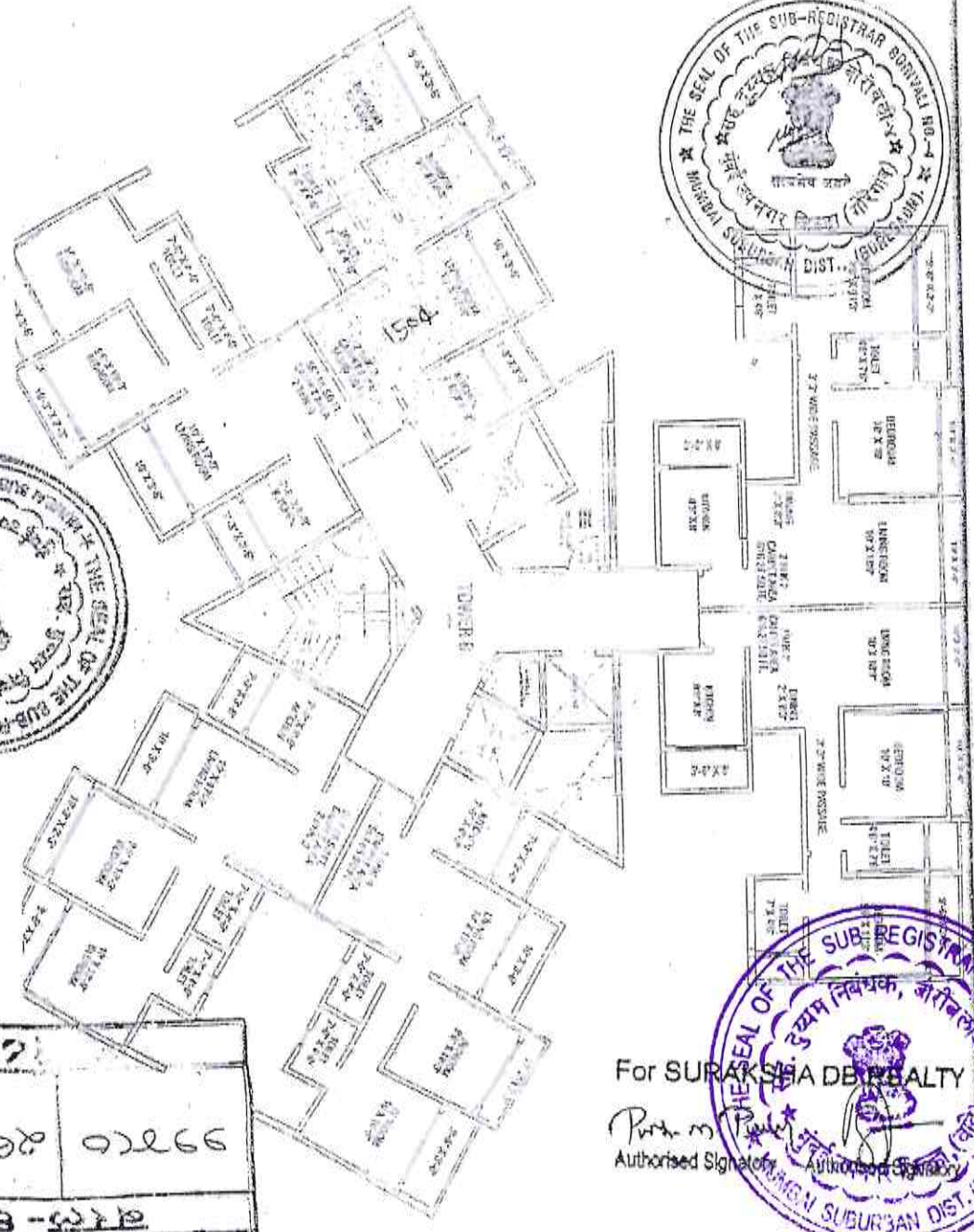
खरल - २/	
५३५२	५० ५२
२०१८	



खरल - ३/	
६०६९	४०
२०१२	

खरल - ७/		
९४२००	३९	५९
२०२४		

बदल - १०
 ११८०८/३५
 २०१०



११८०८/३५
 १५०४

For SURAKSHA DE REALTY

Purnima
 Authorised Signatory



PICAL FLOOR (TOWER B)

B-1504 बदल - १०
 ११८०८/३५
 २०१०

V. T. Sanjay
 V. T. Sanjay

Richa Mendiratta
B/1504, Orchid Suburbia,
New Link Road,
Near Dahanukar Wadi Metro Station,
Kandivali West , Mumbai 400067
Date; 23rd April, 2024

To,

Savan R. Kuppast
Grishma R. Kuppast,
C/ 401, Orchid Suburbia.
New Link Road,
Near Dahanukar Wadi Metro Station,
Kandivali West , Mumbai 400067

Dear Sir/ Madam,

I would like to inform you that we are selling Flat bearing No b/1504, Orchid Suburbia
New Link Road, Near Dahanukar Wadi Metro Station, Kandivali West , Mumbai
400067 to you, which is in joint name with my husband Mr. Bhuvnesh Mediratta

As the premises is in joint name I have no objection for paying entire consideration in
the name Mr. Bhuvnesh Mediratta.

Kindly pay entire amount to my husband

Tanks & Regards


Richa Mendiratta



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

SAVAN R KUPPAST
 RAMESH GURUBASAPPA KUPPAST

23/07/1990
 Permanent Account Number
 BKMPK7566G

Signature



Handwritten signature



बंदरा - ७/	
१४२४०	३४५१
२०२४	



भारत सरकार



आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 0000/00293/74729

To
सावन रमेश कुपारत
Savan Ramesh Kuppast
S/O, Ramesh Kuppast
C/401 Orchid Suburbia Link Road
Dhanukar Wadi Junction Kandivall West
Mumbai
Kandivall West
Mumbai

21/01/2012

367298048



MA872980485FT



आपला आधार क्रमांक / Your Aadhaar No. :

3184 2725 9945

माझे आधार, माझी ओळख



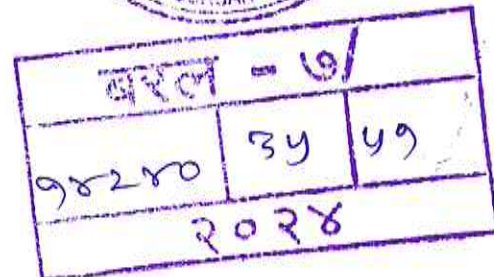
भारत सरकार
Government of India



सावन रमेश कुपारत
Savan Ramesh Kuppast
जन्म तारीख / DOB : 23/07/1990
पुरुष / Male

3184 2725 9945

माझे आधार, माझी ओळख





सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वाचे नाही.
- ओळख सिद्ध करण्यासाठी, ऑनलाईन अधिप्रमाणित करावे.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधारला देशभरात मान्यता आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता
रमेश कुप्पाट, सी/401 ओरचीद
सुंदरबिया, लिंक रस्ता, धनुकार वाडी
जंक्शन, कांदिवली वेस्ट, मुंबई,
कांदिवली वेस्ट, महाराष्ट्र, 400067

Address:
S/O, Ramesh Kuppatt, C/401
Orchid Suburbia, Link Road,
Dhanukar Wadi Junction,
Kandivall West, Mumbai
West, Maharashtra, 400067

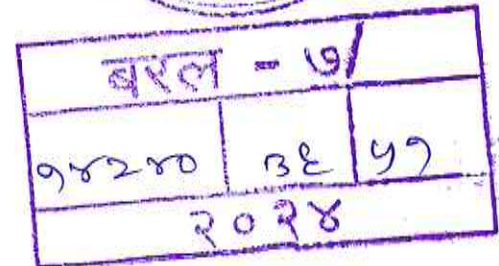
3184 2725 9945



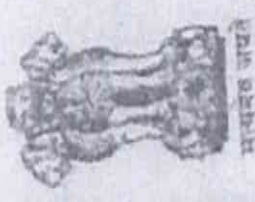
1847



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भारत सरकार
GOVT. OF INDIA

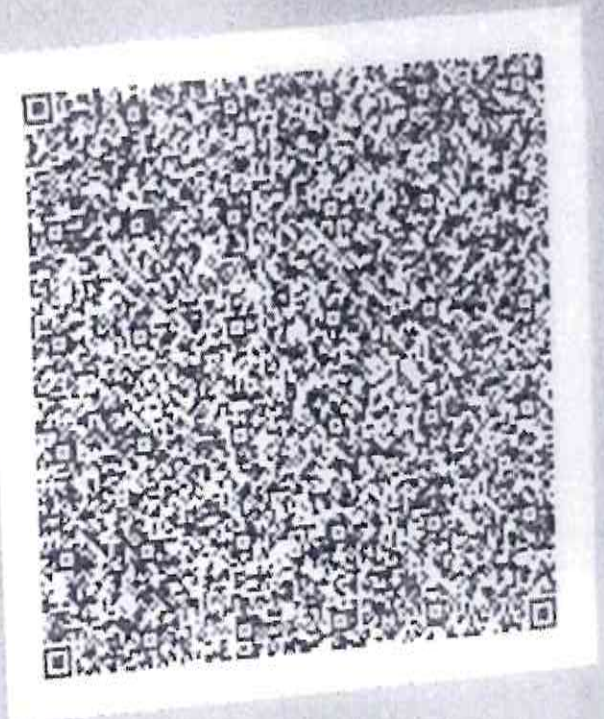


आयकर विभाग
INCOME TAX DEPARTMENT

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BQQPP1622L



नाम / Name
GRISHMA SAVAN KUPPAST



19052021

पिता का नाम / Father's Name
CHANDRABHAKASH MANILAL PATEL



Signature

हस्ताक्षर / Signature

98280	जन्म तिथि / Date of Birth	31/07/1990	36	59
2028				



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

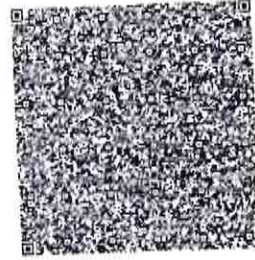
नामांकन क्रमांक / Enrollment No.: 0635/10288/23030

To
शीष्मा सावन कुप्पस्त
Grishma Savan Kuppast
C/O: Savan Kuppast,
C - 401, Orchid Suburbia, Link Road, , Dahanukar Wadi
Junction, ,
Kamraj Nagar, Kandivali West,
VTC: Mumbai,
PO: Kandivali West,
Sub District: Borivali, District: Mumbai Suburban,
State: Maharashtra,
PIN Code: 400067,
Mobile: 8097453484

74675232



MF746752323FI



आपका आधार क्रमांक / Your Aadhaar No. :

8989 7858 0810

मेरा आधार, मेरी पहचान

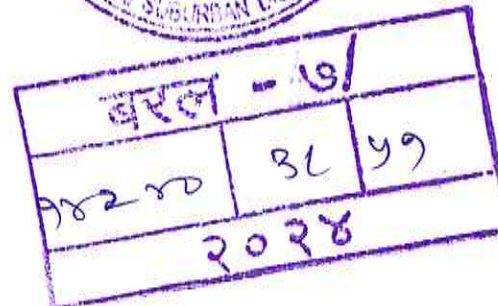


भारत सरकार
Government of India

Issue Date : 24/07/2012



शीष्मा सावन कुप्पस्त
Grishma Savan Kuppast
जन्म तिथि / DOB : 11/07/1990
महिला / Female



8989 7858 0810

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड/ऑफलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

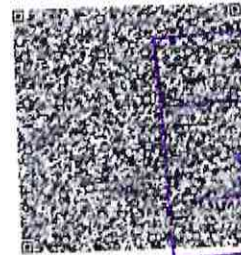


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Print Date: 05/05/2021
पता: दवारा: सावन कुप्पस्त, सी - 401, ऑर्चिड
ड सुबूरबिया, लिंक रोड, डहानुकर वाडी जंक्शन,
कामराज नगर, कांदिवली वेस्ट, मुंबई, मुंबई
सुबुरबान, महाराष्ट्र, 400067

Address: C/O: Savan Kuppast, C - 401, Orchid
Suburbia, Link Road, Dahanukar Wadi Junction,
Kamraj Nagar, Kandivali West, Mumbai, Mumbai
Suburban, Maharashtra, 400067



बोरल - ७/
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RICHA MENDIRATTA

PUNEET GANDHI

26/08/1986

Permanent Account Number

AKJPG6177F

Richa

Signature



27062016



वर्क - ७/		
98280	20	59
2028		



भारत सरकार
Government of India



Issue Date : 03/04/2016



रिखा मेदिरत्ता
Richa Mendiratta
जन्म तिथि / DOB : 26/08/1986
महिला / Female



आधार पहचान का प्रमाण है, नागरिकता का नहीं।
Aadhaar is a proof of identity, not of citizenship.



4599 2907 6701

मेरा आधार, मेरी पहचान



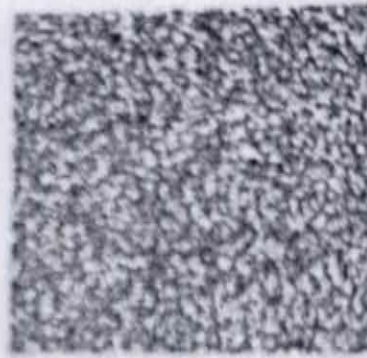
बरल = 13/		
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आरतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



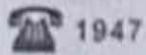
पता: 1504 टवर बी, ओर्चिड सबर्बिया, लिंक
रोड, ऑफ एम.जी मार्ग, कांदिवली वेस्ट,
मुंबई, मुंबई सुबुरबान, महाराष्ट्र, 400067



Print Date: 12/07/2023

Address: 1504 Tower B, Orchid
Suburbia, Link Road, OFF M.G Road,
Kandivali West, Mumbai, Mumbai
Suburban, Maharashtra, 400067

4599 2907 6701



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२०२४		

आयकर विभाग
 INCOME TAX DEPARTMENT
 BHUVANESH MENDIRATTA
 BHARAT BHUSHAN MENDIRATTA
 18/10/1982
 Permanent Account Number
AOJPM1219A
 Signature 
भारत सरकार
 GOVT. OF INDIA

 11062016



Handwritten signature

Bornoall - 09/		
982 80	83	49
5288		


भारत सरकार
 Government of India

श्रीधर शंकर
 Shriharsh Shankar
 जन्म तिथि / DOB : 18/10/1982
 पुरुष / Male



3304 2191 6176
मेरा आधार, मेरी पहचान






A



बरल - 19/		
9/2/20	४४	५१
२०२४		


Unique Identification Authority of India
 Unique Identification Authority of India
 Address: S/O: Bhuraj Bhushan Mendhatta,
 # 305 QHS-17, Sector 20,
 Panchkula, Sector 20 Panchkula,
 Haryana, 134116

1947 

 info@uidai.gov.in 
 www.uidai.gov.in

3304 2191 6176

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बवाल - 19		
98280	24	47
2028		



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 2085/15250/00144



भारत सरकार

Government of India



राजेश शशिकान्त दोशी
Rajesh Shashikant Doshi
जन्म तारीख / DOB : 08/03/1958
पुरुष / Male

9882 5241 6829



आधार - सामान्य माणसाचा अधिकार

6-2

To

निमेश भिखालाल वालिया

Nimesh Bhikhalal Valia

S/O Bhikhalal Valia

1404 Tower C Orchid Suburbia Off MG Road, Link road

Near Noble Medical Kandivali West

Mumbai

Kandivali West

Mumbai Mumbai

Maharashtra 400067

9322874007

22/12/2011

3 9021290



MA790212901P1



आपला आधार क्रमांक / Your Aadhaar No. :

7227 6107 9124

माझे आधार, माझी ओळख



भारत सरकार

Government of India



निमेश भिखालाल वालिया

Nimesh Bhikhalal Valia

जन्म तारीख / DOB : 11/09/1967

पुरुष / Male

7227 6107 9124

माझे आधार, माझी ओळख



CHALLAN
MTR Form Number-6



GRN	MH004026844202425E	BARCODE			Date	01/07/2024-13:16:02	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)	BKMPK7566G					
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7				Full Name	SAVAN R KUPPAST		
Location	MUMBAI				Flat/Block No.	B 1504 ORCHID SUBURBIA		
Year	2024-2025 One Time				Premises/Building	LINK ROAD KANDIVALI WEST		
Account Head Details	Amount In Rs.	Road/Street		MUMBAI				
0030045501 Stamp Duty	1140000.00	Area/Locality		MUMBAI				
0030063301 Registration Fee	30000.00	Town/City/District		MUMBAI				
		PIN		4 0 0 0 6 7				
		Remarks (If Any)						
		PAN2=AOJPM1219A~SecondPartyName=BHUVANESH						
		MENDIRATTA~CA=19000000						
Total	11,70,000.00	Amount In	Eleven Lakh Seventy Thousand Rupees Only					
		Words						
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	00040572024070137677	IK0CUWUZV4				
Cheque/DD No.	Bank Date	RBI Date	01/07/2024-01:17:22	Not Verified with RBI				
Name of Bank	Bank-Branch			STATE BANK OF INDIA				
Name of Branch	Scroll No. , Date			184 , 02/07/2024				

DEFACED
₹ 1170000.00
DEFACED

Department ID : 9820299739
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलान केवल दुय्यम लिंबक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी व रजिस्ट्रेशनसाठी दस्त्यासाठी लागू चलान लागू नाही.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-451-14240	0002479668202425	02/07/2024-16:37:41	30000.00
		0002479668202425	02/07/2024-16:37:41	1140000.00

451/14240

मंगळवार, 02 जुलै 2024 4:47 म.नं.

दस्त गोषवारा भाग-1

बरल7

दस्त क्रमांक: 14240/2024

/14240/2024

र मुल्य: रु. 1,04,84,862/-

मोबदला: रु. 1,90,00,000/-

भरलेले मुद्रांक शुल्क: रु.11,40,000/-

दु. नि. सह. दु. नि. बरल7 यांचे कार्यालयात

पावती:15210

पावती दिनांक: 02/07/2024

अ. क्र. 14240 वर दि.02-07-2024

सादरकरणाराचे नाव: सावन रमेश कुप्पस्त

रोजी 4:36 म.नं. बा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1020.00

पृष्ठांची संख्या: 51

दस्त हजर करणाऱ्याची सही:

एकूण: 31020.00

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

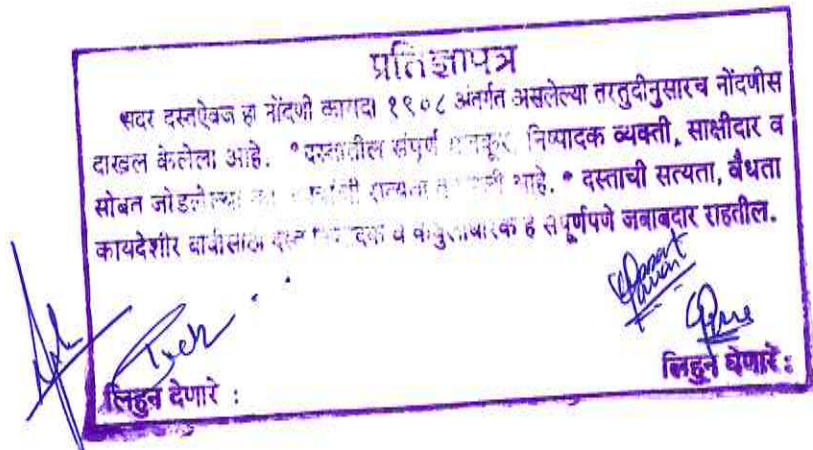
सह. दुय्यम निबंधक, बोरीवली-७
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 02 / 07 / 2024 04 : 36 : 06 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 02 / 07 / 2024 04 : 37 : 13 PM ची वेळ: (फी)



बरल - ७/

