

महाराष्ट्र सरकार

पावती

Original/Duplicate

Wednesday, November 19, 2014

नोंदणी क्र.: 39म

10:44 AM

Regn.: 39M

पावती क्र.: 12067 दिनांक: 19/11/2014

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल-१ -10444-2014

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: श्री राकेश जगदीश गोयन्का

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1740.00

पृष्ठांची संख्या: 87

एकूण:

रु. 31740.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 10:57 AM ह्या वेळेस मिळेल.

डु.निबंधक बोरीवली 1

बाजार मुल्य: रु.3047500/-

मोबदला: रु.4620000/-

भरलेले मुद्रांक शुल्क : रु. 231200/-

सह दुय्यम निबंधक बोरीवली-१

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

मुंबई उपनगर जिल्हा

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003744668201415S दिनांक: 19/11/2014

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु 1740/-

मूळ दस्त. थंबनेल प्रिंट व
लि.सं. पास शाली
REGISTERED ORIGINAL DOCUMENT
DELIVERD ON 2011114

महाराष्ट्र शासन
 GOVERNMENT OF MAHARASHTRA
 ई-सुरक्षित बँक व कोषागार पावली
 SECURED BANK & TREASURY RECEIPT (e-SBTR)

14023704340855

Bank/Branch: PNB/KHAR (6629)
 Pmt Txn id : 081114M301290
 Pmt DtTime : 08-11-2014@11:45:41
 ChallanIdNo: 03031322014110750431
 District : 7101/MUMBAI

Stationery No: 14023704340855
 Print DtTime: 08-11-2014@12:59:25
 GRAS GRN : MH003744668201415S
 Office Name : IGR190/BRL1_JT SUB REGIST

StDuty Schm: 0030045501-75/Sale of Other NonJudicial Stamps SoS
 StDuty Amt : R 2,31,200/- (Rs Two, Three One, Two Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25/Agreement to sale/Transfer/Assignment
 Prop Mvblty: Immovable Consideration: R 46,20,000/-
 Prop Descr : FLAT NO. 405, FOURTH FLOOR, BUILDING B, PALM SPRINGLINK ROAD, MALAD WEST,
 MUM SUB DIST, Maharashtra

Duty Payer: (PAN-AGKPG0881H) MR RAKESH JAGDISH GOENKA
 Other Party: (PAN-AAACF0693B) PALM COURT DEV DIV OF FERANI H P L AND N N WADIA

RANJAN SINGH
 (GBPA - 28726)

Bank official1 Name & Signature



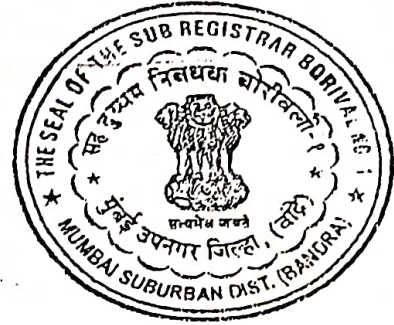
Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---



Deface No.: 000239024420/14/15
 Date :- 19/11/15
 महाराष्ट्र
 राज्य सरकार निबंधक पोलीसली क-१

वरल-१		
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२०१४		



THIS AGREEMENT made at Mumbai, this th 10 day of November, Two Thousand 1998 Fourteen Between Palm Court Developers (a division of Ferani Hotels Private Limited, a Company governed under the Companies Act, 1956 and having its registered office at Construction House "B", 2nd Floor, 623, Linking Road, Opp. Khar Telephone Exchange, Khar (West), Mumbai - 400 052), hereinafter referred to as "the Builders" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include its successors and assigns) of the First Part, Mr. Nusli Neville Wadia, an Indian Citizen of Mumbai, Indian Inhabitant (in his capacity as the sole Administrator, appointed by the Bombay High Court, of the estate and effects of the late Eduljee Framroze Dinshaw), having his office at 412, Churchgate Chambers, 5, Sir Vithaldas Thakersey Marg, Mumbai-400 020, hereinafter referred to as "the Owner" (which expression shall, unless it be repugnant to the context or meaning thereof bind and include his successors and the administrator/s and/or person/s for the time being and from time to time representing the estate and effects of the late Eduljee Framroze Dinshaw) of the Second Part and **Mr. Rakesh Jagdish Goenka**, of Mumbai, Indian Inhabitant, having address at 404, EMP-67, Evershine, Thakur Village, Kandivali (East), Mumbai-400 101, hereinafter referred to as "the Purchaser" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators and permitted assigns) of the Third Part:

WHEREAS:

- (a) At all times material the Owner as the administrator of the estate of the late Eduljee Framroze Dinshaw has been the Owner in respect of large tracts of land including the land situate at Link Road, Malad (West), Brihanmumbai bearing CTS No. 1406A/3/8 and CTS Nos. 1406A/3/5 to 7 of Malad (South) out of Survey No. 504 of Village Malad, Taluka Borivili, Mumbai Suburban District. The said land bearing CTS No. 1406A/3/8 and CTS Nos. 1406A/3/5 to 7 are hereinafter referred to as 'the said larger property'.
- (b) The development rights in respect of the said CTS Nos. 1406A/3/5 to 7 (shown bounded blue on the Plan Annexure 'A' hereto and hereinafter referred to as "the said property") and 1406A/3/8 are held by the Builders (Ferani Hotels Pvt. Ltd.) as the Project Co-Ordinator for carrying out development thereof by construction of buildings thereon under the powers granted to it by the Owner under an Agreement dated 2nd January, 1995 and in terms thereof.
- (c) The Builders are in possession of and are developing the land shown bounded red on the Plan Annexure 'A' hereto annexed which has been demarcated out of the said property and is designated as and hereinafter referred to as "segment-1" and is more particularly described in the First Schedule hereunder written. The said segment-1 shall have full and free access along and through the access road falling within CTS No. 1406A/3/8 and shown shaded burnt sienna on the Plan Annexure 'A' hereto annexed and hereinafter referred to as "the said access road"

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- (d) The Builders have prepared a layout in respect of segment-1. Provision is made for access roads in segment-1.
- (e) The layout in respect of segment-1 is approved by the Brihanmumbai Municipal Corporation (BMC). The Builders have constructed multistoried buildings on the said segment-1 comprising of Building 'A', Building 'B', Building 'C', Building 'D', Building 'E' and Building 'F' (hereinafter referred to as "the said Palm Spring Buildings") and the Floor Space Index (FSI) of the said property as also FSI of other properties obtained by Transfer of Development Rights [such FSI is hereinafter referred to as "TDR FSI"]
- (f) Each of the said Palm Spring Buildings is an independent structure with its own foundation having a separate entrance, separate staircase and separate lifts etc., to the buildings; however, one or two faces/sides of some of the said Palm Spring Buildings are connected to the slab to the face/ side of the adjoining building/s as shown in the said Plan Annexure 'K'. A Nalla passes through a portion of the said property shown on the Plan Annexure 'A' hereto annexed. The shape of the Nalla on the northern side of the said property is shown on the Plan Annexure 'A' hereto annexed and the same is subject to change. The access road for the maintenance of the Nalla is shown hatched grey, on the Plan Annexure 'A' hereto annexed.
- (g) The Building Complex in segment-1 is known as "PALM SPRING" and the said name shall not be changed at any time by the Purchaser, Co-operative Society, Limited Company or any Organisation etc. without the prior written consent of the Builders.
- (h) The Additional Collector & C.A. (ULC) interalia provides the following in respect of development of the said property that :
 - (a) only one dwelling unit shall be allotted to one family; (the definition of family as prescribed under the ULC Act).
 - (b) The dwelling units sold or otherwise transferred shall not be permitted to be resold or otherwise transferred for a period of two years from the date of completion of the dwelling unit or from the date of agreement for sale. This period however is applicable to the Government nominee for 10 years.

The Purchaser hereby declares that neither the Purchaser nor any member of his/her family (as defined under the Urban Land (Ceiling & Regulation) Act, 1976) owns a tenement, house or building, within the limits of Brihanmumbai Urban Agglomeration and that the Purchaser shall observe the said conditions;

(i) At the request of the Purchaser, the Builders have agreed to sell to the Purchaser on whole sale known as ownership basis a constructed flat being Flat No. 405 on the 4th floor of Building B (hereinafter referred to as "the said Premises") and the Purchaser has agreed to purchase and acquire the said Premises from the Builders for the consideration and subject to the terms and conditions herein contained. The rights of the Purchaser under this Agreement are (unconditionally and otherwise stated) restricted to the said Premises. Occupation Certificate and Building Completion Certificate in respect of the said Building B are obtained by the Builders.

The Purchaser has demanded from the Builders and the Builders have given inspection to the Purchaser of the plans and specifications in respect of Building B, documents of title relating to the said larger property and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Rules made thereunder (hereinafter referred to as "the said Act")

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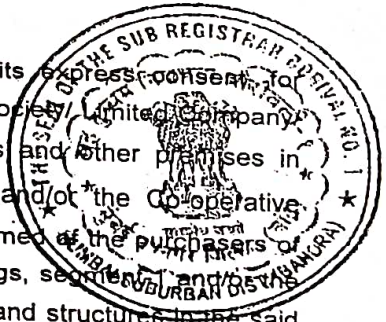


Palm Spring Bldg B.F405 agr

- (k) Copies of the floor plan of the said Premises agreed to be purchased by the Purchaser, the Property Register Card/s In respect of the said property bearing CTS No. 1406A/3/5 to 7 of which segment-1 forms a part and the Certificate of Title dated 21st October 2014 issued by the Advocate for the Builders in respect of the said property are hereto annexed and marked as ANNEXURES B, C and D respectively.
- (l) The said Premises are being agreed to be purchased by the Purchaser on the terms and conditions set out in these presents with full notice of the said Agreement dated 2nd January, 1995 between the Owner and the Builders.
- (m) This Agreement is being executed by the Owner and the Builders on principal to principal basis as independent contracting parties and the Owner agrees to implement the obligations of the Owner contained in this Agreement in respect of the interest of the Owner interalia in segment-1.
- (n) The Builders (as the owner of the Building B) and the Owner (as the owner of the land designated as segment-1 herein) will be entering into separate agreements with several other persons and parties for allotment, sale and/or giving of rights in respect of flats, units, portions, areas, parking spaces, terraces and/or other premises and/or spaces interalia in the said Palm Spring Buildings and segment-1.

NOW IT IS HEREBY AGREED DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1) The Builders have constructed Building B as shown shaded red on the Plan Annexure 'A' hereto on a portion of segment-1 as a part of the layout of segment-1 and have obtained Occupation Certificate and Building Completion Certificate in respect thereof. Building B comprises of stilt (partly meant for parking and partly for common services) on the ground floor and residential flats from the first floor onwards to tenth and part eleventh upper floors. Segment-1 is to have the benefits and be subject to certain rights, obligations and covenants, details whereof are set out in the Third Schedule hereunder written.
- 2) The Purchaser hereby irrevocably agrees and gives his/her/their/its express consent to himself/herself/themselves/itself and on behalf of the Co-operative Society/ Limited Company/ Organization/ Association to be formed of the purchasers of flats and other premises in Building B (hereinafter referred to as "the said Organisation") and/or the Co-operative Societies/ Limited Companies/ Organizations/ Associations to be formed of the purchasers of flats and other premises in Building B, the said Palm Spring Buildings, segments and/or other premises of the purchasers of flats, units and other premises of the other buildings and structures in the said larger property (hereinafter referred to as "the Organisations") and/or Federation known as "Palm Complex Co-operative Housing Societies Federation Limited" formed of the Organisations of some of the Buildings in segment-1 and the said larger property (hereinafter referred to as "the Federation"), that irrespective of (i) the Builders handing over possession of Building B to the purchasers and/or (ii) the formation of the aforesaid Organisation/s and the Federation and/or (iii) execution of Conveyance/ transfer of title of the said segment-1 the said property, and the said larger property, as mentioned herein, the Builders shall have irrevocable right to and will be entitled to such additional construction by way of (i) additional flats in and/or additional floors on Building B and/or the said Palm Spring Buildings and/or (ii) construction of flats at the ground/stilt floor level of Building B and/or the said Palm Spring Buildings instead of open area of stilts and/or (iii) additional wing/s to Building B and/or the said Palm Spring Buildings and/or (iv) additional buildings in segment-1 and/or (v) parking spaces and garages on segment-1, according to the plans permissible by BMC, on account of floor space index/ floor area ratio (FSI) and/or TDR FSI, fungible compensatory FSI in the locality in



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1. Decorative entrance hall.
2. Ceramic/Granamite tiles flooring for hall, bedroom, kitchen and passage with 4' x 4' tiles.
3. Ceramic Tile flooring in toilet.
4. Door height ceramic tiled dado in toilet.
5. Raised platform finished in granite with stainless steel sink in kitchen.
6. Concealed electrification with copper wiring.
7. Telephone and T.V. point in hall and one bedroom.
8. Concealed plumbing in Toilet with hot and cold water arrangement in tap and shower.
9. Aluminium windows.
10. OBD paint from inside of flat and cement paint to exterior.
11. Brass oxidized fittings to doors.
12. Two elevators.

The aforesaid fixtures, fittings and amenities shall be subject to such variation thereto as the Purchaser/s may in their absolute discretion determine provided however that the said fixtures, fittings and amenities shall not be downgraded by the Builders.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Terms, conditions and covenants binding on and to be observed by the Purchaser/ Organisation formed of the purchasers/Federation).

1. Refuge areas will be on a portion of the 8th floor of Building B. The Purchaser/s has/have been informed that as per the Regulations of the BMC Chief Fire Officer, the occupants of Building B are required inter alia to do and observe the following:-
 - a) No additions and alterations shall be carried out in the refuge areas.
 - b) The refuge area shall not be allotted to any individual member and the same will be kept accessible to all occupants of Building B and the Fire Brigade Department/ other Organisations at the time of fire or any other emergency. The refuge areas shall not be used for any other purpose and shall be kept free of encroachments at all times.
 - c) Drinking water facility shall be provided and maintained at all times.
 - d) The purchasers and the Co-operative Society/ Limited Company/ Organisation formed by them shall duly observe and comply with the above requirements and the Regulations/ Circulars made and issued by the Chief Fire Officer or BMC and authorities concerned therewith and shall be responsible for the compliance of the same.
2. Internal roads, access roads, pathways, driveways, open spaces in segment-1 (other than the portion/s thereof specifically sold/ allotted for the exclusive use and benefit of the purchasers thereof or the holders of premises in any Building/s including the right to use given/allotted parking space) will be common to and serve such Buildings in segment-1 as may be decided by the Builders.
3. Drainage sewerage lines, electric cables, telephone lines, storm water drains, other cables, wires etc. and other services shall be laid in segment-1 and shall run along the internal roads, pathways, driveways as decided by the Builders.
4. Drainage lines of the proposed buildings in segment-1 will be laid as may be determined by the Builders and the same shall be common to and serve such Buildings in segment-1. The respective owners/ occupants shall contribute and bear the costs of maintenance and repairs of the common drainage line/s.

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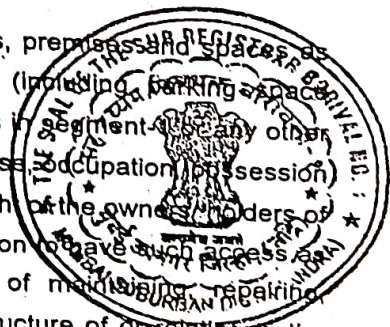
Palm Spring Bldg B.F405 agr

5. The Purchaser will be obliged, as and when required, to contribute proportionately towards the costs of maintenance, repairs, renovation and/or replacement of the common services, facilities, amenities etc. In segment-1/including (a) common internal/access roads including the access marked PQRS and the access road for the maintenance of Nalla as shown on the Plan Annexure 'A' hereto annexed, pathways/ driveways, (b) entrance gates and other gates, (c) common walls, (d) street lights, (e) watchman's cabin, (f) garden and recreation areas and other common open spaces, (g) water mains/ water supply, (h) common antennae (if any), (i) electric cables and poles, (j) storm water drains, drainage/sewerage lines, sullage tanks with pumps, common pipes, cables, wires etc. and the said access road (k) any other common activities, common infra as are common to Building B and/or the other Building/s in segment-1/property/larger property. The contributions towards municipal property taxes, non-agricultural assessment charges, taxes, rate etc., and all the other outgoings as stated in the body of this Agreement in respect of Building B/ buildings/ segment-1/the said property/ the said larger property shall at any given time be payable only by the persons who have till then been given intimation to take possession of the flats, units and premises agreed to be purchased by them in Building B/ the said Palm Spring Buildings/ other buildings in segment-1/ the said larger property, as the case may be. The said proportionate contribution shall be calculated on the basis of the respective areas of the concerned flats, units, premises, spaces in respect of which the occupation certificate has been received from the BMC and/or intimation to take possession whereof has been given by the Builders.

6. The Purchasers/ holders of flats, parking spaces and other premises and spaces in segment-1 / various Buildings constructed thereon shall ensure that:-

a) the rights expressly reserved by the Builders for their benefit or for the benefit of flatholders/ unitholders in respect of segment-1/ Buildings to be constructed thereon or portion/s thereof are safeguarded and assured unto the Builders absolutely as provided in this Agreement without any hindrance, obstruction or encroachment of any nature whatsoever by any of the purchasers/holders of flats, parking spaces and other premises and spaces in segment-1/Buildings thereon and/or their successors in title/assigns ;

b) the portion/s of segment-1 and/or open spaces and/or other areas, premises and spaces as are/may be sold/allotted for the exclusive use and benefit of (including parking spaces given/allotted to) the purchasers thereof or the holders of premises in segment-1 or any other person/s are assured unto and are forever available for exclusive use, occupation (possession) and enjoyment by such persons/ owners, subject however to the right of the owners/holders of other premises on segment-1 or the Organisations and/or Federation to have such access, shall be necessary to such portion/s limited for the purpose of maintaining, repairing, renovating and/or replacing any service lines and/or other infrastructure of or relating to the other Building/s in segment-1, if any, passing through, under, along or above such portion/s and subject to free and unobstructed movement of vehicles relating to emergency services;



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7. The Builders shall be entitled, at their entire discretion, to connect or permit the connecting of the drainage, sewerage, electric supply, water supply, T.V. cables and antennae, other cables, pipes, wires etc. and/or other service lines/ infrastructure of the balance areas of segment-1 and/or the lands adjoining thereto to the drainage/ sewerage, electricity, water supply, antennae, cables, pipes, wires etc. and of other service lines in segment-1 and to retain rights of easement and full and free access over, in or to segment-1 or any portion/s thereof for themselves and/or their nominees/ assigns and/or to grant any such rights to neighbouring properties in common with the persons having an interest in the concerned Buildings in segment-1.

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in the event of the Purchaser divesting himself/herself/themselves/itself or being divested of the ownership or possessory rights to the said premises; (b) subject to the Purchaser complying with the general Rules and Regulations of the Club House Complex, a membership of the said Club House & Swimming Pool is the facility and amenity available to the Purchaser as the owner of the said premises; (c) this facility/amenity will be considered to be married to the ownership of the said premises to the end and Intent that: (i) as and when the said premises are sold this facility/amenity shall be transferred to the purchaser/s, (ii) the Purchaser shall not be entitled to separate or segregate or retain for himself/herself/themselves/itself membership of the Club House & Swimming Pool and decline to transfer such amenity/facility along with the sale and transfer of the said premises;

12. The Purchaser shall not alter and/or enclose and/or change the user of the flower beds and planters on any ground whatsoever.

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

SIGNED AND DELIVERED)

by the withinnamed Builders :)

Palm Court Developers-)

(a division of Ferani Hotels Private Limited))

in the presence of GOVIND C. SHINDA)

AGC)
Permanent Account Number AAACF0693B)


for Palm Court Developers
(A division of Ferani Hotels Pvt. Ltd.)

Asandeeptaly

Director



SIGNED AND DELIVERED)

by the withinnamed Owner :)

Mr. Nusli Neville Wadia)

(through his Constituted Attorney))

in the presence of Seema. Uthas Rane)
S. U. Rane.)

Permanent Account Number AAEPD8394A)


C. A. To Nusli Neville Wadia
(as Administrator / Owner)

Sandeep G. Raheja

SIGNED AND DELIVERED)

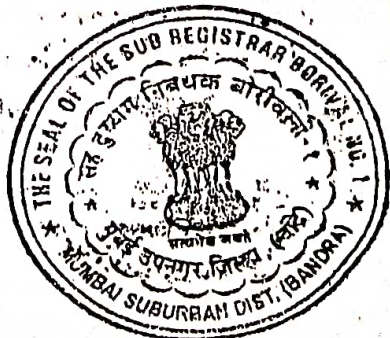
by the withinnamed Purchaser :)

Mr. Rakesh Jagdish Goenka)

in the presence of Mahesh Bhandarkar.)
Mahesh)

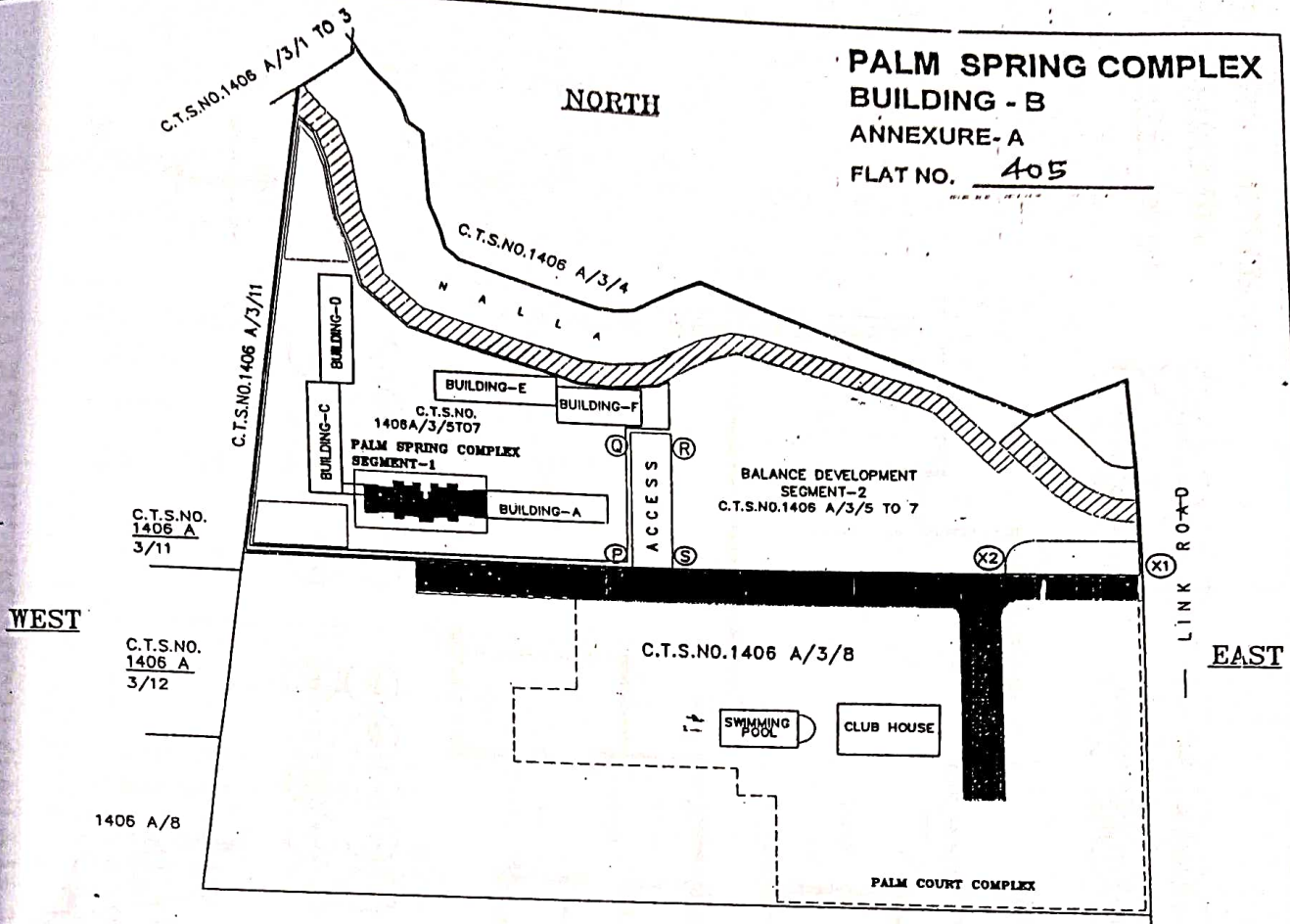
Permanent Account Number AGKPG0881H)

Special



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**PALM SPRING COMPLEX
BUILDING - B
ANNEXURE - A
FLAT NO. 405**



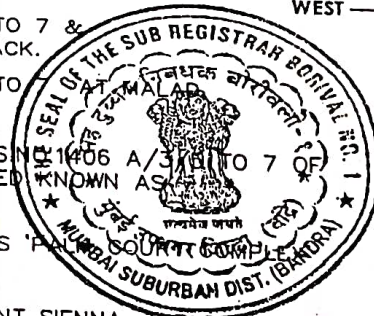
BLOCK PLAN

SOUTH

NORTH

NOTES:

- * BOUNDARY OF PLOT BEARING C.T.S.NO. 1406 A/3/5 TO 7 & C.T.S.NO. 1406 A/3/8 AT MALAD SHOWN VERGED BLACK.
- * BOUNDARY OF PLOT BEARING C.T.S.NO. 1406 A/3/5 TO 7 SHOWN VERGED BLUE.
- * SEGMENT-1 BEING A PORTION OF LAND BEARING C.T.S.NO. 1406 A/3/5 TO 7 OF MALAD ADMEASURES ABOUT 8000 SQ.MTS. VERGED RED KNOWN AS 'PALM SPRING COMPLEX'.
- * PORTION SHOWN VERGED DOTTED MAGENTA KNOWN AS 'PALM COURT COMPLEX' DEVELOPED BY FERANI DEVELOPERS.
- * ACCESS ROAD (SUBJECT TO VARIATION) SHADED BURNT SIENNA. THE SAID ACCESS ROAD WILL BE COMMON TO AND SERVE SUCH BUILDING IN SEGMENT-1/PROPERTY BEARING C.T.S.NO.1406 A/3/8 & C.T.S.NO.1406 A/3/5 TO 7/ ADJOINING LANDS.
- * BUILDING-B SHOWN SHADED RED.
- * ACCESS ROAD FOR MAINTENANCE OF NALLA SHOWN HATCHED GRAY.
- * ANCILLARY STRUCTURES ARE NOT SHOWN.
- * LOCATION OF SWIMMING POOL & CLUB HOUSE AS SHOWN ON THE PLAN DEVELOPED BY FERANI DEVELOPERS.
- * LOCATIONS OF RECREATIONAL SPACES SHOWN VERGED GREEN IN SEGMENT-1.
- * THE LAYOUT OF SEGMENT-1 IS SUBJECT TO CHANGE AS MAY BE REQUIRED BY THE BUILDERS.
- * THERE WILL BE NO COMPOUND WALL BETWEEN POINTS (X1) & (X2)
- * ACCESS MARKED P,Q,R,S IS TO SERVE ALL BUILDINGS IN SEGMENT-1



**C. A. To Nusli Neville Wadia
(as Administrator / Owner)**

Sandeep G. Raheja
Sandeep G. Raheja

बरल-१	
AS SHOWN ON THE PLAN	
18/11/88	20/11/88
25/11/88	

**for Palm Court Developers
(A division of Ferani Hotels Pvt. Ltd.)**

Sandeep G. Raheja
Director

**BUILDINGS A,B,C,D,E&F IN SEGMENT-1
BEING PORTION OF LAND BEARING C.T.S.NO.
1406 A/3/5 TO 7 OF MALAD (SOUTH), VILLAGE MALAD.**

PALM SPRING COMPLEX

ANNEXURE - B

FLAT NO. 405

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8) This c.c. is further issued for entire work i.e. for wing A - still + 15 & wing B - still + 15 upper floors as per approved plan dt. 02.03.98

17 JUN 1998

[Signature]
A.E.B.P. (P)

9) This c.c. is now re-endorsed for the entire work i.e. wing 'A' & 'B' - still + 15 upper floors as per approved amended plan dt. 1/11/2001

18 DEC 2001

[Signature]
A.E.B.P. (P)

10) This c.c. is now further re-endorsed for the entire work i.e. wing 'A' & 'B' - still + 12, wing 'C' - still + 1 & wing 'D' - still + 1 upper floors as per approved amended plan dated 16/04/2002

29 JUN 2002

[Signature]
A.E.B.P. (P)

11) This c.c. is now further re-endorsed for the entire work i.e. for wing - 'A' & 'B' comprising of still + 10 upper floors and wing - 'C' & 'D' comprising of still + 8 upper floors and still + 1 upper floors respectively, as per the approved amended plans dated 19/07/2003

23 JUL 2003

[Signature]
A.E.B.P. (P)

12) This c.c. is now further re-endorsed for the entire work i.e. for wing 'A' & wing 'B' comprising of still + 1 upper floors and wing 'C' & 'D' comprising of still + 8 upper floors each as per the approved amended plans dated 16/09/2003.

comprising of still + 1 upper floors
approved amended plan dated 16/09/2003
2028



[Signature]
A.E.B.P. (P)

13) This c.c. is now valid and further re-enclosed for the entire work i.e. Building A & B - Stilt + one upper floor each and Building C & D - Stilt + Fifteen upper floors each as per approved amended plans dated 18/01/2005

11 9 JAN 2005

S. S. S. S. S.
AEBP (P)

14) This c.c. is now valid and further extended for the entire work i.e. building A - Stilt + two upper floors, and buildings B, C & D - Stilt + fifteen upper floors each as per approved amended plans dated 21/06/2005

23 JUN 2005

S. S. S. S. S.
AEBP (P)

15) This c.c. is now valid and further extended for the entire work i.e. buildings A, C & D - Stilt + fifteen upper floors each and building 'B' - Stilt + two upper floors as per approved amended plans dated 13/07/2005

15 JUL 2005

16) This c.c. is now further extended for entire work i.e. Bldgs. A, C & D - Stilt + 7 upper floors and Bldg. B - Stilt + 7 upper floors as per approved amended plans dated 05/01/2006

5 JAN 2006



S. S. S. S. S.
AEBP (P) *अवल-२*

10888	42	20
re-enclosed for		
2088		

17) This c.c. is now further extended for entire work for building 'B' i.e. Stilt + 10 + 11 (Pt) upper floors as per approved amended plans dated: 21-3-2007.

23 MAR 2007

S. S. S. S. S.
Executive Engineer,
Build. Proposal (W.S.) P & K/W Ward.

गावाचे नाव ; मासाड

- (1) किचेचाचा प्रकार
- (2) मोबदला
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते मसुदा करावे)
- (4) पु.मान,पोटहिम्मा व घरक्रमांक(अमल्यास)
- (5) क्षेत्रकळ
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

कारणामा
 रु.4,620,000/-
 रु.3,047,500/-

1408A/3/5 to 7, पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : सदनिका नं: 405, माळा नं: 4, इमारतीचे नाव: बीरबींग-बी,पाम स्ट्रिंग, ब्लॉक नं: मासाड पश्चीम, रोड नं: लिंक रोड, इतर माहिती: सदनिकेचे क्षेत्रकळ 21.09 चौ.मी.कारपेट 21.09 चौ.मीटर

- (7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.

1) नाव:- प्राय कोर्ट डेवेलपर्स डिविजन ऑफ केरानी हॉटेल्स प्राईवेट लीमिटेड तर्फे संचालक श्री संदीप जी.रहेजा तर्फे श्री गोपाल ए. सूर्यवंशी तबय: 48 पत्ता :- 15, कस्तूरबान हाऊस-बी, 623, वार पश्चीम, लीकींग रोड, दांडा, MAHARASHTRA, MUMBAI, Non-Government पिन कोड:- 400052 पॅन नंबर: AAACF0693B

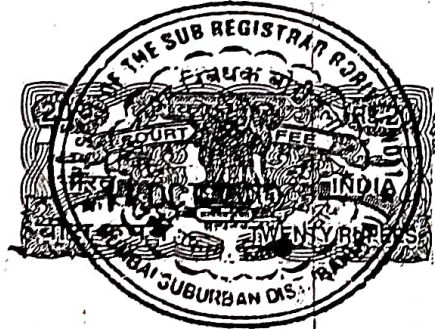
2) नाव:- ममता नेव्हीने वाडिया आदिनीव्हेटए तर्फे श्री संदीप जी.रहेजा तर्फे मुख्तियार श्री गोपाल ए. सूर्यवंशी तबय: पत्ता :- प्लॉट नं: -, माळा नं: 5, इमारतीचे नाव: कस्तूरबान हाऊस-बी, ब्लॉक नं: 623, वार पश्चीम, रोड नं: लीकींग रें महाराष्ट्र, मुंबई. पिन कोड:- 400052 पॅन नंबर: AAEPD8394A

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

1) नाव:- श्री राकेश जगदीश गीयन्का, वय: 40; पत्ता:- प्लॉट नं: 404, माळा नं: -, इमारतीचे नाव: इएमपी-87, एवरशाइन, ब्लॉक नं: ठाकूर विलेज, कांदिवली पूर्व, महाराष्ट्र, मुंबई. पिन कोड:- 400101; पॅन नं:- AGKPG0881H;

- (9) दस्तऐवज करून दिल्याचा दिनांक
- (10) दस्त नोंदणी केल्याचा दिनांक
- (11) अनुक्रमांक, खंड व पृष्ठ
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क
- (14) शेर.

10/11/2014
 19/11/2014
 10444/2014
 रु.231,200/-
 रु.30,000/-



सही कर
 मुख्यम निबंधक, बोरीवली-६
 इ.प.नगर (जव्हा).

मुन्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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