



CHALLAN
MTR Form Number-6

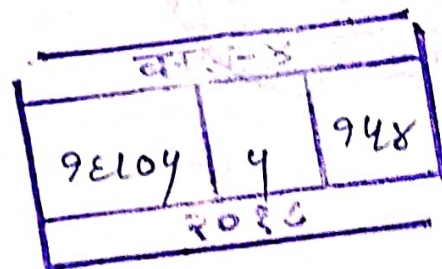


GRN	MH008218826201819M	BARCODE			Date	13/11/2018-19:46:26	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)				
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			PAN No.(If Applicable)				
Location	MUMBAI			Full Name	MADHULIKA THAKUR			
Year	2018-2019 One Time			Flat/Block No.	FLAT NO.505 5TH FLOOR B-WING			
Account Head Details		Amount In Rs.		Premises/Building	SILICON PARK			
0030045501	Stamp Duty		87000.00	Road/Street	MALAD WEST MUMBAI			
0030063301	Registration Fee		30000.00	Area/Locality				
				Town/City/District				
				PIN	4	0	0	0
				PIN	9	5		
				Remarks (If Any)	SecondPartyName=FARHIN ABDEMUNAF JAGHRALA AND OTHERS--			
				Amount In	One Lakh Seventeen Thousand Rupees Only			
				Words				
Total			1,17,000.00					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332018111413783	190377474	
Cheque/DD No.				Bank Date	RBI Date	14/11/2018-15:27:49	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9619011202
दर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू ही.

बाल-४
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at MUMBAI this 14th day of November, 2018 BETWEEN : 1) MRS. FARHIN ABDEMUNAF JAGHIRALA, an adult Indian Inhabitant of Mumbai, residing at Flat No. 103, Suleman Arcade Chs Ltd., Behram Baug Road, Near Fish Market, Jogeshwari (West), Mumbai - 400102; 2) MRS. MAISARA HAKIM JAGRALA an adult Indian Inhabitant of Mumbai, residing at Flat No. 101, Live Well Chs., Behram Baug Road, Opp. Bakers Points, Jogeshwari (West), Mumbai - 400102; 3) MRS. MUMTAZ MOHAMMAD JAGRALA an adult Indian Inhabitant of Mumbai, residing at Flat No. 103, Building No. 2, Sultanabad Darshan, Behram Baug Road, Near J. A. Meghani School, Jogeshwari (West), Mumbai - 400102; hereinafter called "THE VENDORS/THE TRANSFERORS" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include his, her or their respective legal heirs, executors and administrators) of the ONE PART;

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AND

MS. MADHULIKA THAKUR, an adult Indian Inhabitants of Mumbai, residing at Flat No. 404, 4th Floor, Jasmin Apartment, Marve Road, Jankalyan Nagar, Malad (West), Mumbai - 400 095, hereinafter called "THE PURCHASER/THE TRANSFEREE" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include her heirs, executors, administrators and assigns) of the OTHER PART;

WHEREAS:-

a) By an Agreement for Sale dated 13/11/2018 (hereinafter referred to as "THE SAID ORIGINAL AGREEMENT") made an entered into between M/s. Impact Construction Company, a Partnership firm registered under Indian Partnership Act, having its office at Silicon Park, Behind Jai Nagar, Jankalyan Nagar, Off Marve Road, Malad (West) Mumbai - 400 095; therein referred to as "THE DEVELOPERS" of the One Part and The Vendors herein 1) MRS. FARHIN ABDEMUNAF JAGHRALA, 2) MRS. MAISARA HAKIM JAGRALA & 3) MRS. MUMTAZ MOHAMMAD JAGRALA, herein referred to as "THE PURCHASERS" of the Other Part. And the Said M/s. Impact Construction Company agreed to sell and the Vendors herein 1) MRS. FARHIN ABDEMUNAF JAGHRALA, 2) MRS. MAISARA HAKIM JAGRALA & 3) MRS. MUMTAZ MOHAMMAD JAGRALA agreed to purchase a residential premises bearing Flat No. 505, on 5th Floor, in 'B' Wing, Bldg No. 2, in the Building known as "SILICON PARK", situated at Behind Jai Nagar, Jankalyan Nagar, Off Marve Road, Malad (West) Mumbai - 400 095; (herein referred to as the said flat premises) admeasuring area of flat is 410 Sq. Ft. carpet area, constructed on plot bearing CTS No. 351C, 354A, 355, 356, 357, 358, 359, 360, 361, 377A, 377B, 377C, 377E, 377F, 378, 378B, 375(Part) at Village Malvani, Taluka Borivali.



b) The said Original Agreement is properly stamped and was lodged for Registration with the Office of the Sub-Registrar of Assurances, Borivali, Mumbai Suburban District at Sr. No. BRL4/16799/18 dated 14/11/2018 and the same is duly registered and the said Original Agreement is still in force and "THE VENDORS" herein have not taken any refund of stamp duty on the said Original Agreement. "THE VENDORS" had purchased the said Flat as an investor and this Agreement for Sale dated 13/11/2018 is always subject to and covered under Article 5 (g-a) (ii) of the Bombay Stamp Act, 1958.

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c) That the Agreement Value of the said Agreement was Rs. 45,64,000/- (Rupees Forty Five Lakhs Sixty Four Thousand Only) and Market Value of Rs. 45,61,000/- (Rupees Forty Five Lakhs Sixty One Thousand Only) and hence the Transferors/Vendors therein had paid a sum of Rs. 2,28,200/- (Rupees Two Lakh Twenty Eight Thousand

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so and upon certain other terms and conditions hereinafter appearing mutually agreed by and between the parties to these presents.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. "THE VENDORS" are the lawful, legal and absolute owners of the said Flat including the right, title, interest and benefits attached thereto and no one else has any right, title or interest in the said Flat.
2. "THE VENDORS" have agreed to sell, transfer and assign to THE PURCHASER and THE PURCHASER have agreed to purchase and acquire the said Flat No. 505, on 5th Floor, in 'B' Wing, Bldg No. 2, in the Building known as "SILICON PARK", situated at Behind Jai Nagar, Jankalyan Nagar, Off Marve Road, Malad (West) Mumbai - 400 095, together with all rights, title, interest, benefits, etc. for the price consideration amount of Rs.63,00,000/- (RUPEES SIXTY THREE LAKHS
3. "THE PURCHASER" will pay to "THE VENDORS" the sum of Rs.5,00,000/- (RUPEES FIVE LAKHS ONLY), being the token money, as per the details mentioned in the receipt hereafter written, (the payment and receipt whereof THE VENDORS doth hereby admit and acknowledge).
4. "THE PURCHASER" will pay to "THE VENDORS" the sum of Rs.12,37,000/- (RUPEES TWELVE LAKHS THIRTY SEVEN THOUSAND ONLY), on execution of this agreement, being part consideration amount, as per the details mentioned in the receipt hereafter written, (the payment and receipt whereof THE VENDORS doth hereby admit and acknowledge).
5. "THE PURCHASER" are liable to Tax deduction at source from the payment of total consideration for sale of above said flat and shares to the Vendors as per amendment in Income Tax Act under finance bill 2013. The Purchaser will deducted the charges @1% of Agreement value i.e. Rs. 63,000/- (RUPEES SIXTY THREE THOUSAND ONLY) towards TDS payable u/s 194-IA- of Income Tax Act as per finance bill 2013 and make the payment in Form No.26QB to Income Tax Department. After the payment of the above said TDS, the Certificate will be handed over to the VENDORS.



"THE PURCHASER" will pay to "THE VENDORS" the balance full and final consideration amount of Rs.45,00,000/- (RUPEES FOURTY FIVE LAKHS ONLY),

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For

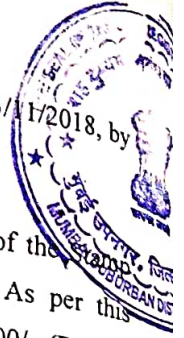
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Two Hundred Only) by way of Stamp Duty on the said Agreement on 13/11/2018, by E-Challan vide GRN No. MH008188127201819M dated 13/11/2018.



- d) That the Vendors & Purchaser herein have applied for the adjustment of the Stamp Duty in this Agreement as per the new amendment in Stamp Act. As per this Agreement the current Agreement Value of the said flat is Rs.63,00,000/- (Rupees Sixty Three Lakhs Only) and hence, the difference of the stamp duty whatever has come, which will be paid by the Purchaser herein, and further request to adjust the same in this Agreement.
- e) The Vendors are the joint, absolute, legal and lawful owners of the said Flat. The Schedule hereunder written and the said Flat No. 505, on the 5th Floor, B-Wing, Bldg no. 2, in the building known as "SILICON PARK", is hereinafter referred to as the "SAID FLAT" with all rights, title, interest, benefits and on the terms, conditions and for the consideration mentioned therein.
- f) That THE VENDORS have from time to time and at all times since after entering into the said Original Agreement observed the terms and conditions of the said Original Agreement and they have themselves good right, full power and absolute authority to sell and dispose of the said Flat and they have truly, faithfully and honestly disclosed all the facts to THE PURCHASER without suppressing or misrepresentations of any facts to THE PURCHASER and their rights in respect of the said Flat is absolutely clear, marketable and free from all encumbrances and reasonable doubts at law and equity, right, title, interest and/or claims of any third party whomsoever in respect of said Flat and said Original Agreement which affects the right of THE PURCHASER and they have not received or agreed to receive any consideration from any third party whomsoever either in cash or in kind, created or agreed to create any third party rights and/or inducted or agreed to induct any third party claim, use and/or possession of the said Flat.
- g) Upon the strength of the aforesaid representations made by "THE VENDORS" to "THE PURCHASER" and "THE PURCHASER" believing the same to be true and correct, honest and bonafide the parties entered an oral negotiation and pursuant to the negotiations "THE VENDORS" herein have agreed to sell, transfer and assign to THE PURCHASER and THE PURCHASER have agreed to purchase and acquire from the said VENDORS the said Flat together with all rights, title, interest, benefit and with clear and marketable title, free from all encumbrances for the price or consideration amount of Rs. 63,00,000/- (RUPEES SIXTY THREE LAKHS ONLY) subject to "THE VENDORS" getting the names of THE PURCHASER recorded in the records of the said DEVELOPERS to which "THE VENDORS" have agreed to do

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on or before 15/12/2018 by taking Housing Loan from any Financial Institution/Bank against getting the vacant and peaceful possession of the said Flat.

7. THE VENDORS shall hand over to "THE PURCHASER" the vacant and peaceful possession of the said Flat on 15/12/2018 against receiving the balance full and final consideration amount.
8. "THE VENDORS" hereby declare that they have in no way created any charge, claim or lien on the said Flat and that the said Flat hereby agreed to be sold is free from all claims, charge, lien, mortgage and encumbrances. Should there be any claim from any person or persons against the said Flat, "THE VENDORS" doth hereby agree and undertake to indemnify "THE PURCHASER" against such claims.
9. "THE VENDORS" agree and undertake to sign and execute all acts and deeds including Sale Deed, Affidavits, Declarations, Undertakings and any other documents/papers etc. in respect of the said Flat in favour of "THE PURCHASER" as and when necessary and required by "THE PURCHASER".
10. "THE VENDORS" shall hand over to "THE PURCHASER" all the original papers and documents pertaining to the said Flat after receiving the entire consideration amount.
11. "THE VENDORS" agree and undertake to get the said Flat transferred in the names of THE PURCHASER in the records of DEVELOPERS and transfer charges payable to the said DEVELOPERS will be borne and paid by THE VENDORS only.
12. "THE VENDORS" hereby declare that there are no prohibitory orders by any Government and/or Local Authority or injunction by any Court restraining them from handing over and/or transferring the said Flat. "THE VENDORS" further declare that no attachment has been levied on the said Flat.
13. "THE VENDORS" will be responsible for all the previous Developers/Builders liabilities in respect of the said Flat till the date of handing over the vacant and peaceful possession of the said by THE VENDORS to THE PURCHASER and THE VENDORS hereby indemnify and keep indemnified in respect of such Developers/Builders liabilities.
14. "THE PURCHASER" shall pay the necessary stamp duty and registration charges as applicable by the concerned Government authority on Agreement for Sale which the parties herein will execute.



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

SIGNED AND DELIVERED by the)

Within named "THE VENDORS")

MRS. FARHIN ABDEMUNAF JAGHIRALA,)

MRS. MAISARA HAKIM JAGRALA &)

MRS. MUMTAZ MOHAMMAD JAGRALA)

In the presence of)

SIGNED AND DELIVERED by the)

Within named THE PURCHASER)

MS. MADHULIKA THAKUR)

In the presence of)

R.C. Nihalani.

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RECEIPT

Received of and from the withinnamed Purchaser the sum of Rs. 5,00,000/- (Rupees Five Lacs Only) in favour of Mrs. FARHIN ABDEMUNAF JAGHIRALA by Cheque No. 220207 dated 12th November, 2018 drawn on Oriental Bank of Commerce, Malad (West) Branch, being token money mentioned herein, to be paid by her to us.

We say received:

Farhin

1) MRS. FARHIN ABDEMUNAF JAGHIRALA

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2) MRS. MAISARA HAKIM JAGRALA &

Mumtaz

3) MRS. MUMTAZ MOHAMMAD JAGRALA

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WITNESSES :-

1. R.C. Nihalani.

2. [Signature]



ANNEXURE - A



Y. T. B. - 9,00,000 - 7-88 - WUA-3 - (On) 413
G. R. & D., No. 8618, dated 18-9-16.

G. T. B. 30 a

मालवणी

RULED CARD

No. 0395

38E

2320

Apt.



387/16805

पावती

Wednesday, November 14, 2018
5:14 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 18924 दिनांक: 14/11/2018

गावाचे नाव: मालवणी

दस्तऐवजाचा अनुक्रमांक: बरल-4-16805-2018

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मधुलिका ठाकुर --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3080.00

पृष्ठांची संख्या: 154

एकूण:

रु. 33080.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:14 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 4561000/-

मोबदला रु. 6300000/-

भरलेले मुद्रांक शुल्क: रु. 87000/-

Sd/

सह दु. नि. का-बोरीवली 4

सह. दुय्यम निबंधक, बोरीवली क्र.-४,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008218826201819M दिनांक: 13/11/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु. 3080/-

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Annexure - A

BRIHANMUMBAI MAHANAGARPALIKA
MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')
No. CHE/ 9824 /BP(CS)/AP/148

COMMENCEMENT CERTIFICATE

17 4 DEC 2009

To,
Shri Akbar Haji Suloman Jagrale
of **M/s. Impact Construction**
C.A. to Owner
Sir,

Office of the Dy.Ch.Eng. (B.B.) W.S. J
Municipal Bldg., 'C' Wing,
Near Sanskrit Complex,
90ft. D.P. Rd., Kandivall (E),
Mumbai-400 101.

With reference to your application No. **370** dated **17/08/09** for
Development Permission and grant of Commencement Certificate under section 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
Building No. 2
C.T.S.No. **151/C, 354/A, 355, 356, 357, 358, 360, 377A & 378A**
at premises at Street
Village **Malvani**
situated at **Behind Jankalyan Nagar, Off. Marve Road, Ward- P/North** Plot No.

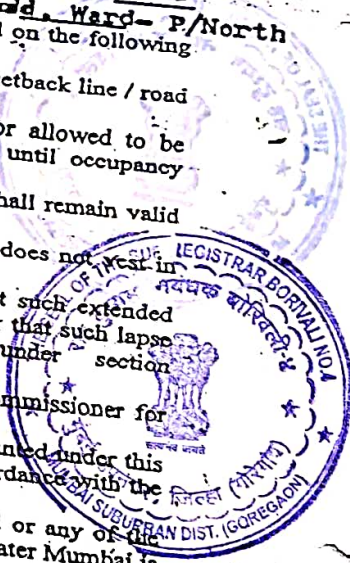
The Commencement Certificate / Building Permit is granted on the following
conditions.

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 is contravened or 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 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. 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 R.V. Nautiyal**
Executive 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 **Stilt slab level.**

For and on behalf of Local Authority
Brihanmumbai Mahanagarपालिका

Executive Engineer Building Proposal (V.S.)



9824	370	948
9824	370	948

CERTIFIED TRUE COPY
D. F. ASSOCIATES
Arch & Inter.

CH/1 9824/BP(W)/HP

8) This C.C is now valid & further extended for entire work i.e. still + 2nd upper floors for wing 'A' and as per approved amended plan dt 5/8/10

18 SEP 2010
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) P WARD

9) This C.C is now valid & ^{further} extended for entire work i.e. still + 1st to 9th + (PT) 10th upper floors for wing 'A' & still + 1st upper floor for wing 'B' as per approved amended plan dt 4-6-2011

14 JUN 2011
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) P WARD



This C.C. is extended for entire work i.e. wing 'A' still + 1st to 17th upper floors and wing 'B' still + 1st to 6th + 7th (PT) upper floors as per approved amended plan dt 11/9/12

1 OCT 2012
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) P WARD



11) This C.C is now extended for entire work i.e. wing 'A' still + 1st to 17th upper floors & wing 'B' still + 1st to 16th + 17th (PT) upper floors as per approved amended plan dt 5/12/13.

16 JAN 2014
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) P WARD

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MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

PART OCCUPANCY CERTIFICATE
[CHE/9824/BP(WS)/AP of 23 May 2018]

To,
Shri Akbar Haji Suleman Jagrala
109, Abba Residency, 1st Floor, Opp. Railway Stt. Jogeshwarl (W), Mumbai 102..
Dear Applicant/Owners,

The Part development work of Residential building comprising of WING 'A' - STILT + 1ST TO 17TH UPPER FLOORS & WING 'B' - STILT + 1ST TO 15 th UPPER FLOORS OF BUILDING NO. 2 on plot bearing C.S.No./CTS No. 351-C, 354-A, 355, 356, 357, 358, 359, 360, 361, 375(pt), 377-(A toC), 377-(E & F) and 378-A & B of village MALVANI at Malvani is completed under the supervision of Shri. PRIYANK ABHAY BHATT , Architect , Lic. No. CA/2003/30923 , Shri. RAOSAHEB D MAGDUM . RCC Consultant, Lic. No. STR/M-14 and Shri. MAHENDRA G. GOLE . Site supervisor, Lic.No. G/208/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/n. FB/HR/R-IV/205 dated 09 August 2017.

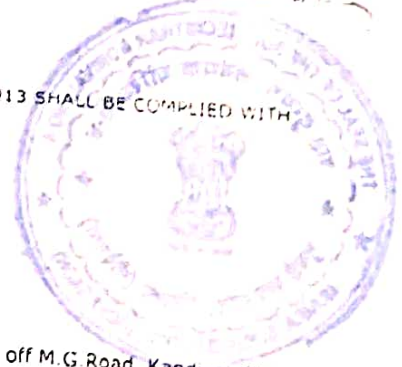
It can be occupied with the following condition/s.

THE ALL BALANCE COMPLINCES OF I.O.D. DTD. 06.10.2009 AND AMENDED PLANS DTD 05 12.2013 SHALL BE COMPLIED WITH BEFORE FULL OCCUPATION / B.C.C.

Copy To :

- 1 Asstt. Commissioner, P/N Ward
- 2 A.A. & C. , P/N Ward
- 3 EE (V), Western Suburb II
- 4 M.I. , P/N Ward
- 5 A.E W.W. , P/N Ward

6. Architect, PRIYANK ABHAY BHATT, 12, 1st floor, Sakhi Appt., Behind Swami Narayan Temple, off M.G Road, Khandivall (W)
For information please



Name ASHOK KUMAR
AGARWAL
Designation Executive
Engineer
Organization Municipal
Corporation of Greater Mumbai
Date 23-May-2018 15 48 13



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

CHE/9824/BP(WS)/AP

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Page 1 of 1 On 23-May-2018	
२०१६	
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Impact Construction Co.

Silicon Park, Behind Jai Nagar, Jankalyan Nagar, Off. Marve Road, Malad (W), Mumbai - 400 095. Tel.: 6525 6736 Telefax : 2679 7243

Date: 14.11.2018.

To
Mrs. FARHIN ABDEMUNAF JAGHRALA
Mrs. MAISARA HAKIM JAGRALA
Mrs. MUMTAZ MOHAMMAD JAGRALA
Flat No. 103, Suleman Arcade Chs Ltd.,
Behram Baug Road, Near Fish Market,
Jogeshwari (West), Mumbai - 400102

Sub: N.O.C.
Ref: Flat No.505 on 05th Floor in "B" Wing in Bldg. No.02 in our project known as
"SILICON PARK" at Malad (W), Mumbai - 400 095.

Respected Sir,

With reference to the above, we hereby state that Mrs. FARHIN ABDEMUNAF JAGHRALA, Mrs. MAISARA HAKIM JAGRALA, & Mrs. MUMTAZ MOHAMMAD JAGRALA has purchased the Flat No.505 on 5th Floor in "B" Wing in Bldg. No.02 in our project known as "SILICON PARK" at Malad (W), Mumbai - 400 095. We have no objection on Mrs. FARHIN ABDEMUNAF JAGHRALA, Mrs. MAISARA HAKIM JAGRALA & Mrs. MUMTAZ MOHAMMAD JAGRALA selling the above flat to MS. MADHULIKA THAKUR

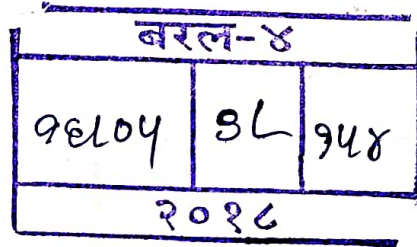
This N.O.C. is issued as per your request

Thanking You.

Yours Faithfully,
For IMPACT CONSTRUCTION Co.

Kaun Jyoti Kulkarni

PARTNER



Summary I (GoshwaraBhag-1)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		14 November 2018, 04:15:48 PM
Valuation ID	201811143461	बरल-4
मूल्यांकनाचे वर्ष	2018	
जिल्हा	मुंबई(उपनगर)	
मूल्य विभाग	69.मालवणी (बोरीवली)	
उप मूल्य विभाग	69.324युभाग. मालवणी गावातील सर्व मिळकती (मालाड मार्ग खाडी ते मालवणी चर्च सोडुन)	
सर्व्हे नंबर व न भू क्रमांक :	सि टी एस नंबर#351	

16799 पावती Original/Duplicate 100/-
 Wednesday, November 14, 2018 नोंदणी क्र. :39म
 3 PM Regn.:39M

पावती क्र.: 18918 दिनांक: 14/11/2018

पाचे नाव: मालवणी
 ऐवजाचा अनुक्रमांक: बरल-4-16799-2018
 ऐवजाचा प्रकार : करारनामा
 कर करणाऱ्याचे नाव: फरहीन अब्देमुनाफ जगराला

नोंदणी फी रु. 30000.00
 दस्त हाताळणी फी रु. 2100.00
 पृष्ठांची संख्या: 105
 एकूण: रु. 32100.00



कार मुल्य: रु.4561000 /-
 दला रु.4564000/-
 विले मुद्रांक शुल्क : रु. 228200/-

DELIVERED

Farhin
 सह दु.नि.का-बोरीवली4

सह. डुय्यम निबंधक, बोरीवली क्र.-४,
 मुंबई उपनगर जिल्हा.

देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
 ति/धनादेश/पे ऑर्डर क्रमांक: MH008188127201819M दिनांक: 13/11/2018
 चे नाव व पत्ता:
 देयकाचा प्रकार: By Cash रक्कम: रु 2100/-



DELIVERED

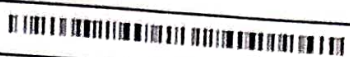
Farhin

बरल-४
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 904

बरल-४
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 २०१६

CHALLAN
MTR Form Number-6

MH008188127201819M **BARCODE**  Date 13/11/2018-12:18:40 Form ID 252

ent Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID (If Any)	
Payment Registration Fee		PAN No.(If Applicable)	
me BRL1_JT SUB REGISTRAR BORIVALI 1		Full Name	FARHIN ABDEMUNAF JAGHRALA AND OTHERS
MUMBAI		Flat/Block No.	B-505 SILICON PARK BLDG. NO.02
2018-2019 One Time		Premises/Building	
Account Head Details		Road/Street	MALAD WEST
01 Stamp Duty	Amount In Rs. 228200.00	Area/Locality	MUMBAI
01 Registration Fee	30000.00	Town/City/District	
		PIN	400 095
		Remarks (If Any)	SecondPartyName=IMPACT CONSTRUCTION COMPAN
		Amount In Words	Two Lakh Fifty Eight Thousand Two Hundred Rupees Only
		Amount In	2,58,200.00



IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332018111315150 190260884
		Bank Date	RBI Date 13/11/2018-17:14:15 Not Verified with RBI
		Bank-Branch	IDBI BANK
		Scroll No. , Date	92104 80 948 Not Verified with Scroll

Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. 9999999999

चलन दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी व करावयाच्या दस्त्यासाठी चलन घेऊन लागू.

मुंबई नगरपालिका मुख्यालय नुसार रु. 225200/- रकमी 22/11/2018/

मुंबई नगरपालिका मुख्यालय नुसार रु. 30000/- रकमी 22/11/2018/

Handwritten signature
मुख्यालय निबंधक बोरीवली क्र. 4



बार प्लास रिय डेवेलोपर्स मुंबई शुल्क नं. 220200 / पंजी 220900 /
 एल नं. 87 / 2090 दि. 9899/2090 को
 समायोजित करण्यात आला आहे.

Stamp
 बर इन्व्हेन निबंधक बोरीवली नं. 4.



This Agreement for Sale is made on this 13th Day of November 2018
 BETWEEN Impact Construction Company a Partnership Firm, registered under
 Indian Partnership Act, having its office at Silicon Park, Behind Jai Nagar, Jankalyan
 Nagar, Off Marve Road, Malad (West) Mumbai - 400 095 hereinafter called "the
 Developers" (which expression shall unless it be repugnant to the context or meaning
 thereof mean and include its Successor or Successors and permitted assigns) of the
 one part and 1) Mrs. FARHIN ABDEMUNAF JAGHRALA having address at Flat
No. 103, Suleman Arcade Chs Ltd., Behram Baug Road, Near Fish Market,
Jogeshwari (West), Mumbai - 400102; 2) Mrs. MAISARA HAKIM JAGRALA
 having address at Flat No. 101, Live Well Chs., Behram Baug Road, Opp. Bakers
Points, Jogeshwari (West), Mumbai - 400102; 3) Mrs. MUMTAZ MOHAMMAD
JAGRALA having address at Flat No. 103, Building No. 2, Sultanabad Darshan,
Behram Baug Road, Near J. A. Meghani School, Jogeshwari (West), Mumbai -
400102; hereinafter called "the Purchaser/s" (which expression shall unless it be
 repugnant to the context or meaning thereof mean and include his, her or their
 respective legal heirs, executors and administrators) of the other part.

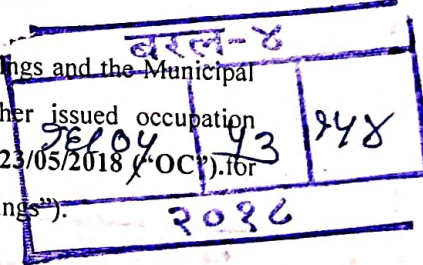
98104	49	948
2016		

Farh *Maisara* *Mumtaz*

बरल-8		
98104	60	904
2016		

WHEREAS:

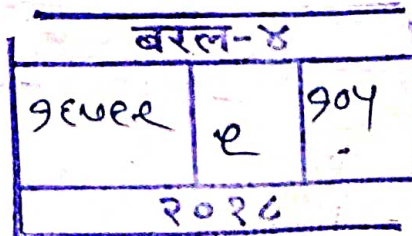
- I. The Developers have developed Fourteen Properties admeasuring in all about 9700 (Nine Thousand and Seven Hundred) Sq. Mts., all at Village Malvani, (Malad) Taluka Borivali, Mumbai Suburban District, more particularly described First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth and Ninth, Tenth, Eleventh, Twelfth, Thirteenth and Fourteenth Schedule hereunder written, (hereinafter collectively be referred to as the said Property and individually be referred to, as the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property, Seventh Property, Eighth Property, Ninth Property, Tenth, Property, Eleventh Property Twelfth Property, Thirteenth Property and Fourteenth Property as the case may be).
- II. Advocate Mr. Mahendra C. Jain has given, his Composite Report on Title Dated 3rd December 2007, of the property, Annexure "A" annexed hereto Copy of the said Report on Title Dated 3rd December 2007.
- III. The Developers under the circumstances are in exclusive occupation, possession and enjoyment of the said property and every part thereof and are entitle to develop the same. The Developer has developed the said property as one layout.
- IV. The Developers have developed the said property, as One Layout. The Developers have also procured an Order Dated 9th July 2007 bearing No. C/ULC/D-XV/WS-436/06, whereby the joint development/amalgamation of the First to Fourteenth property mentioned herein, has been approved by the Collector.
- V. The Developers have completed construction of the Buildings and the Municipal Corporation of Greater Mumbai ("MCGM") has further issued occupation certificate bearing number CHE/9824/BP(WS)/AP dated 23/05/2018 (OC) for the said Property (hereinafter referred to as the "said Buildings").



Far

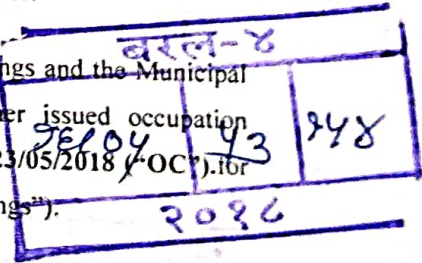
Mansara

Muntaz



WHEREAS:

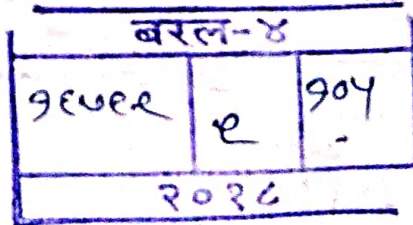
- I. The Developers have developed Fourteen Properties admeasuring in all about 9700 (Nine Thousand and Seven Hundred) Sq. Mts., all at Village Malvani, (Malad) Taluka Borivali, Mumbai Suburban District, more particularly described First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth and Ninth, Tenth, Eleventh, Twelfth, Thirteenth and Fourteenth Schedule hereunder written, (hereinafter collectively be referred to as the said Property and individually be referred to, as the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property, Seventh Property, Eighth Property, Ninth Property, Tenth, Property, Eleventh Property Twelfth Property, Thirteenth Property and Fourteenth Property as the case may be).
- II. Advocate Mr. Mahendra C. Jain has given, his Composite Report on Title Dated 3rd December 2007, of the property, Annexure "A" annexed hereto of the said Report on Title Dated 3rd December 2007.
- III. The Developers under the circumstances are in exclusive occupation, possession and enjoyment of the said property and every part thereof and are entitle to develop the same. The Developer has developed the said property as one layout.
- IV. The Developers have developed the said property, as One Layout. The Developers have also procured an Order Dated 9th July 2007 bearing No. C/ULC/D-XV/WS-436/06, whereby the joint development/amalgamation of the First to Fourteenth property mentioned herein, has been approved by the Collector.
- V. The Developers have completed construction of the Buildings and the Municipal Corporation of Greater Mumbai ("MCGM") has further issued occupation certificate bearing number CHE/9824/BP(WS)/AP dated 23/05/2018 for the said Property (hereinafter referred to as the "said Buildings").



Far

Mumbai

Mumbai



SIGNED SEALED AND DELIVERED

By the withinnamed Developers

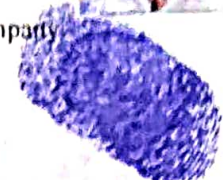
M/s. Impact Construction Company

In the presence of *[Signature]*

) For M/s. Impact Construction Company

) *[Signature]*

) (Partner)



SIGNED SEALED AND DELIVERED by

the withinnamed Purchasers

Mrs. Farhin Abdemunaf Jaghrala,

Mrs. Maisara Hakim Jagrala &

Mrs. Mumtaz Mohammad Jagrala

In the presence of *[Signature]*

) Farhin

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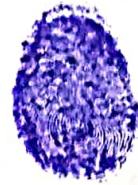
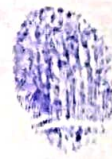
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Mumtaz



Received of and from the withinnamed Purchasers the sum of Rs. 15,21,334/- (Rupees Fifteen Lacs Twenty One Thousand Three Hundred Thirty Four Only) by Cheque No. 152348 dated 13th November, 2018 drawn on Dena Bank, Jogeshwari (West) Branch, being amount of Earnest Money mentioned herein, to be by him/her/ them paid to us.

वरल-४		
96104	03	948
We say received: 2018		

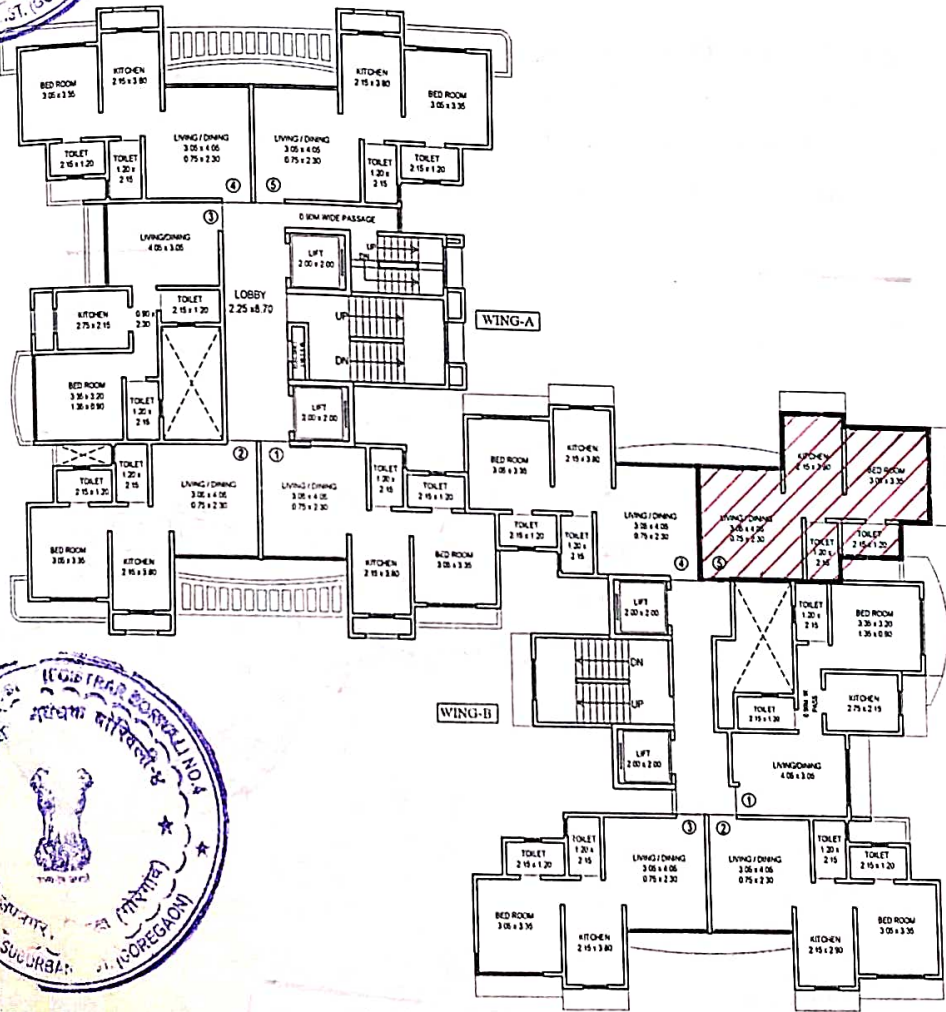
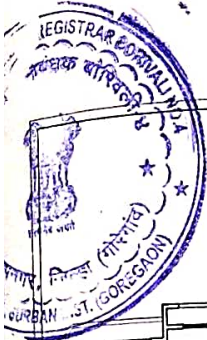
For Impact Construction Co.

[Signature]
Partner



वरल-४		
96104	20	904
2018		

Annexure - B



Fairhin

maisara Mumbair

3RD TO 7TH & 9TH FLR
SCALE - MTS

FLAT NO - 505
FLOOR NO - 5TH
WING - 'B'

fan

SIGNED OF PURCHASER

SIGNED OF OWNER

PROPOSED RESIDENTIAL BUILDING NO.2 ON PLOT BEARING C.T.S NO. 354-A,355,356,357,358,360,377/A,&378A OF VILLAGE MALVANI MALAD, (WEST)

बरल-४

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२०१६

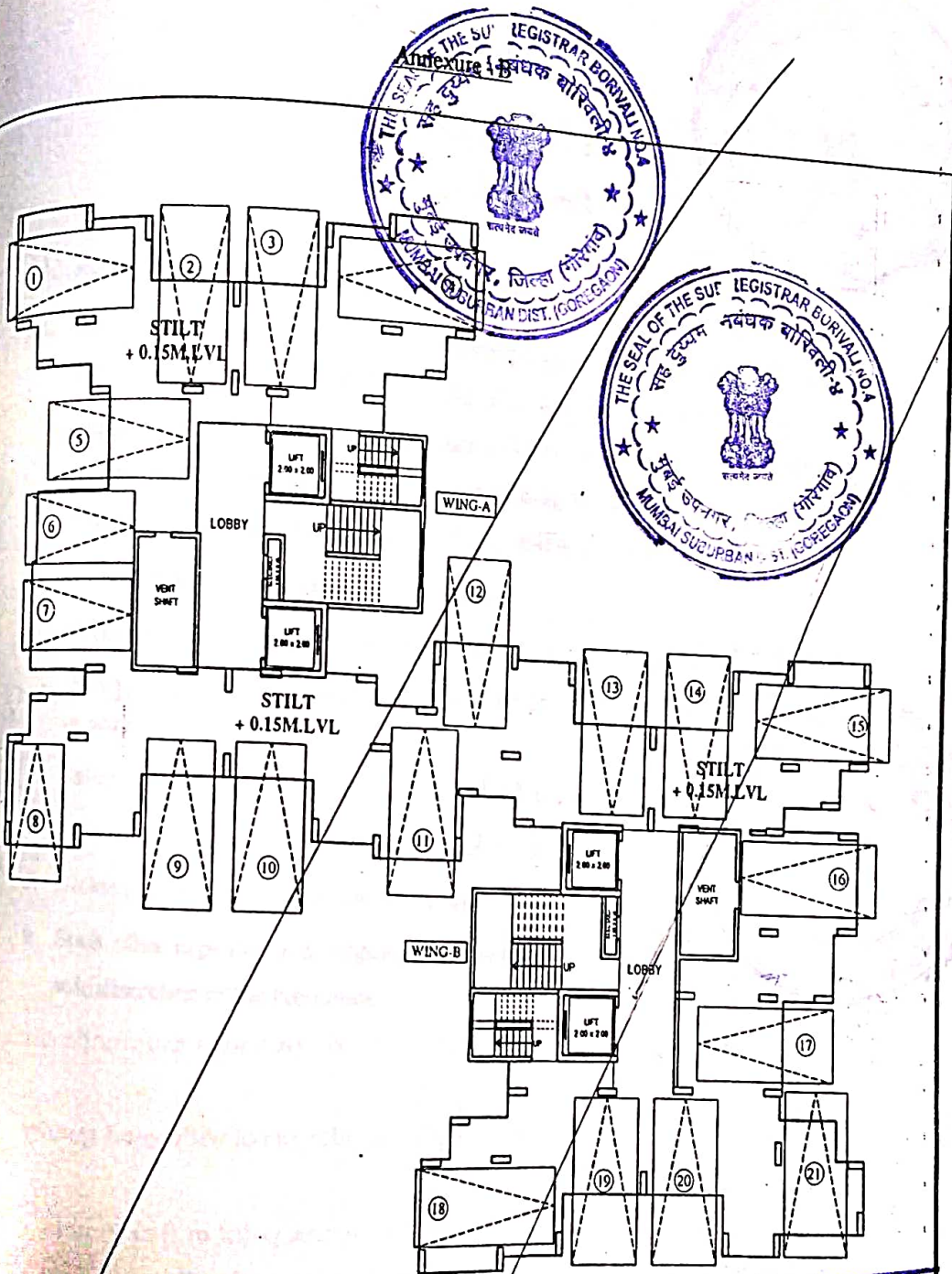
बरल-४

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२०१६

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२०१६		PARKING No. २०१६	
SIGNED OF PURCHASER		SIGNED OF OWNER	

STILT FLOOR PLAN
SCALE - HTS

SCALE

DATE

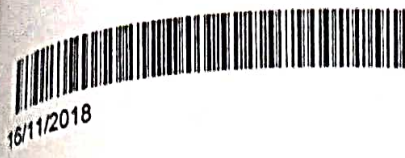
DRAWN BY

CHECKED BY

PROPOSED RESIDENTIAL BUILDING NO.2 ON PLOT BEARING C.T.S. NO. 351-C, 354-A, 355, 356, 357, 358, 360, 377A, & 378A, OF VILLAGE MALVANI MALAD, (WEST).

D.P. ASSOCIATES

12, 1ST FLOOR, SAKHI APARTMENT
BEHIND SWAMI NARAYAN TEMPLE
M.G. ROAD, KANDIVLI (W), MUMBAI - 400 067
TEL. (022) 2801038/1922
Email : admin@dpassociates.in



16/11/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 4

दस्त क्रमांक : 16805/2018

नोंदणी :

Regn.63m

गावाचे नाव : मालवणी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6300000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4561000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : सदनिका नं: 505, माळा नं: 5 वा मजला बी-विंग, बिल्डींग न 2, इमारतीचे नाव: सिलिकॉन पार्क, ब्लॉक नं: जनकल्याण नगर मार्गे रोड, रोड नं: मालाड पश्चिम मुंबई 400095, इतर माहिती: - सदर दस्त मुंबई मुद्रांक अधि. 1958 च्या अनुच्छेद 5(जी ए II) अन्वये नोंदणीस स्वीकारण्यात आला दस्त क्रं बरल 4/16799/2018 दिनांक 14/11/2018 या दस्तावर भरलेले मु. शु. रकम रू 228200/- मधून रू 100/- मु शु शिल्लक ठेऊन उर्वरीत मु शु रू 228100/- सदर दस्तात समायोजित करण्यात आलेले आहे. व सदर दस्तावर भरलेले मु शु रकम रू 87000/- ((C.T.S. Number : 351/C ;))
(5) क्षेत्रफळ	1) 45.72 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- फरहीन अब्देमुनाफ जगराला वय:-33; पत्ता:- प्लॉट नं: 103, माळा नं:-, इमारतीचे नाव: सुलेमान आर्केड को ऑप हा सो ली, ब्लॉक नं: बेहराम बाग रोड, रोड नं: जोगेश्वरी पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400102 पॅन नं:-AIQPJ5441A 2): नाव:-मैसरा हकीम जगराला वय:-30; पत्ता:- प्लॉट नं: 101, माळा नं:-, इमारतीचे नाव: लिव वेल को ऑप हा सो, ब्लॉक नं: बेहराम बाग रोड, रोड नं: जोगेश्वरी पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400102 पॅन नं:-AJTPJ4453G 3): नाव:-मुमताज मोहम्मद जगराला वय:-25; पत्ता:- प्लॉट नं: 103, बिल्डींग न 2, माळा नं:-, इमारतीचे नाव: सुलतानाबाद दर्शन, ब्लॉक नं: बेहराम बाग रोड, रोड नं: जोगेश्वरी पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400102 पॅन नं:-AYUPJ2751K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मधुलिका ठाकुर - - वय:-24; पत्ता:-404, 4 था मजला, जास्मिन अपार्टमेंट, मार्गे रोड, जनकल्याण नगर, मालाड पश्चिम मुंबई, ईन्स ०:आंळा, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400095 पॅन नं:-AYDPT3857F
(9) दस्तऐवज करून दिल्याचा दिनांक	14/11/2018
(10) दस्त नोंदणी केल्याचा दिनांक	14/11/2018
(11) अनुक्रमांक, खंड व पृष्ठ	16805/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	87000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

खरी प्रत



मुद्रांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-

वि. दुय्यम निबंधक, बोरीवली-४,
मुंबई उपनगर जिल्हा,

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily
It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 16/11/2018) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.