

Valuation ID	202409114915		मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		11 September 2024, 05:34:50 PM
मूल्यांकनाचे वर्ष	2024	मुंबई(उपनगर)			
जिल्हा		79-कांदीवली बोरीवली			
मूल्य विभाग		रस्ता महात्मा गांधी रोड.			
उप मूल्य विभाग		सि.टी.एस. नंबर#1121			
सर्व्हे नंबर /न. भू. क्रमांक :					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
65670	140490	178400	223700	140490	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	100.14 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी आहे	मिळकतीचे वय-	0 TO 2 वर्षे	बांधकामाचा दर -	Rs. 30250/-
उद्दवाहन सुविधा-		मजला -	11th floor To 20th floor		
रस्ता सन्मुख -					
Sale Type - Resale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ					= 110% apply to rate= Rs. 154539/-
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर					$= ((\text{वार्षिक मूल्यदर} \cdot \text{खुल्या जमिनीचा दर}) \cdot \text{घसा-यानुसार टक्केवारी}) + \text{खुल्या जमिनीचा दर}$ $= ((154539 \cdot 65670) \cdot (100 / 100)) + 65670$ $= \text{Rs. 154539/-}$
A) मुख्य मिळकतीचे मूल्य					$= \text{वरील प्रमाणे मूल्य दर} \cdot \text{मिळकतीचे क्षेत्र}$ $= 154539 \cdot 100.14$ $= \text{Rs. 15475535.46/-}$
Applicable Rules					= ,10,4
एकत्रित अंतिम मूल्य					$= \text{मुख्य मिळकतीचे मूल्य} + \text{तळघराचे मूल्य} + \text{मेझनाईन मजला क्षेत्र मूल्य} + \text{लगतच्या गच्चीचे मूल्य} + \text{वरील गच्चीचे मूल्य} + \text{बंदिस्त वाहन तळाचे मूल्य} + \text{खुल्या जमिनीवरील वाहन तळाचे मूल्य} + \text{इमारती भोवतीच्या खुल्या जागेचे मूल्य} + \text{बंदिस्त बाल्कनी} + \text{मॅकेनिकल वाहनतळ}$ $= A + B + C + D + E + F + G + H + I + J$ $= 15475535.46 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ $= \text{Rs. 15475535.46/-}$

Home

Print



बरल-५		
१६९४९	९	३५
२०२४		



CHALLAN  
MTR Form Number-6



GRN	MH007773833202425M	BARCODE			Date	04/09/2024-11:18:23	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5			Full Name	HIREN LAXMICHAND NAGDA			
Location	MUMBAI			Flat/Block No.	Flat No. 1401, GRISHMA HEIGHTS			
Year	2024-2025 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	M. G. Road			
0030045501	Stamp Duty	1020000.00		Area/Locality	Kandivali (West), Mumbai			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4 0 0 0 6 7			
				Remarks (If Any)	SecondPartyName=RITESH ASHOK DOSHI-			
				Amount In	Ten Lakh Fifty Thousand Rupees Only			
Total			10,50,000.00	Words				
Payment Details				FOR USE IN RECEIVING BANK				
PUNJAB NATIONAL BANK				Bank CN	Ref. No.	03006172024090400263	040924M1088675	
Cheque/DD Details				Bank Date	RBI Date	04/09/2024-16:27:43	05/09/2024	
Name of Bank				PUNJAB NATIONAL BANK				
Name of Branch				Scroll No. , Date	1 , 05/09/2024			

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9223406113

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS  
DIRECTORATE OF ACCOUNTS  
AND TREASURY, MUMBAI 02  
Date: 2024.09.05 19:41:39 IST  
Reason: GIGAS Secure Document  
Location: India

बरल-५		
१६१८९	३	३५
२०२४		



घरल-५		
१६१४१	९	३५
२०२४		

## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 12<sup>th</sup> day of September, 2024 BETWEEN

- 1) MR. RITESH ASHOK DOSHI, aged 45 years,
- 2) MR. KALPESH ASHOK DOSHI, aged 43 years,

both adults, Indian Inhabitants of Mumbai, at presently Owners of Flat No. 1401 on 14<sup>th</sup> Floor in "GRISHIMA HEIGHTS" situated at M. G. Road, Kandivali (West), Mumbai - 400067., hereinafter called "THE VENDORS" (which expression shall unless it be repugnant to context or the meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) of the ONE PART AND

- 1) MRS. KAJAL HIREN NAGDA, aged 38 years,
- 2) MR. HIREN LAXMICHAND NAGDA, aged 40 years

both adults, Indian Inhabitants, residing at Flat No. A-9/202 on Second Floor in "ANAND SARITA" Building situated at Sector 7, Shanti Nagar, Opp. Swami Narayan Mandir, Mira Road (East), Dist. Thane - 401107., hereinafter called "THE PURCHASERS" (which expression shall unless it be repugnant to context or the meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART.

*Khajda*  
*Hiren*



*[Handwritten signature]*

*[Handwritten signature]*

WHEREAS THE VENDORS HEREBY EXPRESSLY REPRESENT AND  
DECLARE TO THE PURCHASERS AS FOLLOWS:

a) By Virtue of an Agreement for Sale dated 02<sup>nd</sup> day of August, 2014, duly registered with the sub-registrar of Assurance No. 3 at Borivali, MSD, under Document Registration No. BRL-3/5424/2014 Dated 09<sup>th</sup> day of October, 2014, made and entered into at Mumbai between M/s. Right Channel Constructions Private Limited, a Company incorporated under the provisions of Companies Act, 1956 having its Registered Office at 101, Kailash Ram Krispa CHS Ltd., Plot No. - 6, Kailashpuri Road, Upper Govind Nagar, Malad (East), Mumbai - 400097., formerly known as Right Channel Constructions, a Partnership firm, therein called and referred to as "The Developers / Promoters" of the One Part; and Mr. Ritesh Ashok Doshi and Mr. Kalpesh Ashok Doshi (The Vendors herein), therein called and referred to as "The Purchaser/s" of the Other Part; The Vendors herein has purchased and acquired residential Flat on Ownership basis i.e. Flat No. 1401, admeasuring 898 sq. ft. (i.e. 83.43 sq. mtrs.) Carpet area on 14<sup>th</sup> Floor in "GRISHMA HEIGHTS" situated at M. G. Road, Kandivali (West), Mumbai - 400067., and upon the terms and conditions therein contained paid the full consideration thereof & taken vacant and peaceful possession of the said flat and has been in exclusive use, occupation and possession of the said Flat;

b) The Vendors herein specifically represents as under:

i) The Vendors are legally entitled to the said Flat together with benefits attached to it and that neither the Vendors herein either personally or through any of their agent/s or constituted attorney have or had at any time heretofore either created or agreed to create any third party rights or right, title, interests or claim whatsoever in respect of the said Flat.

ii) That the title of the Vendors in respect of the said Flat is absolutely clear and marketable, free from all encumbrances and reasonable doubts including free from any third party adverse deal, arrangements, understanding, agreement, agreement for sale, transfer or assignment, conveyance, release, relinquishment, surrender, gift, exchange, lease,

बरल-५		
१६९८९	१०	३५
२०२४		

*(K) Nagda  
Himani*

*[Faint signature and stamp]*



AND WHEREAS the Vendors have informed the said Builders/Developer under the Bye-law to transfer the rights and interest in the capital/property of the Building and obtained the necessary permission from the said Builder/Developer to sell, transfer and assign the said Flat to the Purchasers, copy of which is enclosed herewith.

AND WHEREAS now the parties are desirous of executing this regular Agreement in respect of the said Flat in the said building on the said property with the said shares and said benefits and accordingly the parties have hereby mutually agreed upon certain terms, conditions, stipulations & covenants in that behalf as hereinafter appearing:

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. The Vendors hereby declare and confirm that what is recited hereinabove in respect of the said Flat shall be treated as representations and irrevocable declarations on their part as if the same are reproduced herein in verbatim and form part of this clause. The Vendors hereby confirm that the Purchasers have agreed to purchase the said flat relying upon the correctness of the declarations and representations made by the Vendors in these presents.
2. The Vendors shall sell, transfer, assign and assure and the Purchasers shall purchase and acquire the said Flat viz. Flat No. 1401 on 14<sup>th</sup> Floor in "GRISHMA HEIGHTS" situated at M. G. Road, Kandivali (West), Mumbai - 400067., together with all rights, title, interest, benefits etc. for the price of Rs.1,70,00,000/- (Rupees One Crore Seventy Lakhs Only) being Full & Final consideration amount to be paid by the Purchasers to the Vendors in the following manner (1<sup>st</sup> Transferee Mrs. Kajal Hiren Nagda shall pay 35% and 2<sup>nd</sup> Transferee Mr. Hiren Laxmichand Nagda shall pay 65% of total consideration amount):
  - a. Rs. 80,00,000/- (Rupees Eighty Lakhs Only) being the Part Consideration amount paid by the Purchasers to the Vendors on or before the execution of this agreement, the receipt whereof the Vendors do hereby admit, acknowledge and confirm at the foot of this agreement.

- b. That the Purchasers shall deposit TDS @ 1% i.e. Rs.1,70,000/- (Rupees One Lakh Seventy Thousand Only) of the Total consideration i.e. Rs.1,70,00,000/- (Rupees One Crore Seventy Lakhs Only) U/s 194-1A of the Income Tax Act, 1961 to the Income Tax Department (Govt. Of India) on

बरल-4		
१२९०९	१२	३५
२०२४		

*Hiren Nagda*



*[Handwritten signature]*

before full and final consideration (as mentioned in Para No. 2 (c)) herein below) and the T.D.S. Certificate / Challan would be given to the Vendors. This payment will be part of the total consideration of this Agreement.

- c. **Rs. 88,30,000/- (Rupees Eighty Eight Lakhs Thirty Thousand Only)** being the **Balance Consideration** amount to be paid by the Purchasers to the Vendors by way of Cheque / Pay order / RTGS / NEFT or by availing fully / partly loan from any financial institution / Bank on or before **45 days from the date of Registration** (subject to obtaining society/Builders/Developers NOC as per standard format of bank / financial institution for obtaining loan and the Vendors shall undertake and cooperate to obtain any other required papers related to the Flat as per the requirement of the bank / financial institution and also agreed and undertake to sign and execute necessary deeds or documents in respect thereof).

In performing their part of the contract both the parties shall be entitled to specific performance of this Agreement together with right to claim costs, charges and expenses and losses from the other.

- 3. It has been expressly agreed by the parties herein, that the time should be essence of the Contract, as far as ( i ) the payment of above given balance consideration and ( ii ) for handing over vacant and peaceful possession of the said Flat to the Purchasers with clear and marketable title free from all encumbrances.
- 4. It is agreed that the Purchasers herein shall be entitled to receive peaceful vacant possession of the said Flat and all other title deeds from the Vendors on the day of the payment of the balance consideration amount stated in clause 2 (c) hereinabove.
- 5. If any party fail to complete the contract as per this agreement and the other partyis/are willing to fulfil his/her/their part of the agreement then both the parties shall abide by the terms herein and shall be bound .to complete the contract on his/her/their part.

@nagda  
Hiren



*[Handwritten signature]* K

बरल-५		
१२१४९	९३	३५
२०२४		

SCHEDULE OF THE PROPERTY ABOVENAMED

All that Flat No. 1401 on 14<sup>th</sup> Floor in "GRISHMA HEIGHTS" situate and lying on the land situate in Greater Mumbai in the registration District and Sub-District of Mumbai City and Mumbai Suburban bearing C.T.S. No. 1121, 1121/1 to 12 of Village Kandivali, Taluka Borivali

And further details of which are as under:

Address of Flat	Flat No. 1401 on 14 <sup>th</sup> Floor in "GRISHMA HEIGHTS" situated at M. G. Road, Kandivali (West), Mumbai - 400067.
Area of Flat	898 sq. ft. (i.e. 83.43 sq. mtrs.) Carpet area
Year of Completion	2023 (as per O.C.)

Knagda  
Hiren



बोरल-५		
१६१४१	१७	३५
२०२४		

K



**BRIHANMUMBAI MUNICIPAL CORPORATION**  
**ANNEXURE 20 & 22**

**OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND FULL OCCUPATION UNDER REG. 11(7) /11(8) OF DCPR 2034**

[CHE/A-4806/BP(WS)/AR/OCC/1/New of 15 March 2023]

To,  
Shri Devendra H. Pandey Of M/s. Right Channel Construction  
007, Gr. Floor, Shankar Dham, Sundaram Complex, off Four Bunglow, Andheri West, Mumbai - 400 053..

Dear Applicant,

The Full development work of Resi+comm building comprising of Part 1st floor for shops & 17th to 18th + 19th Part upper floors in continuation with earlier Part OCC/BCC for Part Ground floor + Part Stilt for car parking + Part 1st podium floor for car parking + 2nd podium floor for car parking (including Society Office) + 3rd podium floor for car parking (including Fitness Centre) + 1st to 16th upper floors, on plot bearing CTS No. 1121, 1121/1 to 12 of village KANDIVALI R/S at M.G. Road, Near R/S Ward office. Is completed under the supervision of Shri. SANJAY SHARAD NEVE , Architect , Lic. No. CA/84/8433 , Shri. Kallash Gumanram Anwala , Structural Engineer, Lic. No. STR/A/39 and Shri. J V Udani , Site supervisor, Lic.No. U/14/SS/1 and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/A-4806/BP(WS)/AR-CFQ/1/New dated 04 March 2020 . The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

**Copy To :**

1. Asstt. Commissioner, R/S Ward
  2. A.A. & C. , R/S Ward
  3. EE (V), Western Suburb II
  4. M.I. , R/S Ward
  5. A.E.W.W. , R/S Ward
  6. Architect, SANJAY SHARAD NEVE, 302, Oomkareshwar, Link Road, Opp. Mc Donalds, Above Mondo Fine Dine, Kandarpada, Dahisar West
- For information please

बरेल-५		
१६९६९	२५	३५
२०२४		

Digitally signed by HANUMANT SADASHIVRAO BURE  
Date: 15 Mar 2023 15:30:19  
Organization :Brihanmumbai Municipal Corporation  
Designation :Executive Engineer



Yours faithfully  
Executive Engineer (Building Proposal)  
Brihanmumbai Municipal Corporation  
R/S Ward

CHE/A-4806/BP  
(WS)/AR/OCC/1/New

Page 1 of 1 On 15-Mar-2023





12/09/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 5

दस्त क्रमांक : 16141/2024

नोदणी :

Regn.63m

गावाचे नाव : कांदिवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	17000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15475535.46
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1401, माळा नं: चौदावा मजला, इमारतीचे नाव: ग्रीष्मा हाईट्स, ब्लॉक नं: कांदिवली पश्चिम, मुंबई-400067, रोड : एम.जी. रोड PUI: RS0309380200089 (( C.T.S. Number : 1121, 1121/1 to 12 ; ))
(5) क्षेत्रफळ	1) 100.14 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:-रीतेश अशोक दोशी वय:-45; पत्ता:-प्लॉट नं: सदनिका नं. 1401, माळा नं: चौदावा मजला, इमारतीचे नाव: ग्रीष्मा हाईट्स, ब्लॉक नं: कांदिवली पश्चिम, मुंबई, रोड नं: एम.जी. रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AHCPD8019K 2): नाव:-कल्पेश अशोक दोशी वय:-43; पत्ता:-प्लॉट नं: सदनिका नं. 1401, माळा नं: चौदावा मजला, इमारतीचे नाव: ग्रीष्मा हाईट्स, ब्लॉक नं: कांदिवली पश्चिम, मुंबई, रोड नं: एम.जी. रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AGWPD3642B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-काजल हीरेन नागडा वय:-38; पत्ता:-प्लॉट नं: सदनिका नं. ए-9/202, माळा नं: दुसरा मजला, इमारतीचे नाव: आनंद सरिता बिल्डिंग, ब्लॉक नं: मीरा रोड पूर्व, ठाणे, रोड नं: सेक्टर 7, शांती नगर, स्वामी नारायण मंदिरचा समोर, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-ASFPG4752J 2): नाव:-हीरेन लक्ष्मीचंद नागडा वय:-40; पत्ता:-प्लॉट नं: सदनिका नं. ए-9/202, माळा नं: दुसरा मजला, इमारतीचे नाव: आनंद सरिता बिल्डिंग, ब्लॉक नं: मीरा रोड पूर्व, ठाणे, रोड नं: सेक्टर 7, शांती नगर, स्वामी नारायण मंदिरचा समोर, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-ADGPN8183Q
(9) दस्तऐवज करून दिल्याचा दिनांक	12/09/2024
(10) दस्त नोंदणी केल्याचा दिनांक	12/09/2024
(11) अनुक्रमांक, खंड व पृष्ठ	16141/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1020000
(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.

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 12/09/2024 ) to Municipal Corporation of Greater Mumbai. need to spend your valuable time and energy to submit this documents in person.



दस्ता सोबत दिलेली प्रत

*[Signature]*  
सह दुय्यम निबंधक बोरीवली क्र. ५,  
मुंबई उपनगर जिल्हा.