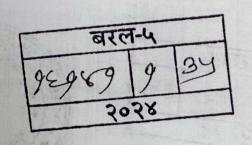
Valuation ID	20240911	मूल्यांकन पत्र	क ( शहरी क्षेत्र - बांधीव )				
मूल्यांकनाचे वर्ष	20240911	1915	( राहरा क्रिंग वाम वाधाव)				
जिल्हा	2024			11 S	eptember 2024,05:34:50 Pt		
मूल्य विभाग	मुंबई(उपनगर)						
उप मूल्य विभाग	79-कांदीवली बोर रस्ताः महात्मा गांध	वली					
सर्वे नंबर नि. भू क्रमांक		। राउ.					
वार्षिक मूल्य दर तक्त्यानुस खुली जमीन	र मल्पटर क	121					
65670	वासा सदनिका	कार्यालय					
बांधीव क्षेत्राची माहिती	40490	178400	दुकाने 223700	औद्योगीक	मोजमापनाचे एकक		
			223700	140490	चौरस मीटर		
बांधकाम क्षेत्र(Built Up)-	करण गाटर ।मा	मिळकतीचा वापर- मिळकतीचे वय- मजला -	0 0		र- बांधीव		
बांधकामाचे वर्गीकरण-			निवासी सदनिका	मिळकतीचा प्रकार-			
उद्ववाहन सुविधा-	आहे		0 TO 2 वर्षे	बांधकामाचा दर -	Rs.30250/-		
रस्ता सन्मुख.			11th floor To 20th floor		103.302301		
Sale Type - Resale		Firet Sala Day					
Sale/Resale of built up Pro	perty constructed afte	First Sale Date - 09/10	0/2014				
		= 110% apply to rate= F					
घसा-यानुसार मिळकतीचा	प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर	- खुल्या जमिनीचा दर ) * घसा या	नुसार टक्केवारी )+ खुल्या जमिनी			
		= ( ( (154539-65	670) * (100 / 100 ) )+65670	उत्तर टक्कवारा )+ खुल्या जामन	चा दर)		
		= Rs.154539/-	(10071007)103670	')			
<ol> <li>मुख्य मिळकतीचे मूल्य</li> </ol>			0 000				
		= वरील प्रमाणे मूल्य दर *	मिळकतीचे क्षेत्र				
		= 154539 * 100.14					
		= Rs.15475535.46/-					
Applicable Rules	= ,10,4						
Applicable Rules एकत्रित अंतिम मूल्य	= ,10,4	मूल्य +तळघराचे मूल्य + मेझॅनाई जमिनीवरील वाहन तळाचे पटन	न मजला क्षेत्र मूल्य + लगतच्या गुर्ची	चे मूल्य - वरील गच्चीचे मल्य - बंटि	स्त ताह्य		
STREET,	= ,10,4 = मुख्य मिळकतीचे : तळाचे मूल्य + खुल्या	मूल्य -तळघराचे मूल्य - मेझॅनाई जिमनीवरील वाहन तळाचे मूल्य D + E + F + G + H + I +	न मजला क्षेत्र मूल्य - लगतच्या गर्च्या - इमारती भोवतीच्या खुल्या जागेचे	चे मूल्य + वरील गच्चीचे मूल्य + बंदि मूल्य + बंदिस्त बाल्कनी + मॅकेनिकर	स्त वाहन त वाहनतळ		
STREET,	= ,10,4 = मुख्य मिळकतीचे तळाचे मूल्य + खुल्या = A + B + C + I	मूल्य - तळघराचे मूल्य - मेझॅनाई जिमनीवरील वाहन तळाचे मूल्य D + E + F + G + H + I + , + O + O + O + O + O + O + O +		चे मूल्य + वरील गच्चीचे मूल्य + बंदि मूल्य + बंदिस्त बाल्कनी + मॅकेनिका	स्त वाहन त वाहनतळ		

Home Print







#### CHALLAN MTR Form Number-6



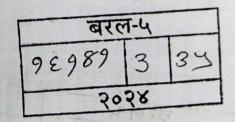
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epartment Inspector General Of Re					te 04/09/2024-11:	18:23	For	m ID	25	5.2	
Stamp Duty					Payer Deta	iils					
ype of Payment Registration Fee			TAX ID / TAN (If Any)								
			PAN No.(If	Applicable)							
Office Name BRL5_JT SUB REGISTI	RAR BORIVALI 5		Full Name		HIREN LAXMICH	ANDA	MAGI	24			_
ocation MUMBAI	*						W.O.	<i>"</i>			
Year 2024-2025 One Time			Flat/Block	No.	Flat No. 1401, GR	ISHM.	A HE	IGHT	s		
Account Head Details Amount In F			Premises/Building								
0030045501 Stamp Duty 102000		1020000.00	Road/Stree	et	M. G. Road						
0030063301 Registration Fee		30000.00	Area/Locality		Kandivali (West), Mumbai						
			Town/City/	District							
			PIN			4	0	0	0	6	7
			Remarks (I	f Any)							
			SecondPar	lyName=RI	TESH ASHOK DOS	ні~					
			- Water								
			Amount In	Ten Lakh	Fifly Thousand Rup	pees (	Only				
Total		10,50,000.00	Words	4,	.d. "						
Payment Details PUNJAE	NATIONAL BANK	<		FC	R USE IN RECEIVE	ING B	ANK				
Cheque-DD	Details	*	Bank CIN	Ref. No.	030061720240904	40026	3 04	09241	V1088	8675	
Cheque/DD No.	· ·		Bank Date	RBI Date	04/09/2024-16:27	:43	05.	/09/20	)24		
Name of Bank		y Jane	Bank-Branc	h, **	PUNJAB NATION	AL BA	INK			-	
Name of Branch		West !	Scroll No. ,	Date	1,05/09/2024						
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Department ID : Mobile No. : 9223406113 NOTE:-This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चलन केवळ दुख्यम निवधक कार्यानसात नोदणी करावसान्या दस्तासाठी लागु आहे. नोदणी न करावसान्या दस्तासाठी सदर चलन लागु नार्वा.

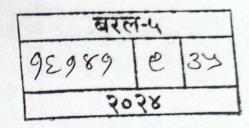
Signature Not Verified

Digitally signed by DS DIRECTORATE OF CCOUNTS AND TREASURITE MUMBAI 02 Date 2024.09 +8-19.41.39 IST Reason: GRAS Secure Document Location India



Page 1/1
Cole RLG/S/RAP BOWN ALL-5

Print Date 10-09-2024 07:41:38



### AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 12 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 "GRISHMA 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.



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

a) By Virtue of an Agreement for Sale dated 02ndday of August, 2014, duly registered with the sub-registrar of Assurance No. 3 at Borivali, MSD, under Document Registration No. BRL-3/5424/2014Dated09th 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 14th 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,

doubts including free from any third party adverse deal, arrangements, understanding, agreement, agreement for sale, transfer or assignment, 9E989 96 3 conveyance, release, relinquishment, surrender, gift, exchange, leave 2028

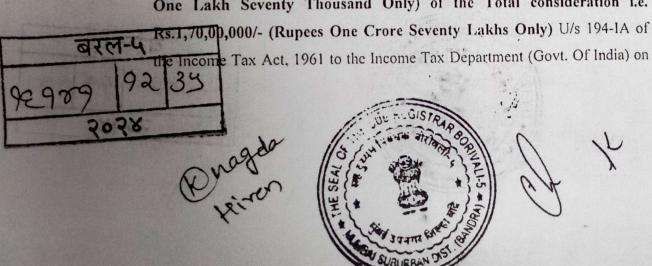
Rhagda

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 14th 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 (1st Transferee Mrs. Kajal Hiren Nagda shall pay 35% and 2nd 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.

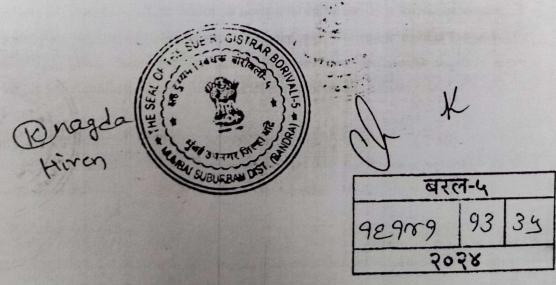


before full and final consideration (as mentioned in Para No. 2 (c)) herein below) and the T.D.S. Certificate / Challan would be given to the Vendors. This payment will be part of the total consideration of this Agreement.

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.



#### SCHEDULE OF THE PROPERTY ABOVENAMED

All that Flat No. 1401 on 14<sup>th</sup>Floorin "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 14th Floor in "GRISHMA
	HEIGHTS" situated at M. G. Road, Kandivali
part lan	(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.)
3	

Onagda Wiron



<u>बरल-५</u> 98989 90 37 २०२४

of x



## 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. Kailash 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-CFO/1/New dated 04 March 2020. The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

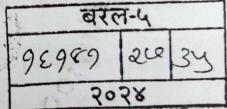
#### Copy To:

- 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





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



Yours faithfully Executive Engineer (Building Proposal) Brihanmumbai Municipal Corporation

R/S Ward

Page 1 of 1 On 15-Mar-2023

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



12/09/2024

सची क्र.2

दुय्यम निबंधक: सह दु.नि. बोरीवली 5

दस्त क्रमांक : 16141/2024

नोदंणी: Regn:63m

गावाचे नाव: कांदिवली

(1)विलेखाचा प्रकार

करारनामा

(2)मोबदला

17000000

(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते

15475535.46

नमुद करावे)

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 1401, माळा नं: चौदावा मजला, इमारतीचे नाव: ग्रीष्मा हाईट्स, ब्लॉक नं: कांदियली 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 करुन देणा-या/लिहन 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 करुन 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: सदिनका 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: सदिनका 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 करुन 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 नींदणी शुल्क

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

30000

(14)शेरा

सत्यमंब जयते

NTY RUPEES

ह आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Conversition of any Classific pressure annexed to it.

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

Integrated Governance enabling You to Do Business Easily ary to update Relevant records of Property/ Property tax after registration of document. n have been forwarded by Email (dated 12/09/2024) toMunicipal Corporation of Greater Mumbal.

need to spend your valuable time and energy to submit this documents in person.

दस्ता सोबत दिलेली प्रत