

माबाचे नाव व तळपई	
(1) वित्तखाचा प्रकार	करारनामा
(2) मोजपत्ता	रु.5,252,000/-
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तसुध करावे)	रु.3,845,804/-
(4) मू-मापन, पोटहिस्सा व परकमांक (असल्यास)	602, 602/1 to 602/14., पाविकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: कार्यालय क्रमांक 329, तिसरा मजला, निओ कॉर्पोरेट प्लाझा बिन्दीग, रामचंद्र एक्सप्लॉन्शन लेन, मालाघ प मू 84. वलित पोटमाला क्षेत्रफळ 7.45 चौ मीटर
(5) क्षेत्रफळ	32.90 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:- मुनील दयानंद अमिन ,वय: 38; पत्ता:-प्लॉट नं. ए 302, माला नं. -, इमारतीचे नाव: सोनी टॉवर , ब्लॉक नं: शिपोली रोड, बोरीवली प मू 92, रोड नगर, ... पिन कोड:- 400092 पॅन नंबर: ADKPA6030H 2) नाव:- शेता मुनील अमिन ,वय: 38; पत्ता:-प्लॉट नं. ए 302, माला नं. -, इमारतीचे नाव: सोनी टॉवर , ब्लॉक नं: शिपोली रोड, बोरीवली प मू 92, रोड नगर, ... पिन कोड:- 400092 पॅन नंबर: AJCPA1531B
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1)नाव:- एकता संजय गांगुली ; वय:38; पत्ता:-प्लॉट नं: 02 बी एच , माला नं. -, इमारतीचे नाव: रांछोड अपार्टमेंट, 3, इराणी वाडी , ब्लॉक नं: कांदिवली रोड नं: हेमू कलानी रोड , महाराष्ट्र, मुंबई., पिन कोड:- 400067, पॅन नं:- AEJPK4174Q, 2)नाव:- संजय सुखेंद्र गांगुली ; वय:40; पत्ता:-प्लॉट नं: 02 बी एच , माला नं. -, इमारतीचे नाव: रांछोड अपार्टमेंट, 3, इराणी वाडी , ब्लॉक नं: कांदिवली रोड नं: हेमू कलानी रोड , महाराष्ट्र, मुंबई., पिन कोड:- 400067, पॅन नं:- ADUPG3378E;
(9) दस्तऐवज करून दिल्याचा दिनांक	25/12/2013
(10) दस्त नोंदणी केल्याचा दिनांक	26/12/2013
(11) अनुक्रमांक, खंड व पृष्ठ	11176/2013
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.262,600/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) श्रेय	

मुल्यांकनासाठी विचारता येतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

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

Rs. 16290/-
-/06291.58

201312261266

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन - 2013

1. दस्ताचा प्रकार :- अवकाशाचा अनुच्छेद क्रमांक: 255
2. सादरकर्त्याचे नाव :- प्रकाश विजय गौरीकुली
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ली
4. गावाचे नाव :- अहोराष्ट्र
5. नगरभूमापन क्रमांक/सर्व्हे क्र./अंतिम गुण्डे क्रमांक :- 602.602/40 602/14
6. मूल्य दरविभाग (झोन) :- 70 उपविभाग 327
7. मिळकतीचा प्रकार :- खुली जमीन निव्वारी कार्यालय दुकान औद्योगिक
प्रति चौ मी. दर :- 1,00,900/-
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 32.90 काप्येड / विल्ट अप चौ.मीटर / फूट
9. कार्यादर्शक :- गच्ची :- पोटगाळा :- 7.45
10. मजला क्रमांक :- मि.मि. उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- घरातार :- 27567-3047 3254
6679-785
1937-180
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- ज्यान्वये दिलेली घट / वाढ
14. भाडेकरू घ्याप्त मिळकत असल्यास ती त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :- दिलेले क्षेत्र :-
15. लिख अॅन्ड लायसन्स दस्त :- 1. प्रविभागे भाडे रकमी :- निवासी/अनिवासी
2. अनोपगत रकमी / उपावू भाडे :-
16. निर्धारित केलेले बाजारमूल्य :- 38,46,000/- 40,71,500/-
17. दस्तामध्ये दर्शविलेली गोथदत्ता :- 52,52,000/-
 $100900 \times 32.90 = 33,19,610/-$
 $100900 \times 70\% \times 7.45 = 52,61,935/-$
38,45,803.5/-
18. देय मुद्रांक शुल्क :- 262,600/- भरलेले मुद्रांक शुल्क :- 262,600/-
19. देय नोंदणी फी :- 30,000/-

प्रकाश
लिपिक

प्रकाश
सहाय्यक निबंधक

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2013	



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AGREEMENT FOR SALE

बरल -
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THIS ARTICLES OF AGREEMENT, made and entered into at Mumbai this 25th day of December, in the Christian year Two Thousand and Thirteen

BETWEEN

SHRI SUNIL DAYANAND AMIN, aged about 38 years, PAN NO. ADKPA6030H, AND **SMT. SHIWETA SUNIL AMIN**, aged 36 years, PAN NO. AJCPA1531, both of Mumbai, Indian Inhabitant, residing at A /302, Sony Tower, Ram Nagar, Shimpoli Road, Borivali (West) Mumbai- 400092, hereinafter called the "VENDORS" (which expression shall unless it be repugnant to the context or meaning

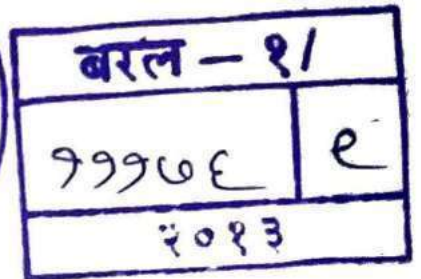
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thereof be deemed to mean and include their heirs, executors, administrators or assigns) of the One Part

AND

SMT. EKTA SANJAY GANGULY , aged about 38 years, PAN No. **AEJPK4174Q** AND **SHRI SANJAY SUKHENDRA GANGULY** , aged about 40 years, PAN NO. **ADUPG3378E**, both being Indian Inhabitants, having address at 02,GH, Ranchod Apartment, 3, Irani Wadi, Hemu Kalani Road, Kandivali (West), Mumbai- 400067, hereinafter collectively called the "**PURCHASERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators or assigns) of the Other Part

WHEREAS:



I. By virtue of the Agreement for Sale dated 3rd day of September, 2010 executed at Mumbai, duly registered with the Joint Sub-Registrar of Assurance under Serial No. BDR-5/08139/2010 between M/s BelloHomes and Realtors Pvt. Ltd., therein referred to as the Developers and Mr. Sunil Dayanand Amin and Mrs. Shweta Sunil Amin, therein referred to as the Purchaser, whereby the Developers had agreed to sell and allot to the Purchasers and the Purchasers agreed to purchase the Office No.329 (more particularly described in the **schedule** hereunder written) in the development on the land

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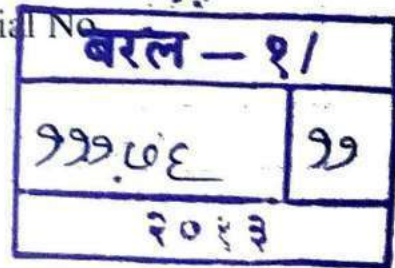
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bearing CTS No.602, 602/1 to 602/14 being lying and situate at Village- Valanai, Taluka-Goregaon, in the Registration District and Sub-District of Mumbai Suburban District, more particularly described in the schedule hereunder written.

II. Mr. Sunil Dayanand Amin and Mrs. Shweta Sunil Amin, thus became the owners in respect of Office No.329, admeasuring 275.67 sq.ft. carpet area + 66.79 sq.ft. loft area + 19.37 sq.ft. flower bed area on the Third Floor in the building known as "Neo Corporate Plaza", being situated at Ramchandra lane Extension, Malad (West), Mumbai 400 064 (hereinafter referred to as "the said office premises" for the sake of brevity).



III. The developers being M/s BelloHomes and Realtors Pvt. Ltd. were granted Development Rights in by the owners of the plot vide Development Agreement dated 31st December, 2005 duly registered with the joint Sub-Registrar of Assurance at Borivali, under Serial No. BDR-6/2375/06.



IV. It was hereby agreed by and between the Developers and the Purchasers being Mr. Sunil Dayanand Amin and Mrs. Shweta Sunil Amin , that on due completion of the building and the said office premises therein is ready for use and occupation after obtaining the occupation certificate from the MCGM authorities, the Developer

[Signature]

[Signature]

[Signature]

shall handover vacant and peaceful possession of the said office premises.

V. The Vendors have represented to the Purchasers that neither the said Vendors herein nor the occupants of the said Building have been provided with the possession nor have they formed a Society in respect of the said Building till date. Hence, the Developer is looking after the day to day affairs of the said Building and maintenance of the said Building .

VI. Upon execution of these presents and prior to completion of the sale as contemplated herein the Vendors herein shall apply and obtain from the said Developers to grant the No Objection to the Vendors herein to sell their right, title and interest in the said Office premises to the purchasers.



VII. The Vendors do and both of them further declare that their title over the said Office premises is marketable and free from all encumbrances.

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VIII. The Vendors do and each of them have agreed to sell the said Office premises being Office No.329, admeasuring 275.67 sq.ft. carpet area + 66.79 sq.ft. loft area + 19.37 sq.ft. flower bed area on the Third Floor in the building known as "Neo Corporate Plaza", being

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situated at Ramchandra lane Extension, Malad (West), Mumbai-400 064 to the Purchasers on "as is where is basis" by the Vendors at the time of handing over the possession of the said Office in the name of the Purchasers **SMT. EKTA SANJAY GANGULY AND SHRI SANJAY SUKHENDRA GANGULY** together with the right, title, interest and benefits of the Vendors in the said Office premises to the Purchasers at a lump-sum price of **Rs.52,52,000/- (Rupees Fifty Two Lakhs Fifty Two Thousand only)** as per the terms and conditions mutually agreed by and between the parties hereto and agreed to sign the said covenant.

NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT

IS HEREBY AGREED BY AND BETWEEN THE PARTIES

HERETO AS FOLLOWS:



1. In pursuance of the said Agreement and in consideration of a sum of **Rs.52,52,000/- (Rupees Fifty Two Lakhs Fifty Two Thousand only)** to be paid by the Purchasers to the Vendors in the manner set out hereinafter, the Vendors do and both of them doth hereby sell, transfer and assign their right, title and interest in the Office No.329, admeasuring 275.67 sq.ft. carpet area + 66.79 sq.ft. loft area + 19.37 sq.ft. flower bed area on the Third Floor in the building known as "Neo Corporate Plaza", being situated at Ramchandra lane Extension, Malad (West), Mumbai-400 064 standing

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on the said Plot of land more particularly described in the First schedule hereunder written together with the benefits accruing to the said Office Premises, to the Purchasers free from all encumbrances.

2. Sale price in the sum of **Rs.52,52,000/- (Rupees Fifty two Lakhs Fifty Two Thousand only)** shall be paid by the Purchasers to the Vendors subject to a deduction of tax at source @ 1% of the total consideration as per the Finance bill-2013 in the Sec. 194 IA of the Income Tax Act,1961 . Thus, the net amount payable shall be Rs. 51,99,480/- (Rupees Fifty One Lakhs Ninety Nine Thousand Four Hundred and Eighty only) in the following manner:-



(a) A sum of Rs.1,00,000/- (Rupees One lakh only) has been paid by the Purchasers to one of the Vendors as and by way of earnest money vide Cheque No. 803096, dated 14.11.2013, drawn on the State Bank of India, Kandivali West branch (the payment and receipt whereof both the Vendors do and each of them hereby admit, acknowledge and confirm)

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(b) A sum of Rs. 50,99,480/- (Rupees Fifty Lakhs Ninety Nine Thousand lakhs Four Hundred and Eighty only) being the balance and full and final payment shall be paid on or before the execution of the said Agreement in the following manner:

[Handwritten signatures and initials]

(i) A sum of Rs. 8,00,000/- (Rupees Eight Lakhs only) shall be paid by the Purchasers to the Vendors in favour of **SHRI SUNIL DAYANAND AMIN** vide Cheque no. 715497, dated 18.12.13 drawn on the Axis Bank Ltd., on or before the execution of the said Agreement (the payment and receipt whereof the Transferor doth hereby shall admit ,acknowledge and confirm).

(ii) A sum of Rs. 11,00,000/- (Rupees Eleven Lakhs only) shall be paid by the Purchasers to the Vendors in favour of **SHRI SUNIL DAYANAND AMIN** vide Demand Draft No. 875212, dated 18.12.13 drawn on the Standard Chartered Bank Ltd., on or before the execution of the said Agreement (the payment and receipt whereof the Transferor doth hereby shall admit ,acknowledge and confirm).

(iii) A sum of Rs. 31,99,480/- (Rupees Thirty One Lakhs Nine Thousand Four hundred and Eighty only) shall be paid within 30 days from the date of Registration , time being the essence of the contract.



(c) The challan of the payment of tax deducted at source would be handed over to the Vendors by the Purchasers within 3 days from the registration of the said Agreement as per the applicable provisions of the Income Tax Act.

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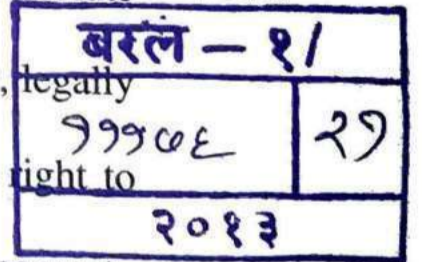
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(d) Simultaneously on receiving full and final payment and Subject to compliance of the obligations by the Vendors, the Vendors doth hereby shall transfer complete right, title and interest including right to take over vacant and peaceful possession from the Developers of the Office No.329, admeasuring 275.67 sq.ft. carpet area + 66.79 sq.ft. loft area + 19.37 sq.ft. flower bed area on the Third Floor in the building known as "Neo Corporate Plaza", being situated at Ramchandra lane Extension, Malad (West), Mumbai-400 064, to the Purchasers.

3. It is agreed, declared and confirmed that the Vendors do and both of them shall clear all the encumbrances if any at their own and expenses and other outgoings in respect of the said Office premises that are payable to the Developers before the execution of these presents.



4. The Vendors do and both of them hereby declares and covenants with the Purchasers that they are the sole and absolute owners of the said Office premises and that they have a clear, legally valid and marketable title thereto and therefore, an absolute right to sell and convey the same to the Purchasers in terms of this agreement.



5. The Vendors do and both of them doth hereby further declares that they have not done any acts, agreements or things so as to curtail,

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13. Agreed, declared and confirmed that the Vendors do and both of them doth hereby agree and undertake to forward an application of Transfer to the Developers for the transfer of right, title and interest in the name of the Purchasers on the receipt of full consideration as aforesaid and also request to the said proposed ad hoc Society to issue share certificate in the name of the Purchasers in respect of Office No.329, admeasuring 275.67 sq.ft. carpet area + 66.79 sq.ft. loft area + 19.37 sq.ft. flower bed area on the Third Floor in the building known as "Neo Corporate Plaza", being situated at Ramchandra lane Extension, Malad (West), Mumbai-400 064.

14. Agreed declared and confirmed that the Vendors and Purchasers shall pay the Transfer fees if any equally. On payment of the Transfer fees and submitting necessary documents, application and declaration to the ad hoc society and the developer, the Vendors shall transfer the said office premises in the name of the Purchasers hereinabove mentioned.



15. The Purchasers do and both of them doth hereby agree that they will obey the bye-laws of the said proposed Society and shall pay outgoings and other amounts in respect of the said Office premises from the date of signing and execution of this agreement.

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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands the day and the year hereinabove written.



THE FIRST SCHEDULE HEREINABOVE REFERRED TO

ALL THAT Office No.329, admeasuring 275.67 sq.ft. carpet area + 66.79 sq.ft. loft area + 19.37 sq.ft. flower bed area on the Third Floor in the building known as "Neo Corporate Plaza", being situated at Ramchandra lane Extension, Malad (West), Mumbai-400 064 in the said building constructed on piece or parcel of land being lying and situated at Village- Valanai, Taluka-Goregaon, bearing C.T.S.No.602, 602/1 to 602/14, in the Registration District and Sub-District of Mumbai Suburban District, Municipal Ward "K/West".

SIGNED & DELIVERED by the)
with in named the "VENDORS")

SHRI SUNIL DAYANAND AMIN)

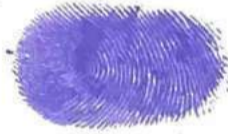
SMT. SHWETA SUNIL AMIN)

in the presence of)

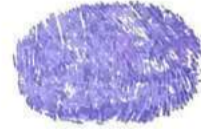
1. Sushant S. Chavhan)

2. Nilesh parob)

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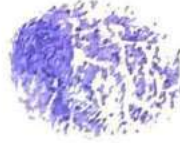
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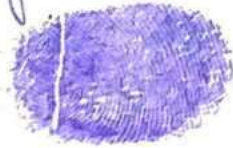


SIGNED & DELIVERED by the)
 within named the "PURCHASERS")
SMT. EKTA SANJAY GANGULY)
SHRI SANJAY S. GANGULY)
 in the presence of)

Ekta



Sanjay



1. *Susant Chavan*
Chavan

2. *Nilesh Parval*
Parval




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RECEIPT

Received from the withinnamed Purchasers on the day and date herein mentioned a sum of Rs.1,00,000/- (Rupees One lakh only) vide Cheque No. 803096, dated 14.11.2013, drawn on the State Bank of India, Kandivali West branch being earnest money of the sale consideration have been paid by them to us.

.....Rs.1,00,000/-

WITNESS:-

1. 
2. 

WE SAY RECEIVED







(SHRI SUNIL DAYANAND AMIN

SMT. SHWETA SUNIL AMIN)

VENDORS

बंदरा - १/	
१११०६	२३
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RECEIPT

Received from the withinnamed Purchasers on the day and date herein mentioned a sum of Rs.8,00,000/- (Rupees Eight lakhs only) vide Cheque no. 715497, dated 18.12.13 drawn on the Axis Bank Ltd., and a further sum of Rs.11,00,000/- (Rupees Eleven lakhs only) vide Demand Draft No. 875212, dated 18.12.13 drawn on the Standard Chartered Bank Ltd., thereby making an aggregate sum of Rs.19,00,000/- (Rupees Nineteen lakhs only) issued in favour of one of the Vendors being **SHRI SUNIL DAYANAND AMIN** being part payment of the sale consideration have been paid by them to us.

....Rs.19,00,000/-

WITNESS:-

- 1. 
- 2. 

WE SAY RECEIVED





(SHRI SUNIL DAYANAND AMIN

SMT. SHWETA SUNIL AMIN

VENDORS



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COMMENCEMENT CERTIFICATE

To
Shri Gopal Krishna P. Shetty,
C.A. to Owner Smt. Jayantikumar I. Patel
and Kalpeshkumar J. Patel

OFFICE OF THE
EX. ENGR. BLDG. PROPL. (W.S.) R & F. WARD
Dr. BABASAHEB AMBEDKAR MARKET BLDG
KANDIVALI (W) EST. MUMBAI-400 067.

Sir,
With reference to your application No. 375 dated. 05.01.2007 for Development Permission and grant of Commencement Certificate under Sector 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Commercial Building C.T.S. No. 602, 602/ 1 to 14

at premises at Street Ramchandra Lane Extn.
Village Valnai Plot No. -
situated at Malad (W) Ward P/North

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

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



The Municipal Commissioner has appointed Shri Vijay H. Patil Assistant Engineer to exercise his power and functions of the planning Authority under section 45 of the said Act.

This C.C. is restricted for work up to Basement

बल - १/	
Authority under 9990E	70
level	
2007 8	

Certified True Copy
Harish D. Gandhi
HARISH D. GANDHI
Architect



बल - ५/	
693E	38
2008	

FOR
MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

CHE/9348 (B.P. (W.S.) A.P.)

OFFICE OF THE
EX. ENGR BLDG. PROPL. (W.S.) R & P. WARD
DR. DABASAIHED AMBEDKAR MARKIZ BLDG
MANDIVALI/WEST, MUMBAI-400 067.

8) This c.c. is now Re-endorsed for the work
up to Top of Basement as per approval amended
plans dt. 18/12/2007

11-0 JAN 2008

[Signature]
10/1/08
EEBP (W.S.) P & K/W.

9) This c.c. is now further extended for the
work up to 1st Floor slab level as per approved
plans dt. 18/12/2007

8 MAY 2008

[Signature]
15/5/08
EEBP (W.S.) P & K/W.

10) This c.c. is now valid & further extended for
entire work i.e Basement + Ground floor + 1st upper
floor + 2nd (PT) floor as per approved
plans dt. 18/12/2007

12-0 DEC 2008

EXECUTIVE ENGINEER
BUILDING PROPOSAL (W.S.) P WARD



बदल - २/	
99908	re
२००३	

11] This c.c. is now valid and further
entire work i.e Basement + Ground + 1st + 2nd
upper floor. as per approved amended plans
dt. 03/07/2009

11-8 JUL

[Signature]
12/7/09
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) P WARD



बदल - ५/	
6930	38
२०१०	

12] This c.c. is now valid and further
entire work i.e Basement + Ground + 1st + 2nd
+ (PT) 3rd floor + 4th floor as per
approved amended plans dt. 13/10/2009

13-10 OCT 2009

[Signature]
30/10/09
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) P WARD

Date : 20-6-2005

TO WHOMSOEVER IT MAY CONCERN

TITLE CLEARANCE CERTIFICATE

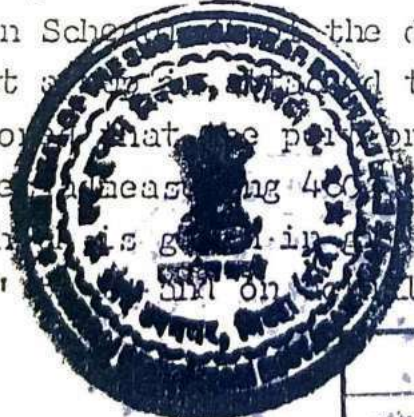
Sub: Title Clearance Certificate in respect of property situated at Village: Valani Mar e Road, Malad (West), Mumbai bearing Survey No. 61, Hissa No.5, admeasuring about 4304.70 Sq. Mtrs. CTS Nos. 602, 602/1 to 602/14.

Applicants : JAYANTIKUMAR I. PATEL &
KALPESHKUMAR J. PATEL

(1) In respect of the said property, the property belonged to Motibhai Naranbhai Patel, who gave in gift the said property to the applicants by registered deed of gift on 26-09-1968, registered at Sr.No.2200 on 26-09-1968 with the Sub Registrar. That the applicants have become owner of the said property and the same is recorded in City Survey record bearing City Survey No. 602 and No. 602/1 to 602/14. The measurement shown in the City Survey record totals to 4304.70 Sq. Mtrs.



(2) There is a minor and bonafied discrepancy in measurements, the physical measurement as per Survey record is 4304.70 Sq. Mtrs. In the document the property is comprised in Schedule of the document. Along with the document a map is attached to it and on Page 4 it is mentioned that the portion comprised within the red line measuring 40000 Sq.Yads. = 3857.00 Sq. Mtrs. which is given in gift. The map is drawn on scale of 40' and on the calculation of the



बदल - १/	
१११७६	५१
२०१३	

बदल - ५/	
२९३६	३५
२०१०	

-: 2 :-

Date :

area included within red lines comes to 47087.021 Sq. Ft. = 4376.12 Sq. Mtrs. that the difference is due to South-East corner which is modified and so the actual measurement is correctly shown in City Survey record as 4304.70 Sq.Mtrs.

(3) That the search till date does not indicate any creation of charge or lien, mortgage or sell of the said property. Further I have perused the following documents after taking the search :-

- (a) Sanads U/S. 133 of Bombay Land Revenue Code
- (b) Extracts from the Property Card of City Survey Office.
- (c) Index II
- (d) Gift Deed
- (e) 7/12 Extracts.
- (f) Certificate of the Architects.



(4) The taxes are all duly paid.

(5) The property stands exempted from U.L.C. provisions as per Certificate No. U.L.C./P-239/MC/DC/GAB No. 3/393/9 dated 22-10-1986.

बदल - १/	
११२५६	५३
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(6) The area included within red line. The property was handed over to the donees and the same is in possession of donees since date of gift i.e. 02-12-1968.



बदल - ५/	
८९३६	३६३
२०१०	

J. Pandya
B.A. LL. B.
Advocate

B/12, Manek Moti,
Yari Road, Versova,
MUMBAI-400 061.
Phone . 631 81 16

-: 3 :-

Date :

That the City Survey introduced in the year 1971, has also measured the area in possession of the Donees and the same was found to be 4304.70 Sq. Mtrs. and the said area is also shown in CTS - No. 602 and 602/1 to 602/14. That in any case the property is in possession of the Donees admeasuring 4304.70 Sq.Mtrs. from 1968 i.e. for period of over 30 years as owners peacefully without interruption of anybody till date. Hence also there is no doubt about the ownership of the Donees over the property included within red line admeasuring 4304.70 Sq.Mtrs.

(7) Public Notice pertaining to the said property has been issued and no claimant forward to claim any right title and interest in the said property.



Hence I am of the opinion that the title of application of Shri J. I. Patel & K. J. Patel over their property bearing S. No. 61, Hissa No. 5, City Survey No. 602 and 602/1 to 602/14 admeasuring 4304.70 Sq. Mtrs. is clear, Marketable and free from any encumbrances.



Handwritten signature

बदल - १/	
१११७६	५५
- २०१३	

बदल - ५/	
८९३८	३७
२०१०	

2 Aug 2016

दुय्यम निबंधक: बोरीवली 2 (काविवली)

पृष्ठ सं. 01

Page No. 01



दस्तावेजांक व वर्ष: 8139/2010

Month: September 20, 2010

Page No.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : वळणई

(1) किंसेखण प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो ही पट्टेदार ते नमूद करावे) मोबदला रु. 2,172,000.00

बा. भा. रु. 2,153,500.00

(2) वृ. मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) सिटिरस क्र. 502 वर्णन कार्यालय क्र-329, तिसरा मजला निचो कार्पेट प्लाझा बिल्डिंग, रामचंद्र एक्सटेंशन लेन, मालाड प. नु. 64, सोबत पोटमाळा क्षेत्रफळ 45 चौ.मी

(3) क्षेत्रफळ

(1) कार्यालय क्षेत्र 32.90 चौ.मी बिल्डअप पोटमाळा क्षेत्र 45 चौ.मी

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)

(5) दस्तऐवज करून देण्या-या पत्रकाराचे व संपूर्ण पत्ता नाव किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) बेल्लार होम्स अँड रिअल्टीस प्रा लि चे संचालक गोपालकृष्ण पी शेरी, घर फ्लॅट नं. 4 व 2, सत्यद्विज टो टॉन ई टो लि, विक्रपाडी बोरीवली प. नु. 92, गल्ली रस्ता, इमारतीचे नाव -; ईमारत नं. -; पेट/वसाहत -; शहर गाव. -; तालुका -; पिन -; पिन नंबर AADCB5747Q.

(6) दस्तऐवज करून घेण्या-या पत्रकाराचे नाव व संपूर्ण पत्ता किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) सुनिल दयानंद अमिन - -; घर/फ्लॅट नं. 302, सोनी टॉवर राम नगर शिंदीली रोड बोरीवली प. नु. 92; गल्ली रस्ता -; इमारतीचे नाव -; इमारत नं. -; पेट/वसाहत -; शहर/गाव. -; तालुका -; पिन -; पिन नंबर ADKPA6030H.

(7) दिनांक करून दिल्याचा

(2) श्वेता सुनिल अमिन, घर/फ्लॅट नं. 302, सोनी टॉवर राम नगर शिंदीली रोड, इमारत नं. -; पेट/वसाहत -; शहर गाव. -; तालुका -; पिन -; पिन नंबर AJCPA1531B.

(8) नोंदणीचा

03/09/2010

(9) अनुक्रमांक, खंड व पृष्ठ

20/09/2010

8139/2010

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क

रु. 105000.00

(11) बाजारभावाप्रमाणे नोंदणी

रु. 21850.00

(12) शेष



बाल - १/१
१११५५ ६९
२०११

21/6



दस्तावेज क्रमांक व वर्ष: 8139/2010

Monday, September 20, 2010

3:48:04 PM

दुय्यम निबंधक: बोरीवली 2 (कांदिवली)

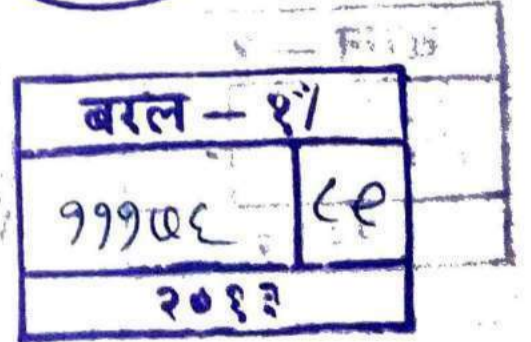
नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : वळणई

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 2,172,000.00
बा.भा. रू. 2,153,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 602 वर्णन: कार्यालय क्र-329, तिसरा मजला, निओ कार्पोरेट प्लाझा बिल्डिंग, रामचंद्र एक्सटेंशन लेन, मालाड प मुं 64, सोबत पोटमाळा क्षेत्रफळ 7.45 चौ मी
- (3) क्षेत्रफळ (1) कार्यालय क्षेत्र 32.90 चौ मी बिल्टअप, पोटमाळा क्षेत्र 7.45 चौ मी
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) बेल्लार होम्स अँड रिअल्टिस प्रा लि चे संचालक गोपालकृष्ण पी शेटी - ; घर/फ्लॅट नं: 1 व2, सत्यदिप को ऑप हौ सो लि, चिकूवाडी बोरीवली प मुं 92; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AACCB5747Q.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सुनिल दयानंद अमिन - ; घर/फ्लॅट नं: ए/302, सोनी टॉवर राम नगर, शिपोली रोड बोरीवली प मुं 92; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ADKPA6030H.
(2) श्वेता सुनिल अमिन - ; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AJCPA1531B.
- (7) दिनांक करून दिल्याचा 03/09/2010
- (8) नोंदणीचा 20/09/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 8139 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 108600.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 21850.00
- (12) शेरा





गुरुवार, 26 डिसेंबर 2013 7:59 म.पू.

दस्त गोपवारा भाग-1

वरल-१

दस्त क्रमांक: 11176/2013

दस्त क्रमांक: वरल-१ /11176/2013

वाजार मुल्य: रु. 38,45,804/- मोबदला: रु. 52,52,000/-

भरलेले मुद्रांक शुल्क: रु. 2,62,600/-

दु. नि. सह. दु. नि. वरल-१ यांचे कार्यालयाने

पावनी: 12680

पावनी दिनांक: 26/12/2013

अ. क्र. 11176 वर दि. 26-12-2013

मादरकरणाचे नाव: एकता मंजय सांगुली

रोजी 7:57 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1940.00

पृष्ठांची संख्या: 97

एकूण: 31940.00

दस्त हजर करणाऱ्याची मही:

मुंबई उपनगर जिल्हा
मुंबई उपनगर जिल्हा

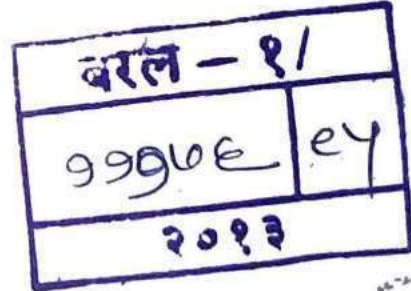
मुंबई उपनगर जिल्हा
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 26 / 12 / 2013 07 : 50 : 00 AM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 26 / 12 / 2013 07 : 51 : 14 AM ची वेळ: (फी)



प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, दैधत्य कायदेशीर दाबीसाठी दस्त निष्पादक व कथुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

लिहून घेणारे :



दस्त गोषवारा भाग-2

वरल-१

दस्त क्रमांक:11176/2013

26/12/2013 8 01:59 AM

दस्त क्रमांक :वरल-१ /11176/2013

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:एकता संजय गांगुली पत्ता:प्लॉट नं: 02 जी एच , माळा नं: -, इमारतीचे नाव: रांछोड अपार्टमेंट, 3, इराणी वाडी , ब्लॉक नं: कांदिवली प मुं 67, रोड नं: हेमू कलानी रोड , महाराष्ट्र, मुंबई. पॅन नंबर:AEJPK4174Q	लिहून घेणार वय :-38 स्वाक्षरी:- 		
2	नाव:संजय सुखेंद्र गांगुली पत्ता:प्लॉट नं: 02 जी एच , माळा नं: -, इमारतीचे नाव: रांछोड अपार्टमेंट, 3, इराणी वाडी , ब्लॉक नं: कांदिवली प मुं 67, रोड नं: हेमू कलानी रोड , महाराष्ट्र, मुंबई. पॅन नंबर:ADUPG3378E	लिहून घेणार वय :-40 स्वाक्षरी:- 		
3	नाव:सुनील दयानंद अमिन पत्ता:प्लॉट नं: ए 302, माळा नं: -, इमारतीचे नाव: सोनी टॉवर , ब्लॉक नं: शिपोली रोड, बोरीवली प मुं 92, रोड नं: राम नगर , , . पॅन नंबर:ADKPA6030H	लिहून देणार वय :-38 स्वाक्षरी:- 		
4	नाव:श्वेता सुनील अमिन पत्ता:प्लॉट नं: ए 302, माळा नं: -, इमारतीचे नाव: सोनी टॉवर , ब्लॉक नं: शिपोली रोड, बोरीवली प मुं 92, रोड नं: राम नगर , , . पॅन नंबर:AJCPA1531B	लिहून देणार वय :-36 स्वाक्षरी:- 		

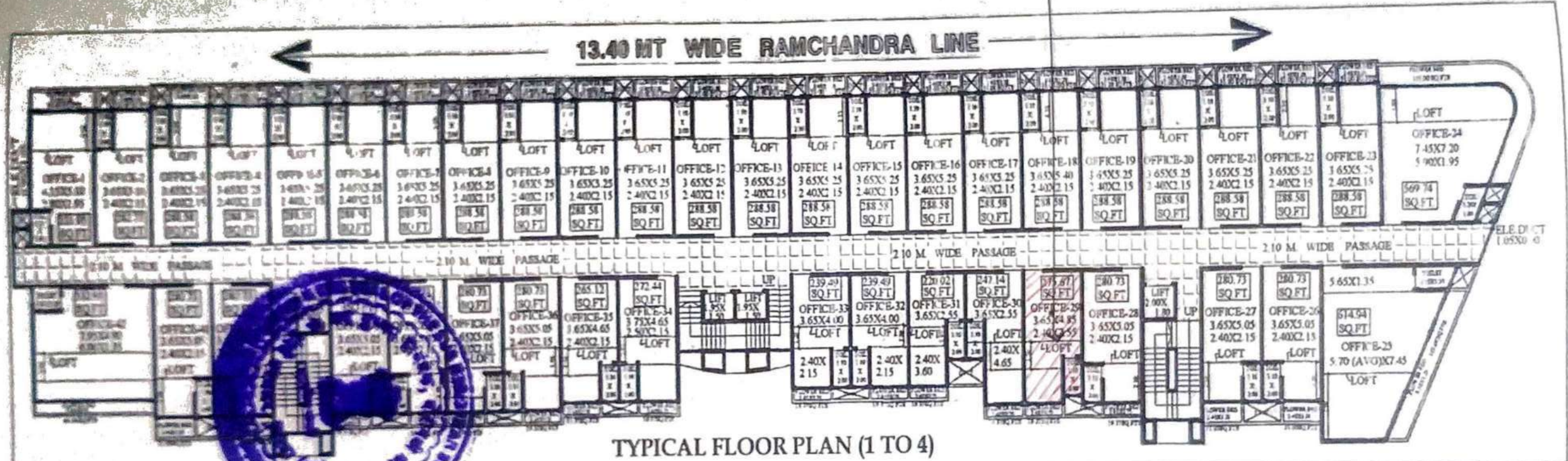
वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:26 / 12 / 2013 07 : 53 : 10 AM

ओळख:-

खालील इसम असे निवेदीत करताना वस्तुऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुधात एस. चव्हाण वय:34 पत्ता:72 सी मिस्त्रीटा चाकडिले पार्क प मुं 56 पिन कोड:400056	स्वाक्षरी:- 		
2	नाव:निलेश - परब वय:21 पत्ता:वरीलप्रमाणे पिन कोड:400056	स्वाक्षरी:- 		





TYPICAL FLOOR PLAN (1 TO 4)

SIGNATURE OF VENDER: *[Handwritten Signature]*

SIGNATURE OF PURCHASER: *[Handwritten Signature]*

2020
Case No
287-21

PROPOSED COMMERCIAL BLDG. ON PLOT BEARING C.T.S. NO. 602 & 602 (1 TO 14) OF VILLAGE-VALNI, @ RAMCHANDRA LANE MALAD (W), MUMBAI



नवसह

वरत क्रमांक (8139/2010)

१८

भावली क्र 11139 दिनांक 17/09/2010

भावलीचे वर्णन

गिन: शुचिल न्यायनव अधिन

21860 नोवणी फी

1220 नवकाल (अ. 11(1)), पुस्तकनाची नवकाल (अ. 11(2)),

रुनवात (अ. 12) व भाग्याचिचण (अ. 13) एकचित फी

23070 एकुण

पु. निबंधकाची सही, बोरीवली 2 (कांदिवली)

A वरत क्र. 8139/2010 भाग - 2
वरत क्र. 8139/2010 भाग - 2 मरलेले मुक्तक शुल्क 108700

वरत क्र. 8139/2010 भाग - 2
वरत क्र. 8139/2010 भाग - 2
वरत क्र. 8139/2010 भाग - 2

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वरत क्र. 8139/2010 भाग - 2



वरत क्र. 8139/2010 भाग - 2

वरत क्र. 8139/2010 भाग - 2



वरत क्र. 8139/2010 भाग - 2

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण १० पाने आहेत.

सह दुय्यम निबंधक, बोरीवली क्र. २, मुंबई उपनगर जिल्हा

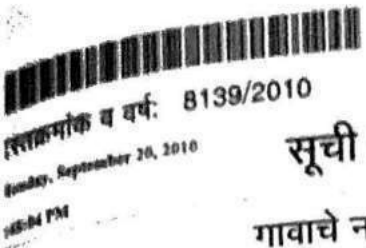
वरत-५/८९३२/२०१०

पुस्तक क्रमांक २, क्रमांक.....वर नोंदला.

दिनांक : 20 SEP 2010

सह दुय्यम निबंधक, बोरीवली क्र. २, मुंबई उपनगर जिल्हा





सूची क्र. दोन INDEX NO. II

गावाचे नाव : वळणई

- 1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 2,172,000.00
बा.भा. रू. 2,153,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 602 वर्णन: कार्यालय क्र-329, तिसरा मजला, निओ कार्पोरेट प्लाझा बिल्डिंग, रामचंद्र एक्सटेंशन लेन, मालाड प मुं 64, सोबत पोटमाळा क्षेत्रफळ 7.45 चौ मी
- (3) क्षेत्रफळ (1) कार्यालय क्षेत्र 32.90 चौ मी बिल्टअप, पोटमाळा क्षेत्र 7.45 चौ मी
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) बेल्लार होम्स अॅण्ड रिअल्टर्स प्रा लि चे संचालक गोपालकृष्ण पी शेटी - -; घर/फ्लॅट नं: 1 व2, सत्यदिप को ऑप ही सो लि, विकूवाडी बोरीवली प मुं 92; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AACCB5747Q.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सुनिल दयानंद अमिन - -; घर/फ्लॅट नं: ए/302, सोनी टॉवर राम नगर, शिपोली रोड बोरीवली प मुं 92; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ADKPA6030H.
(2) श्वेता सुनिल अमिन - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AJCPA1531B.
- (7) दिनांक करून दिल्याचा 03/09/2010
- (8) नोंदणीचा 20/09/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 8139 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 108600.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 21850.00
- (12) शेरा

2013122617

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन - 2013

1. दस्ताचा प्रकार :- कृषि अनुच्छेद क्रमांक 25B
2. सादरकर्त्याचे नाव :- श. कर्ना वि. जय सांगुली
3. तालुका :- मुंबई / अंधेरी / वोरीवली / कुर्ली
4. गावाचे नाव :- अहोई
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम गुण्ड क्रमांक :- 602.602/1 to 602/14
6. मूल्य दरविभाग (झोन) :- 70 उपविभाग 327
7. मिळकतीचा प्रकार :- खुली जमीन विकारी कार्यालय दुकान औद्योगिक
- प्रति चौ मी. दर :- 1,00,900/-
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 32.90 क्वेड्रेट / विल्ट अथ चौ मीटर / फूट
9. कार्याकारिता :- गच्ची :- पोटाळा :- 7.45
10. मजला क्रमांक :- नि. नि. नि. उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ग :- घसारा :-
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- ज्वान्ये दिलेली घट / वाढ
14. भाडेकरू च्याप्त मिळकत असल्यास त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :-



बसल - १/	
३३३५९	३
२०१३	

15. लिख अॅन्ड लायसन्स निवारण :- 1. प्रविभागे भाडे रकमेचे निवारण/अनिवारण ३८,४०००/- १,०३,५००/-
16. निर्धारित केलेले बाजारमूल्य :- १२,५०,०००/-
17. दस्त्यामध्ये दर्शविलेली गोयदला :-
 $100900 \times 32.90 = 33,19,910/-$
 $100900 \times 10/ \times 1.45 = 1,46,105/-$
 $33,19,910 + 1,46,105 = 34,66,015/-$
१८. दस्त्यामधील बांधकामाचे मूल्य :- २६२,६००/-
१९. दस्त्यामधील बांधकामाचे मूल्य :- २६२,६००/-