

ORM PREMISES CO-OPERATIVE SOCIETY LTD. - Shop No. 319

# SALE DEED

पावती

Original/Duplicate

324/2584  
Sunday, February 18, 2024  
3:25 PM

नोंदणी क्र.: 39म  
Regn.: 39M

पावती क्र.: 2883 दिनांक: 18/02/2024

गावाचे नाव: मरेशी  
दस्तावेजाचा अनुक्रमांक: बरल-१-2584-2024  
दस्तावेजाचा प्रकार: सेल डीह  
मादर करणाऱ्याचे नाव: चंद्रकांत गोपाळ बामणे

नोंदणी फी ₹. 30000.00  
दस्त हाताळणी फी ₹. 560.00  
पुष्टांची संख्या: 28

एकूण: ₹. 30560.00

आपणास मूळ दस्त ,थंबनेल प्रिंट, मुनी-७ अदाखे  
3:44 PM रोज़ा वेळेस मिळेल.

  
रु.निबंधक बोरीवली 1

वाजार मूल्य: ₹.3830431.936 /-  
मोबदला ₹.4125000/-  
भरणेले मुद्रांक शुल्क: ₹. 288000/-

सह. दुय्यम निबंधक, बोरीवली क्र. १,  
मुंबई उपनगर जिल्हा.

- 1) देयकाचा प्रकार: DHC रकम: ₹.560/-  
डीडी/खनादेश/पे ऑर्डर क्रमांक: 0224181700630 दिनांक: 18/02/2024  
वैकचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-  
डीडी/खनादेश/पे ऑर्डर क्रमांक: MH015777008202324E दिनांक: 18/02/2024  
वैकचे नाव व पत्ता:

E. S. BAWANE

Registered Original Document  
Delivered On 21 FEB 2024

Validation ID: 20240218416 मुद्रांकन पत्रक ( शहरी क्षेत्र - बांधीव ) 18 February 2024 03:02:08 PM

मुद्रांकनचे वर्ष: 2023  
 दिवस: मुंबई उपनगर)  
 मुद्रा विभाग: 125-शहरी, कोरवाडी  
 उच्च मुद्रा विभाग: भद्रगा शहर पाम वसतिगृह सि.क्र. 1627  
 सहाय्यक नं. ५, क्रमांक: सिटी एस नंबर#1627

वार्षिक मुद्रा दर तयारपुनार मूल्यदर रु.:  
 युक्ती वर्गीकरण: निवृत्ती सहायिका  
 125311 960960 100670 144680 102120

बांधीव क्षेत्राची माहिती  
 बांधकाम क्षेत्र भाव (I/P): 26.85 चौरस मीटर  
 बांधकामाचे वर्गीकरण: 1-अह सी सी  
 उदाहरण युक्ती: नाही  
 रस्ता संमुख: मजला -  
 First Sale Date - 29/10/2009  
 Sale Result of built up Property constructed after circular dt 02/01/2018

दुकान संख्या: 010 298  
 मोक्यापत्राचे एकक: वीथीव  
 वीथीव प्रकार: बांधकामाचा दर - Rs. 30250/-  
 दुकान संख्या: 144680  
 वीथीव प्रकार: Second Floor & Above

मजला निश्चय घट बंधन: = 80% apply to rate = Rs.115744/-  
 रस्ता संमुखपुनार मूल्यदर: = 80% apply to rate = Rs.115744/-

घरामातुनार मिळकतीचा प्रति वे मीटर मूल्यदर  
 = ((वार्षिक मूल्यदर \* वृत्ता जमिनीचा दर) \* घरामातुनार टक्केवारी) \* वृत्ता जमिनीचा दर)  
 = ((115744+47870) \* (100/100) \* 47870)  
 = Rs. 115744/-

५) मुळा मिळकतीचे मूल्य  
 = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 115744 \* 26.85  
 = Rs. 3107726.4/-

०) मंडळाने मजला क्षेत्र मंडळाने मजला क्षेत्र मूल्य  
 = 8.92 \* (115744 \* 700/100)  
 = Rs. 722705.536/-

अपेक्षित मूल्य = 1099 ख.4.13  
 - मुळा मिळकतीचे मूल्य - मंडळाने मजला क्षेत्र मूल्य - सहाय्यक मुंबई मूल्य - वरील मधील मूल्य - वीथीव बंधन  
 - रस्ता मूल्य - युवा वीथीवधीन बंधन वसती मूल्य - दमती मजला मूल्य युवा वीथीव मूल्य - वीथीव बंधन - मंडळाने मजला मूल्य  
 = A + B + C + D + E + F + G + H + I + J  
 = 3107726.4 + 0 + 722705.536 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 = Rs. 3830431.936/-

सह. दुय्यम निबंधक, बोरीवली क्र. १,  
 मुंबई उपनगर जिल्हा.



बदल - १  
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CHALLAN  
MTR Form Number-6



RVN	MH4015777008202324E	BARCODE	Date		16/02/2024-17:50:45	Form ID	25 2									
Department	Inspector General Of Registration	Stamp Duty	Payer Details													
Registration Fee	Registration Fee	TAX ID / TAN (If Any)														
Office Name	BRL_1_JT SUB REGISTRAR BORIVALI 1	PAN No.(If Applicable)														
Location	MUMBAI	Full Name	CHANDRAKANT GOPAL BAWANE													
Year	2023-2024 One Time	Flat/Block No.	SHOP NO. 319 2ND FLOOR ORM PREMISES													
Account Head Details		Premises/Building	CO-OPERATIVE SOCIETY LTD.													
3090445901 Stamp Duty	288000.00	Road/Street	ROYAL PALMS AAREY MILK COLONY													
3030053301 Registration Fee	30000.00	Area/Locality	GOREGAON EAST MUMBAI													
		Town/City/District														
		Pin	4 0 0 0 6 5													
		Remarks (If Any)	SecondPartyName=SANJEEV OMKAR JOSHI-													
			<table border="1"> <tr> <td>वर्ष - १</td> <td></td> <td></td> </tr> <tr> <td>२५८</td> <td>२</td> <td>२८</td> </tr> <tr> <td></td> <td>२०२४</td> <td></td> </tr> </table>					वर्ष - १			२५८	२	२८		२०२४	
वर्ष - १																
२५८	२	२८														
	२०२४															
Amount In	Three Lakh Eighteen Thousand Rupees Only															
Words	3,18,000.00															
Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK														
Queue/DD No.		Bank CIN	Ref. No.	02300042024021606204 240470577898												
Name of Bank		Bank Date	RBI Date	16/02/2024-17:55:19 Not Verified with RBI												
Name of Branch		Bank-Branch	BANK OF MAHARASHTRA													
		Scroll No. , Date	Not Verified with Scroll													



Important ID: 9322262054  
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 महत्वाचा टीडी: या चालानासुद्धा दस्तऐवज नोंदवून घ्यायचे आहे. नोंदवून घ्यायचे नसलेले दस्तऐवज या चालानासुद्धा नोंदवून घ्यायचे नाही.

C. G. Bawane

*[Signature]*





Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0224181700630 Date 18/02/2024

Received from JOINT SUB REGISTRAR, Mobile number 00000000000, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered/(SARITA) in the Sub Registrar office Joint S.R. Borivall 1 of the District Mumbai Sub-urban District.

Payment Details

Bank Name SBIN Date 18/02/2024

Bank CIN 10004152024021800595 REF No. 441558605880

This is computer generated receipt, hence no signature is required.



वर्क - ३	
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**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 0224181700630 Receipt Date 18/02/2024

Received from JOINT SUB REGISTRAR, Mobile number 0000000000, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered on Document No. 2584 dated 18/02/2024 at the Sub Registrar office Joint S.R. Borivall 1 of the District Mumbai Sub-urban District.

#### Payment Details

DEFACED  
₹ 560  
DEFACED

Bank Name	SBIN	Payment Date	18/02/2024
Bank CIN	10004152024021800595	REF No.	441558605880
Deface No	0224181700630D	Deface Date	18/02/2024

This is computer generated receipt, hence no signature is required.



करल - १		
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# SALE DEED

THIS AGREEMENT MADE AT MUMBAI on this 18<sup>th</sup> day  
of February, 2024

Between

MR. SANJEEV OMKAR JOSHI Indian Inhabitant, having his residing  
address at Shri Swami Samarth Nagar, 23/A-201, Aditi Apna Ghar, Unit  
No. 5, Andheri (West), Mumbai - 400053 hereinafter referred to as "THE  
VENDOR" (which expression shall unless it be repugnant to the context or  
meaning thereof be deemed to include his heirs, executors, administrators and  
assigns) of the ONE PART

AND

करत - १		
२५८४	३	४८
२०२४		

MR. CHANDRAKANT GOPAL BAMANÉ Indian Inhabitants, having his  
residing address at Flat No.72, Sonali CHSL, RSC-2, Mhada Layout,  
Malwani, Malad (W), Mumbai - 400095, 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 assigns) of the OTHER PART.

C.G. Bamané





A) W H E R E A S the VENDOR herein has purchased and acquired Shop No: **319** on **2<sup>nd</sup> Floor of ORCHARD ROAD MALL** admeasuring **22.37** sq. mtrs. carpet area (approx. **240.79** sq.ft) together with loft admeasuring **7.43** sq sq. mtrs. carpet area (approx. **80** sq.ft) (which is inclusive of area of balconies) situated at Village Maroshi, Aarey Milk Colony, Near Unit No: 26, Goregaon (East), Mumbai-400 065 bearing Land Plot C.T.S. No: 1627 of Maroshi Taluka Borivali in Mumbai (hereinafter referred to as "The Agreement for Sale dated **27/10/2009** with Royal Palms (India) Pvt. Ltd and rights of the society of the said building. The said Agreement for Sale dated **27/10/2009** duly registered with sub-registrar of Mumbai at Borivali - 6 vide serial No: **BDR12-09521-2009** dated **27/10/2009**).

B) Pursuant to the said Sale Deed, the VENDOR has paid full sale consideration as per the Agreement for sale dated **27/10/2009** to Royal Palms

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AND WHEREAS all the Shop Purchaser of the building formed a Co-operative Society Limited and named the same as **ORM PREMISES CO-OPERATIVE SOCIETY LTD**, registered under Registration No. **MUM/WP/GNI/O/2179/2010-11/YEAR 11**.

D) AND WHEREAS the VENDOR is the member of the **ORM PREMISES CO-OPERATIVE SOCIETY LTD**, registered under Registration No. **MUM/WP/GNI/O/2179/2010-11/YEAR 11**, hereinafter for brevity's sake referred to as "the said Society".

E) AND WHEREAS the said society had transferred the share certificate No: **120** for Five fully paid up shares of Rupees fifty (50) each numbered from **0591** to **0595** both inclusive

F) The VENDOR herein is sufficiently entitled to the said Shop No: **319** on **2<sup>nd</sup> Floor of ORM PREMISES CO-OPERATIVE SOCIETY LTD**.

C. G. B. Wale

Village Maroshi, Aarey Milk Colony, Near Unit No: 26, Goregaon (East),  
Mumbai-400 065 including the sale thereof.

G) The VENDOR herein agreed to sell the Shop No: **319** on **2<sup>nd</sup>** Floor of **ORM PREMISES CO-OPERATIVE SOCIETY LTD.** admeasuring **22.37** sq. mtrs. carpet area (approx. **240.79** sq. ft) together with loft admeasuring **7.43** sq. sq. mtrs. carpet area (approx. **80** sq. ft) (which is inclusive of area of balconies) situated at Village Maroshi, Aarey Milk Colony, Near Unit No. 26, Goregaon (East), Mumbai-400 065 with the amenities attached with the said Shop and membership rights of the proposed society of **ORM PREMISES CO-OPERATIVE SOCIETY LTD.** along with all its assets, rights, interests and benefit to the PURCHASER herein and the PURCHASER herein agreed to purchase the above said Shop and membership rights with shares from the VENDOR.



NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, DECLARED, RECORDED AND CONFIRMED BETWEEN THE PARTIES HERETO AS FOLLOWS:

MEMBER	AND	
2408	1	26
2028		

(1) The VENDOR hereby agrees to sell and transfer to the PURCHASER and the PURCHASER hereby agrees to purchase and acquire from the VENDOR the membership rights of the proposed society and Shop No: **319** on **2<sup>nd</sup>** Floor of **ORM PREMISES CO-OPERATIVE SOCIETY LTD.** admeasuring **22.37** sq. mtrs. carpet area (approx. **240.79** sq. ft) together with loft admeasuring **7.43** sq. sq. mtrs. carpet area (approx. **80** sq. ft) (which is inclusive of area of balconies) situated at Village Maroshi, Aarey Milk Colony, Near Unit No: 26, Goregaon (East), Mumbai-400 065 alongwith amenities attached with the said Shop as described above and more particularly described in the First Schedule hereunder written on as is where is basis for a total consideration of **Rs. 41,25,000/- (Rupees Forty One Lakhs Twenty Five Thousand Only)** and the said total consideration is to be paid by the PURCHASER to the VENDOR as per the Receipt of this agreement.

C. G. Bhatnagar

(2) The PURCHASER had agrees to pay on execution of this agreement an amount of **Rs. 41,25,000/- (Rupees Forty One Lakhs Twenty Five Thousand Only)** to the VENDOR as full and final sale consideration towards agreed sale price of the said Shop, the receipt of which the VENDOR hereby both admits and acknowledge.

(3) The VENDOR hereby declares:



(a) That the Vendor have neither created any charges, encumbrances, lien and mortgage of whatsoever nature on the said Shop nor the Vendor entered into any agreement / arrangement with any one and nor parted with the possession of the said Shop.

(b) That the Vendor will pay the up-to-date hereof maintenance charges, property tax, Estate Maintenance and other charges to the said society and the Vendor is responsible in arrears of any maintenance charges and any other charges payable to the said society / any concern authority during the time the vendor was in possession of the said

बरल - १Shop.		
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That there is no attachment and/or prohibitory order by any Government and/or local authority or any injunction by any Court restraining the Vendor from sale or transferring of the said Shop and handing over of the possession of the said Shop and thus, the Vendor have got the clear and marketable title of the said Shop and the said Shop is not subject to any litigation in any Court of Law.

(4) The VENDOR hereby agrees and undertakes to indemnify the PURCHASER against all expenses, claims, charges, suits, suit-demands and losses of whatsoever nature for the period till the date of this agreement and handing over of possession of the said Shop, which may hereinafter be brought against the said Shop and to make good such losses suffered and/or to be suffered by the PURCHASER on/or after the execution of these presents if any declaration in clause No: 3 above is proved incorrect

C. H. BAWAN



(5) The VENDOR hereby agrees to transfer all rights, title, benefit and interest in the shares of the society held by the VENDOR together with the right of allotment and possession of the said Shop in favour of the PURCHASER on receipt of full and final payment. It is hereby expressly agrees that any charges, fees, premium demanded by the said society / builder for transferring the shares held by the VENDOR together with a right of allotment and possession of the said Shop, the same shall be borne and paid by the both the parties equally.

(6) The VENDOR hereby agrees to sign all transfer forms, applications, papers, documents, agreements, notices etc. for effectual transfer of the said Shop in favour of the PURCHASER and for this purpose the VENDOR hereby further agrees to attend to the Shop of Sub-registrar at Mumbai, sign and admit the execution of these present lodged or to be lodged for registration by the PURCHASER.



(7) It is hereby expressly agrees upon that the registration fees and other expenses payable for lodging this Agreement for registration with the Sub-registrar of Assurance at Mumbai and the Stamp Duty payable under the newly amended Bombay Stamp Act, the same shall be borne and paid by the PURCHASER alone.

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(8) On receipt of full and final payment, the VENDOR hereby agrees to surrender, relinquish and release all his right, title, interest, benefit and claims in respect of the said Shop in favour of the PURCHASER and the VENDOR undertakes not to claim any such right, title, interest, benefit in respect of the said Shop in future also.

(9) On receipt of full and final payment, the VENDOR hereby agrees to declare that then after the PURCHASER becomes the full and complete owner in all respect of the said Shop and the VENDOR or his any family members or relatives or legal heirs or administrators or any assigns shall never interfere with the PURCHASER in respect of the said Shop.

C. G. BANARJEE

*[Handwritten signature]*



(10) The VENDOR hereby agrees to deliver to the PURCHASER the original agreement for sale and other relevant documents pertaining to the said Shop on receipt of the full and final payment from the PURCHASER.

(11) The PURCHASER agrees to become the member of the said **ORM PREMISES CO-OPERATIVE SOCIETY LTD.** and agrees and undertakes to abide by the bye-laws of the said society and the PURCHASER hereby agrees and undertakes to pay to the said **ORM PREMISES CO-OPERATIVE SOCIETY LTD.**, his share of the maintenance charges of the said Shop regularly from the date of possession.

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THE FIRST SCHEDULE ABOVE REFERRED TO

Shop No: 319 on 2<sup>nd</sup> Floor of **ORM PREMISES CO-OPERATIVE SOCIETY LTD.**

Area of the Shop : admeasuring 22.37 sq. mtrs. carpet area (approx. 240.79 sq.ft) together with loft admeasuring 7.43 sq sq. mtrs. carpet area (approx. 80 sq.ft) (which is inclusive of area of balconies)

Location of property : Village Maroshi, Aarey Milk Colony, Near Unit No: 26, Goregaon (East), Mumbai-400 065, Land C.T.S. No: 1627 of Village Maroshi Taluka Borivali, Zone 54 / 254 A of 2006.

Building structure : RCC – Ground + four floors.

C. G. B. Manas



IN WITNESS WHEREOF THE PARTIES HERETO have hereunto set and subscribed their respective hands and seals to this present on **18<sup>th</sup>** day of **February, 2024**

SIGNED AND DELIVERED

by the within named the VENDOR

**MR. SANJEEV OMKAR JOSHI**

in the presence of .....

1. *[Signature]*

2. *[Signature]*

*[Signature]*



SIGNED AND DELIVERED

by the within named the PURCHASER

**MR. CHANDRAKANT GOPAL BAMANE**

in the presence of .....

1. *[Signature]*

2. *[Signature]*

*G. G. Bamane*



बरल - १		
२५८४	१२	२८
२०२४		



## RECEIPT

Received a sum of Rs. 41,25,000/- (Rupees Forty One Lakhs Twenty Five Thousand Only)

as follows:

NEFT / RTGS / IMPS Payment Ref No.	Dated	Drawn on	Amount Rs.
MAHBH23289596549	16-10-2023	Bank of Maharashtra	100000/
MAHBR52023102415670850	24-10-2023	Bank of Maharashtra	500000/
MAHBR52023102515680725	25-10-2023	Bank of Maharashtra	500000/
MAHBR52023110115736529	01-11-2023	Bank of Maharashtra	500000/
IMPS/48/330522722924	01-11-2023	Bank of Maharashtra	500000/
MAHBR52023110815786151	08-11-2023	Bank of Maharashtra	500000/
IMPS/48/331211861289	08-11-2023	Bank of Maharashtra	500000/
IMPS/48/335019672344	16-12-2023	Bank of Maharashtra	500000/
IMPS/48/403822912787	07-02-2024	Bank of Maharashtra	500000/
IMPS/48/403900914601	07-02-2024	Bank of Maharashtra	25000/
TOTAL			41,25,000/-

from the within named Purchaser **MR. CHANDRAKANT GOPAL BAMANE** being the full and final sale consideration paid under the terms of these presents. (This receipt stand valid subject to realization of NEFT/RTGS)

बरल - १		
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I SAY RECEIVED

**MR. SANJEEV OMKAR JOSHI**  
VENDOR \ TRANSFEROR



521389

0-12-2023

File:-Generated Through  
Search Module,For original  
report please contact concern  
RO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.का-  
बोरीवली 6

दस्त क्रमांक : 9521/2009

नोदणी :

Regn:63m

गावाचे नाव : मरोशी



(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु. 1050000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 2239802
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	पालिकेचे नाव: इतर वर्णन : विभागाचे नाव - मरोशी, उपविभागाचे नाव - 54/254/अ - भूभाग : रॉयल पाम वसाहत सि.स.क्रं. 1627—दुकान नं 319,2 रा मजला, प्रपोस्ट शॉपिंग सेंटर, ऑर्चर्ड रोड मॉल, व पोटमाळा क्षेत्र 8.92 चौ मी बिल्टअप
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 26.85 चौ.मी. आहे.
(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:- मे. रॉयल पाल्म (इंडिया ) प्रा.लि. फॉर्मली नोन अॅझ अमिर पार्क्स अॅम्प्युझमेंट चे संचालक दिलावर नेन्सी तर्फे मुखत्यार दिलीप गोविंद उपळेकर - - वय:-??पत्ता:- रॉयल पाल्म आरे कॉलनी गोरेगांव पु पिन कोड:-पॅन नं:- AABCR9424R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2): नाव:- संजीव ओमकार जोशी - - वय:-??पत्ता:- २३अ/२०१, अदिती, श्री स्वामी समर्थ नगर, अंधेरी प मुं ५३पिन कोड:-पॅन नं:- ADTPJ4425A
(9) दस्तऐवज करून दिल्याचा दिनांक	27/10/2009
(10) दस्त नोंदणी केल्याचा दिनांक	29/10/2009
(11) अनुक्रमांक, खंड व पृष्ठ	9521/2009
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	117300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	23500
(14) शेरा	-

बरल - १		
२५८४	९४	२८
२०२४		



बरल - १		
२५८४	१५	२८
२०२४		



# ORM Premises Co. Op. Society Ltd.

Regd. No.: MUMWP/IGNL/O/2179/2010-11/Year 11.

Date:- 18<sup>th</sup> Oct. 2023

To,

**MR. SANJEEV OMKAR JOSHI**

Unit/Shop no. A319, 2<sup>nd</sup> Floor  
ORM Premises Co-Operative Society Ltd, 'A' Wing  
Royal Palms, Goregaon - East,  
Mumbai-400065.



**Sub: NDC (No Dues Certificate) from the Society for Unit/Shop No. A-319 as requested by the Owner.**

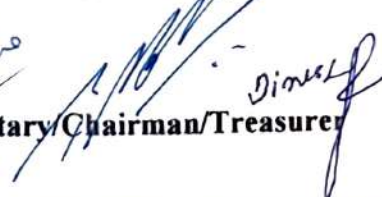
Dear Sir/ Madam,

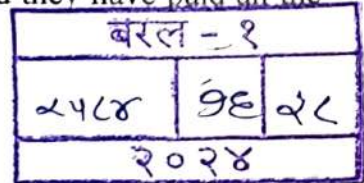
We hereby certify That *Mr. Sanjeev Omkar Joshi* is a Member of our Society i.e. **ORM Premises Co-Operative Society Limited. 'A' Wing**. They are the owner of Unit/Shop No. 319 on 2<sup>nd</sup> Floor of ORM 'A' Wing, admeasuring about **22.37 Sq. mtrs.** Carpet Area.

We also confirm that there are no outstanding dues/charges payables by the Member in respect of the abovementioned Unit/Shop and they have paid all the charges in respect of the same up to September- 2023.

Yours faithfully,

For ORM Premises Co-Operative Society Ltd. 'A' Wing

  
  
Hon. Secretary/Chairman/Treasurer







ANNEXURE "D"

RULED CARD

No. 00390



(१९७३५५-००)  
 (२०५५२-३)  
 २०५५२-३  
 २०५५२-३  
 २०५५२-३

वरल - १		
२५७४	९८	७८
२०२४		

पुणे मा. जिल्हाधिकारी रु. उपनगर जिल्हा  
 यांचे कार्यालय आदेश क्र. सी. कार्या. २७  
 दि. १५/०५/२०२४ दि. १५/०५/२०२४  
 मन्व्ये मि. प. वरदार वर अलंके ११०६६५२  
 पो. मि. क्षेत्र रु. करून नं. १७७३५५-००-००  
 अली दाखल केले

दि. १५/०५/२०२४  
 जि. नि. उ. व. म. नि.  
 म. व. नि. पुणे



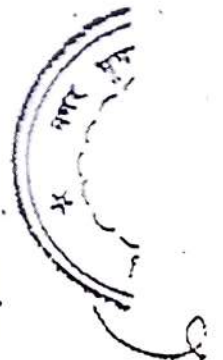


अधिकाारी मुंबई उपनगर जिग्दा  
 मादेना पत्र क्र. सी. 1/कापी. 2/का. सिटीयल  
 दिनांक 22/11/1914 अन्वये नगर अध्यापन  
 मशरुत नम्र क्र. 9220 मा मिळकतीचे क्षेत्र पूर्वी दारवा  
 केठे 2903 ए-00 चौ. मि. हेवजी आता 4804 ए-00  
 जेव दारवा केठे व दि. 51/51 ए-00 ची नोंद रद्द केली  
 त्याच बरोबर नम्र क्र. 9220 पैकी अर्जदार यांचे  
 प्रत्यक्ष ताब्यात असणारे क्षेत्र 4936 ए-00  
 चौ. मि. मधून 9034 ए-00 चौ. मि. क्षेत्र हे  
 वादातीत आहे परंतु सदरचे वादातीत क्षेत्र  
 चुकीचे असून ताब्यात रा. गा. जि. शा. अधिकाारी  
 मांचेकडील शुधीपत्र क्र. सी. 1/कापी. 2/का. सिटीयल  
 वारी 22/11/14 अन्वये सदरचे  
 वादातीत क्षेत्र 9034 ए-00 चौ. मि. हेवजी 4804 ए-00  
 चौ. मि. क्षेत्र आहे. ताब्यात असणारे क्षेत्र मशरुत  
 नम्र क्र. 9220 अधिलिमत 9220 चे कडम 734  
 त चौकशीचे कार्याचालू आहे.

बरल 734	9220	2408
2408	9220	2408
22/11/14		

मशरुत नम्र क्र. 9220  
 अधिलिमत 9220  
 कडम 734

मा. जिग्दा अधिकाारी मुंबई उपनगर जिग्दा मांचेकडील  
 कडीत / म. न. म. क्र. 9220 चे कडम 734 न 734 अन्वये  
 आदेश क्र. सी. 1/कापी. 2/का. सिटीयल. / वारी 22/11/14  
 दि. 22/11/14 मसोण मसोण (मसोण) ला. अ. पेशी  
 केडीत न. सं. क्र. 9220 मा जिग्दा अधिकाारी दारवा  
 असलेला 4004 ए-00 चौ. मि. क्षेत्रात 4004 ए-00  
 चौ. मि. क्षेत्र सारि गांवचे न. सं. क्र. 9220 अन्वये  
 न. सं. क्र. मसोण न. सं. क्र. 9220 मसोण केडीत क्षेत्र  
 कडीत असून 4004 ए-00 चौ. मि. क्षेत्र कामचुकीने  
 व मि. प. न. दारवा असलेला दिनांक 22/11/14  
 ची नोंद रद्द केली. अ.



22/11/14  
 व. सं. व. 1  
 व. सं. व. मुंबई





112



१८/८/२०००

मा. अणुसंशोधन केंद्राच्या विभागाच्या मुंबई  
क. अपील डेस्क - यल यलडी - ६६/२००० दि २०/११/२०००  
अन्वये मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे  
दि. २१/११/०० चे आदेशाबाबत ११/११/२००० आदेशाबाबत  
उठविण्यांत येत असून याबाबत आपलाच्य़ा मुंबई  
आदेशाबाबत जमीन आदि तशी परिस्थिती ठेवण्यांत  
आहे आणि आदेशाबाबत नोंद घेताली.

दि. २०/११/२०००  
न. भू. ज. विक्री

मा. अणुसंशोधन केंद्राच्या विभागाच्या मुंबई  
आंचेकडील क. अपील डेस्क / यल यलडी / ६६/  
२००० दि १८/८/२००० अन्वये मा. जिल्हाधिकारी  
मुंबई उपनगर जिल्हा यांचे दि २१/११/०० चे  
आदेशाबाबत केले जावतची नोंद घेतली.

दि. २०/११/२०००  
न. भू. ज. विक्री

१८/८/२०००

मा. अणुसंशोधन केंद्राच्या विभागाच्या  
मुंबईच्या मुंबईच्या क. अपील डेस्क -  
२६००/१७३०/प्र.क्र. २५१/८-१ दि ०१/११/२०००  
अन्वये मा. अणुसंशोधन केंद्राच्या विभागाच्या  
दि. ११/११/२००० चे निर्णयानुसार मुंबई  
आदेशाबाबत नोंद घेताली.

दि. २०/११/२०००  
न. भू. ज. विक्री

बरत - १		
२५८४	२९	२८
२०२४		

१९३३/३/२००२ प्रकार नोंदी - १८ - ००  
 १९३३/३/२००२ प्रकार नोंदी - ४ - ००  
 १९३३/३/२००२ प्रकार नोंदी - १८४ - ००

सत्य-प्रतिलिपि

नगर प्रशासन अधिकारी विलेपार



**BRIHANMUMBAI MAHANAGARPA IKA**  
**MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')**  
 NO. CHE/ 8640 /BP(WB)/AP/A/ 21 APR 2006

**COMMENCEMENT CERTIFICATE**

To AMIR PARKS & AMUSEMENT (P) LTD.  
 OWNER.

OFFICE OF THE  
 EX. ENGR. BLDG. PROPL. (W&A) R & P. WARD  
 Dr. BABAJI JESU AMBDEKAR MARKET BLDG.  
 KANDIVA WEST, MUMBAI-400 067.

Sir,

With reference to your application No. 11698 dated 26.05.2003  
 Development Permission and grant of Commencement Certificate under Section 45 &  
 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 Proposed Shopping Centre  
 C.T.S. No. 1627 (pt), S.NO. 169 (pt)

at premises at Street \_\_\_\_\_  
 Village Marol-Maroshi Plot No. \_\_\_\_\_  
 situated at Goregaon (East) Ward P/outh

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 the 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 obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in any event shall be deemed to have carried out the development work in contravention of section 43 & 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 also on his heirs, executors, assignees, administrators and every person deriving title through or under him.

The Municipal Commissioner has appointed S. Tamhane  
 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 Plinth Level only.

For and on behalf of Local Authority  
 Brihanmumbai Mahanagar Palika - 2

2468	22	20
2022		

Asst Engineer, Building Proposal (W&A) Sub  
 P/outh Ward  
 FOR  
 MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

*Handwritten initials:*  
 W.M.  
 W.K.





9) This c.c. is now re-endorsed for the work up to plinth level only as per approved amended plans.

dt. 12/6/2006

12.1 JUL 2006

*[Signature]*  
E.E.B.P. (W.S.) P & K/West



10) This c.c. is now further extended for entire work i.e. 1<sup>st</sup> and 2<sup>nd</sup> lower level ground floor + ground + 4 - upper floor as per approved plans.

dt. - 1/6/2006

11.0 NOV 2006

*[Signature]*  
E.E.B.P. (W.S.) P & K/West

10) This c.c. is now valid and re-endorsed for entire work i.e. 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> lower level ground floor + ground + 1<sup>st</sup> to 4<sup>th</sup> upper floors as per approved amended plans.

dt. - 1/8/2007

11.1 AU 2007

*[Signature]*  
E.E.B.P. (W.S.) P & K/West

बरल - १		
२५८४	२३२८	
२०२४		



बरल - १	
१०३१३	३४
२०१२	

*[Handwritten mark]*

PART OCCUPATION

To,  
Amir Parks & Amusement Pvt. Ltd.  
Owner.

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

Subject: Permission to occupy Part completed Shopping Centre (bldg. no. I-6) on plot bearing C.T.S. No. 1627, S. No. 169 (pt), of village Marol-Maroshi, Goregaon (E), Mumbai

Reference: Your Arch's letter dated 27/11/2007.



Sir,

The development work of Shopping Centre (building no. I-6) comprising of 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> level basement + Ground + 1<sup>st</sup> to 3<sup>rd</sup> upper floor on plot bearing C.T.S. no 1627, S.No. 169 (pt), of village Marol-Maroshi, Goregaon (E), Mumbai, is completed under the supervision of Shri Vinayak Lomate of M.V. Associates, Licensed Architect having Lic. No. CA/91/14356, Smt. Shilpa J. Parmar of Shilpi Structural, Licensed Structural Engineer, having Licence No.STR/P/99 and site supervisor Shri Gulabrai Pandi having Lic. No. P/215/SS-I, may be occupied on the following conditions:-

1. That the certificates U/s 270-A of B.M.C.Act shall be obtained from A.E.W.W. P/South and a certified copy of the same shall be submitted to this office.
2. That all the deposit shall be claimed within 6 years from the date of payment or within a year from the date of B.C.C. whichever is earlier, failing which the same shall be forfeited.
3. That the amended layout shall be got approved.

वरल - १		
२५८४	२४	५८
२०२४		



A set of plan duly signed is returned herewith in token of approval.

Yours faithfully,

Sd/-  
Ex. Engineer. Bldg. Proposal  
(Western Suburbs) P & K/W' Wards.

- Copy to : 1. Architect, Shri Vinayak Lomate,  
2. Asstt. Commissioner, P/South  
3. E.E.V., 4. A.A. & C. (P/S) Ward.  
5. A.E.W.W.P/South, 6. A.H.S.(P-III),  
7. City Survey Office, Goregaon.

17 DEC 2007

For information please.



Sd/-  
Ex. Eng. Bldg. Proposals  
(Western Suburbs) P & K/W' Wards.

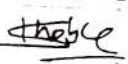
वरल - १		
२५८४	२५२८	
२०२४		

प्लॉट लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AGNPB8917E**

नाम / NAME  
**CHANDRAKANT GOPAL BAMANE**

पिता का नाम / FATHER'S NAME  
**GOPAL BHAGOJEE BAMANE**

जन्म तिथि / DATE OF BIRTH  
**01-06-1974**

हस्ताक्षर / SIGNATURE  


आयकर अधिकारी (कंप्यूटर केन्द्र)  
 Commissioner of Income-Tax (Computer Operator)

*C. G. Bamane*

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

**SANJEEV OMKAR JOSHI**

**OMKAR SHIVRAM JOSHI**

03/10/1972  
 Permanent Account Number  
**ADTPJ4425A**

Signature

*Joshi*



आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card

**AGAPY3688C**

नाम / Name  
**ANIL SURESH YADAV**

पिता का नाम / Father's Name  
**SURESH RAMBALI YADAV**

जन्म की तारीख / Date of Birth  
**12.05/1989**

हस्ताक्षर / Signature

2012017

*Yadav*

UNION OF INDIA  
 MAHARASHTRA STATE MOTOR DRIVING LICENCE

No. MH02 20090217771 DOI 23-06-1999  
 Valid Till 14-04-2029 (NT) 10-12-2025 (TR)  
 11-12-2020

FORM 7  
 RULE 19 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA

COV DOI  
 LMV-TR 23-12-2009  
 JW-CAB 23-06-1999  
 MCWG 23-12-2009

Badge 162822AR  
 DOB 15-04-1979 BG B\*

Name **ABDUL KADAR SARDAR**  
 S/O of **ABDUL JABBAR SARDAR**  
 Add **BANDONGRI ASHOK NAGAR**  
**JALIL CHAWL, ROOM NO-10**  
**MUMBAI**  
 PIN 400101

Signature & ID of Issuing Authority. MH02

Signature/Thumb Impression of Holder

वरल - १		
२५८४	२६	२८
२०२४		

*Abdul Kadar*

दस्त क्रमांक: वरल-१ /2584/2024

बाजार मूल्य: ₹. 38,30,432/-

मोबदला: ₹. 41,25,000/-

मरनेने मुद्रांक शुल्क: ₹.2,88,000/-

दु. नि. मह. दु. नि. वरल-१ यांचे कार्यालयान

पावनी:2883

पावनी दिनांक: 18/02/2024

अ. क्रं. 2584 वर दि.18-02-2024

सादर करणाऱ्याचे नाव: चंद्रकांत गोपाळ बामणे

गेळी 3:23 म.नं. वा. हजर केला.

नोंदणी फी

₹. 30000.00

दस्त हानाळणी फी

₹. 560.00

पुटांची मंख्या: 28

C. G. Bamane

एकूण: 30560.00

दस्त हजर करणाऱ्याची मही:

*(Signature)*  
 सह. दुय्यम निबंधक, बोरीवली क्र. १,  
 मुंबई उपनगर जिल्हा.

*(Signature)*  
 सह. दुय्यम निबंधक, बोरीवली क्र. १,  
 मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: मेल डीड

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत अमलेच्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये तमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 18 / 02 / 2024 03 : 23 : 46 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 18 / 02 / 2024 03 : 24 : 51 PM ची वेळ: (फी)

वरल - १		
२५८४	२७	२८
२०२४		

**प्रतिज्ञापत्र**

\* संदी संशोधन व नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीय दाखले घेतल्या आहेत. \* दस्तावेज संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व साक्षीय नोंदलेल्या कागदांमधील सर्वदला तपासली आहे. \* दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कायदेशीरक हे संपूर्णपणे जबाबदार राहतील.

*(Signature)*  
 लिहून घेणारे :  
 C. G. Bamane





18/02/2024 3 27:28 PM

दस्त क्रमांक :वरल-१ /2584/2024

दस्ताचा प्रकार :-सेल डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:चंद्रकांत गोपाळ बामणे पत्ता:प्लॉट नं: 72, माळा नं: -, इमारतीचे नाव: सोनानी सी.एच.एस.एल, ब्लॉक नं: मालवणी मालाड वेस्ट मुंबई, रोड नं: आर एस सी -2 म्हाडा लेआऊट, महाराष्ट्र, MUMBAI. पॅन नंबर:AGNPB8917E	लिहून घेणार वय :-49 स्वाक्षरी:- <i>C.G. Bamane</i>		
2	नाव:संजीव ओमकार जोशी पत्ता:प्लॉट नं: 23/ए -201, माळा नं: -, इमारतीचे नाव: अदिती अपना घर, ब्लॉक नं: युनिट न. 5 अंधेरी वेस्ट मुंबई, रोड नं: श्री स्वामी समर्थ नगर, महाराष्ट्र, MUMBAI. पॅन नंबर:ADTPJ4425A	लिहून देणार वय :-50 स्वाक्षरी:- <i>Joshi</i>		

वरिल दस्तऐवज करून देणार तथाकथीत सेल डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:18 / 02 / 2024 03 : 26 : 32 PM

वरल - १  
२५८४ २८ २८  
२०२४

ओळख:-  
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:कादर अब्दुल वय:44 पत्ता:1 अशोक नगर वाणडोंगरी कादिवली ईस्ट मुंबई पिन कोड:400101	<i>Abdul</i>		
2	नाव:अनिल यादव वय:36 पत्ता:रोयल पाल्म्स आरे मिल्क कॉलोनी गोरेगाव ईस्ट मुंबई पिन कोड:400065	<i>Anil</i>		

वरल-१/ २५८४ /२०२४  
पुस्तक क्रमांक १, क्रमांक.....वर  
नोंदला.  
दिनांक: १८/०२/२०२४

शिक्का क्र.4 ची वेळ:18 / 02 / 2024 03 : 27 : 21 PM

सह: दुब्यज गिबंधक, बोरीवली क्र. १,  
मुंबई उपनगर जिल्हा.

प्रमाणित करणेत येते, की या  
दस्तामध्ये एकूण २८ पाने आहेत.  
*Abdul*  
सह. दुब्यज गिबंधक, बोरीवली क्र.-१  
मुंबई उपनगर जिल्हा.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used for	Deface Date
1	CHANDRAKANT GOPAL BAMANE	eChallan	02300042024021606204	MH015777008202324E	288000.00	SD	0008366154202324 18/02/2024
2		DHC		0224181700630	560	RF	0224181700630D 18/02/2024
3	CHANDRAKANT GOPAL BAMANE	eChallan		MH015777008202324E	30000	RF	0008366154202324 18/02/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC:Document Handling Charges]



2584 /2024

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18/02/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 2584/2024

नोंदणी :

Regn:63m

गावाचे नाव : मरोशी

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	4125000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3830431.936
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :; इतर माहिती: शॉप नं. 319, माळा नं: दुसरा मजला, इमारतीचे नाव: ओ.आर.एम प्रिमायसेस को ऑपरेटिव्ह सोसायटी लिमिटेड, रॉयल पाल्मस, आरे मिल्क कॉलनी, गोरेगाव ईस्ट मुंबई - 400065, सोबत पोटमाळा क्षेत्र 8.92 चौ.मी.बिल्ड अप( ( C.T.S. Number : 1627A ; ) )
(5) क्षेत्रफळ	1) 26.85 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, प्रतिबादिचे नाव व पत्ता.	1): नाव:-संजीव ओमकार जोशी वय:-50; पत्ता:-प्लॉट नं: 23/ए -201, माळा नं: -, इमारतीचे नाव: अदिती अपना घर, ब्लॉक नं: युनिट न. 5 अंधेरी वेस्ट मुंबई, रोड नं: श्री स्वामी समर्थ नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-ADTPJ4425A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता	1): नाव:-चंद्रकांत गोपाळ बामणे वय:-49; पत्ता:-प्लॉट नं: 72, माळा नं: -, इमारतीचे नाव: सोनाली सी.एच.एस.एल, ब्लॉक नं: मालवणी मालाड वेस्ट मुंबई, रोड नं: आर एस सी -2 म्हाडा लेआऊट, महाराष्ट्र, MUMBAI. पिन कोड:-400095 पॅन नं:-AGNPB8917E
(9) दस्तऐवज करून दिल्याचा दिनांक	18/02/2024
(10) दस्त नोंदणी केल्याचा दिनांक	18/02/2024
(11) अनुक्रमांक, खंड व पृष्ठ	2584/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	288000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

  
 सह. दुय्यम निबंधक, बोरीवली क्र. १,  
 मुंबई उपनगर जिल्हा.

## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
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2		DHC		0224181700630	560	RF	0224181700630D	18/02/2024
3	CHANDRAKANT GOPAL BAMANE	eChallan		MH015777008202324E	30000	RF	0008366154202324	18/02/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]