

② Suresh Kumar Mahant Lal Jain.
Shankarshukla, Palap (open)

Receipt (part)

508/20087

पावती

Original/Duplicate

Wednesday November 22 2023

संख्या ७ २९८

12:31 PM

Page 39/41

संख्या क्र.: 21572 दिनांक: 22/11/2023

मावाचे नाव: गिरगाव

दस्तावेजाचा अनुक्रमांक: ववई4-20087-2023

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: सुरेशकुमार मोहनलाल जैन

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 960.00

पृष्ठांची संख्या: 48

एकूण:

₹. 30960.00

आगणाम मुक्त दस्त, शंभनेय प्रिंट, सूची-७ अंदाजे

12:50 PM ह्या वेळी मिळेल.

सह. दुय्यम निबंधक वर्ग-४
मुंबई शहर क्र. ४

वाटपत मुल्य: ₹. 7796245.814

मावदना ₹. 7100000/-

नगरीय मंडळ शुल्क: ₹. 468000/-

DELIVERED

1) दस्तावेजाचा प्रकार: DHC क्रम: ₹. 960/-

ईडी/धनादेश/पि ऑर्डर क्रमांक: 1123229403735 दिनांक: 22/11/2023

विक्रेते नाव व पत्ता:

2) दस्तावेजाचा प्रकार: eChallan क्रम: ₹. 30000/-

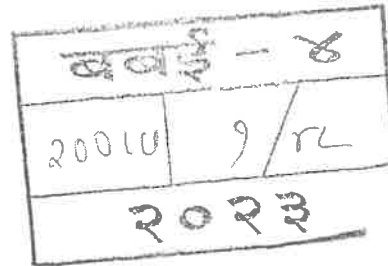
ईडी/धनादेश/पि ऑर्डर क्रमांक: MH011261147202324E दिनांक: 22/11/2023

विक्रेते नाव व पत्ता:

DELIVERED


मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202309211339			21 September 2023, 11:06:32 AM	
मूल्यांकनाचे वर्ष	2023				
बिल्डर	मुंबई (मि)				
मूल्य विभाग	6-गिरगांव डिस्ट्रिक्ट				
उप मूल्य विभाग	भूभाग : पश्चिमेस बाँकरोट्टे मार्ग, दक्षिणेस बी. जयकर मार्ग, उत्तरेस शरदार पटेल मार्ग व पुर्वेस अदोतार दाबी स्ट्रीट व नावा माघव लेव				
धर्मे नंबर /न. भू. क्रमांक :	हि.टी.एच. नंबर/660				
धार्मिक मूल्य दर नकाशातुसार मूल्यदर क.					
शुद्धी धर्म	निधारी घटक	कार्यालय	दुकाने	औद्योगिक	पंजयापनाचे एकक
99250	200710	256800	326100	200710	चीस घोर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	26.49 बीस चौ.मीटर	मिळकतीचा धार-	पिकाची मळीक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे धार-	6 मं	बांधकामाचा दर -	Rs. 30250/-
उप मूल्य विभाग-	आहे	मरसा -	i 1th floor To 20th floor		
स्ता सभुख -					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मरसा निलय घट/वाढ = 110% apply to rate= Rs.220781/-					
धना-मातुसार मिळकतीचा प्रति बी. मीटर मूल्यदर = ((धार्मिक मूल्यदर - शुद्धी घट/वाढ दर) * धना-मातुसार टक्केवारी) + शुद्धी घट/वाढ दर)					
= (((220781-99250) * (94 / 100.)) + 99250)					
= Rs.213489/-					
A) शुद्ध मिळकतीचे मूल्य	= घटित प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 213489 * 26.49				
	= Rs.5655323.61/-				
D) शुद्धी घट/वाढ/वाढीत वाढणु तगाचे क्षेत्र	13.94 बीस चौ.मीटर				
शुद्धी घट/वाढ/वाढीत वाढणु तगाचे मूल्य	= 13.94 * (99250*40/100)				
	= Rs.553418/-				
F) लागूच्या गळीचे क्षेत्र	18.59 बीस चौ.मीटर				
लागूच्या गळीचे मूल्य	= 18.59 * (213489 * 40/100)				
	= Rs.1587504.204/-				
Applicable Rules	= ,10,4,16,15				
एकत्रित अंतिम मूल्य	= A + B + C + D + E + F + G + H + I + J				
	= 5655323.61 + 0 + 0 + 553418 + 0 + 1587504.204 + 0 + 0 + 0 + 0				
	=Rs.7796245.814/-				

Home Print



CHALLAN
MTR Form Number-6



GRN	22/11/2023-117202324E	BARCODE			Date	22/11/2023-11:26:49	Form ID	35.2	
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 BOM4_JT SUB REGISTRAR MUMBAI 4				Full Name	SURESHKUMAR MOHANLAL JAIN				
Location MUMBAI									
Year 2023-2024 One Time				Flat/Block No.	FLAT NO 1902, 19TH FLOOR SHANKEHWAR				
Account Head Details			Amount In Rs.	Premises/Building					
0030045001	Stamp Duty		468000.00	Road/Street	V P ROAD, GIRGAUM				
0030063301	Registration Fee		30000.00	Area/Locality	MUMBAI				
				Town/City/District					
				PIN	4 0 0 0 0 4				
				Remarks (If Any)	SecondPartyName=MESSERS VERSATILE				
									
498000.00				Amount In	Four Lakh Ninety Eight Thousand Rupees Only				
Total				4,98,000.00	Words				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No.	69103332023112210977	734601495		
Cheque/DD No.				Bank Date	RBI Date	22/11/2023-11:30:04	Not Verified with RBI		
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department of Registration & Stamps, Mumbai City
 This document is to be submitted in Sub-Registrar office only
 नगरपालिका, मुंबई, महाराष्ट्र, भारत

Mobile No: 0000000000
 20016 2/12
 2023

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	RS-508-20087	0005896118202324	22/11/2023-12:31:02	IGR549	30000.00
2	RS-508-20087	0005896118202324	22/11/2023-12:31:02	IGR549	468000.00
Total Defacement Amount					4,98,000.00

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CHALLAN
MTR Form Number-6



GRN	MH011261147202324E	BARCODE	[Barcode]		Date	22/11/2023-11:26:49	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	BOM4_JT SUB REGISTRAR MUMBAI 4		Full Name		SURESHKUMAR MOHANLAL JAIN				
Location	MUMBAI		Flat/Block No.		FLAT NO 1902, 19TH FLOOR, SHANKEHWAR				
Year	2023-2024 One Time		Premises/Building						
Account Head Details		Amount In Rs.		Road/Street		PIN		4 0 0 0 0 4	
0030045501 Stamp Duty		468000.00		Road/Street		V P ROAD, GIRGAUM			
0030063301 Registration Fee		30000.00		Area/Locality		MUMBAI			
				Town/City/District					
				PIN					
				Remarks (If Any)		SecondPartyName=MESSERS VERSATILE REALTORS-			
				Amount In		Four Lakh Ninety Eight Thousand Rupees Only			
				Total		98,000.00			
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN		Ref. No.		69103332023112210977		734601495	
Cheque/DD No.		Bank Date		RBI Date		22/11/2023-11:30:04		Not Verified with RBI	
Name of Bank		Bank-Branch		IDBI BANK					
Name of Branch		Scroll No. , Date		Not Verified with Scroll					



Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
संदर्भ चलान केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी संदर्भ चलान लागू नाही.

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Document Handling Charges

Receipt of Document Handling Charges

PRN 1123229403735 Receipt Date 22/11/2023

Received from Document Handling Charges, Mobile number 0000000000, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered on Document No. 20087 dated 22/11/2023 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.

960

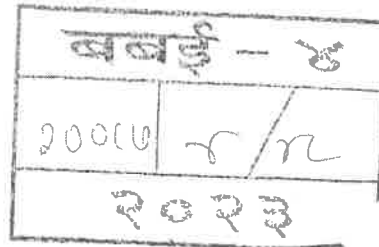
Payment Details

Bank Name PUNB Payment Date 22/11/2023

Bank CIN 10004152023112203554 REF No. 481075734

Deface No 1123229403735D Deface Date 22/11/2023

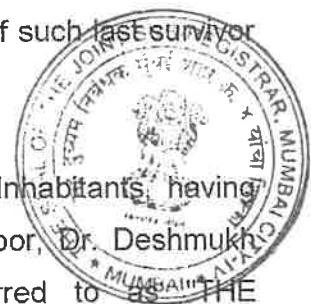
This is computer generated receipt, hence no signature is required.



AGREEMENT FOR SALE

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THIS AGREEMENT made at Mumbai this day of 22nd November in the Christian Year Two Thousand Twenty Three BETWEEN M/S. VERSATILE REALTORS a firm registered under the Indian Partnership Act 1932 , having its registered office at 09, Blue Moon Chambers, Ground Floor, 25, N. M. Road, Fort, Mumbai 400 023, hereinafter referred to as " THE DEVELOPERS" " Which expression shall be repugnant to the context or meaning unless thereof be deemed to mean and include the partners for the time being and from time to time constituting the said firm, the survivor or survivors of them and the heirs, and administrators of such last survivor and executors its assigns) of the ONE PART;



Shri Sureshkumar Mohanlal Jain of Mumbai Indian Inhabitants, having their address at Flat No.1302, Ganesh Krupa, 13th Floor, Dr. Deshmukh Lane V.P. Road, Girgaon Mumbai-400 004 referred to as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in the case of Company its successors, in the case of Partnership the Partners from time to time constituting the said firm, their survivors at the heirs, executors, administrators of the last surviving partner and in the case of individuals his/her/their respective heirs, executors, administrators and permitted assigns) of the OTHER PART :

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WHEREAS:

By an Indenture dated 21st September 2007, registered with the Sub-Registrar of Assurances at Mumbai under Serial No 2001/1 /2007, and made between [1] SHRI. PRAFUL DWARKADAS VAKHARIA [2] SMT. MANJARI ARVIND GORDOHANDAS and [3] SHRI.BHARAT BACHUBHAI MERCHANT, as the Vendors therein, being the then present Trustees of

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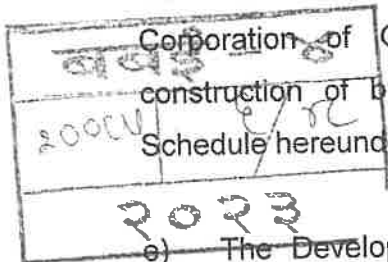
"The Harjivan Vassonji Charitable Trust" and Shri Ratilal Shivalal Rathod and Others as the Confirming Parties therein, and M/S VERSATILE REALTORS, as the Purchasers therein, the said Vendors in their capacity as Trustees did thereby sell transfer convey unto the Purchasers therein, being the Developers herein, the property situate at 126 V.P. Road, corner of V.P. Road & Wilson Street, C.P. Tank, Near Sikka Nagar, Mumbai-400 004 bearing C. S. No.660 of Girgaon Division, containing by admeasurement 520.91 sq. mtrs. or 623 sq. yds. Or thereabouts together with structure known as "Maniar Building" thereon more particularly described in the First Schedule thereunder written which corresponds with The First Schedule hereunder written and is hereinafter referred to as the said property.

b) In the premises aforesaid the Developers have become seized and possessed of or otherwise well and sufficiently entitled to the property, more particularly described in the First Schedule hereunder written.

c) The building in the said property known as "Maniar building" being in the exclusive use and occupation of various Tenants, the Developers herein have arrived at arrangement with the said Tenants who have granted their consent to the redevelopment of the said property as required by MHADA in terms of Development Control Regulation 33 (7);

The Developers have constructed on the said property multi-storeyed building/s and accordingly having obtained the N.O.C. from the MHADA have submitted the layout plans and Building Plans to the Municipal Corporation of Greater Mumbai for sanction for development by construction of building/s in the said property described in the First Schedule hereunder written;

e) The Developers have appointed an Architect registered with the Council of Architects and have also appointed Structural Engineer for the



Preparation of the structural design and drawings of the buildings constructed on the said property:

f) Pursuant to the said Application by the Developers for development of the said property described in the First Schedule hereunder written, the Municipal Corporation of Greater Mumbai has approved the plans, specifications, elevations, sections and details of the said building constructed on the said property in terms of the said sanctioned plans and has issued its I.O.D. and Commencement Certificate;

g) The Developers pursuant to the I.O.D. and Commencement Certificate issued by the Municipal Corporation of Greater Mumbai have commenced and completed construction of a building on the said property known as "SHANKHESHWAR" in accordance with the said sanctioned plans and building permissions;

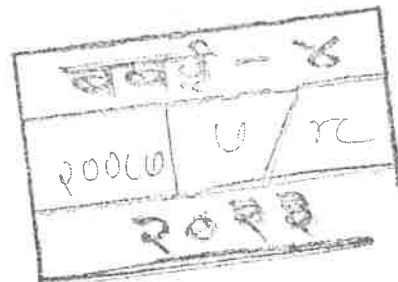
h) The Purchaser have agreed to Purchase the said Flat with open terrace and one car Parking Space free of cost in the Building "SHANKHESHWAR" on the said property described in the First Schedule hereunder written;

i) Accordingly, the Developers herein have agreed to sell the said Flat bearing No.1902 on the 19th floor admeasuring about 285 sq. ft.(carpet area) with one car parking space No.4 and terrace admeasuring about 200 sq. ft. attached to the said flat (herein after collectively referred to as " the said flat") in the building "SHANKHESHWAR" standing on the said property described in the First Schedule hereunder written for the total consideration of Rs.71,00,000/-(Rupees Seventy One Lacs Only) .



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(j) A copy of the Certificate of title issued by M/s Kishore Thakordas & Co, Advocates & Solicitors, in respect of the property described in the First Schedule hereunder written is annexed hereto and marked **Annexure "A"**. The Purchaser further confirms that the copy of the Title Certificate annexed hereto is the True Copy of the Original Certificate inspected by Purchaser. The Purchaser accepts the said Title Certificate and agrees not to raise any further or other requisitions or objections to the title of the said Developers to the said property. A copy of the Property Register Card in respect of the said property described in the **First Schedule** hereunder written showing the names of the Developers as the holders of the said Property is annexed as **Annexure "B"** hereto;

(k) In view of the Purchasers agreed to purchase the said flat and the Developers herein have agreed to sell and enter into this Agreement being the said Flat No.1902 on the 19th floor, of "SHANKHESHWAR" at the price and on the terms and conditions hereinafter contained;

(l) Prior to the execution of these presents the Purchasers have paid to the Developers herein at the request of the developer in the following manner ,a sum of Rs.71,00,000/- only being the full and final consideration (the payment and receipt whereof the Developers doth hereby admit acknowledge and forever discharges the Purchaser of from the same) towards the sale price of the Flat agreed to be sold to the Purchasers and the Purchasers have agreed to pay to the Developers and/or at the request of the Developer the total Sale price in the manner hereinafter appearing;

(m) Under Section 4 of the Maharashtra Ownership Flat Act, 1963, the Developers are required to execute a Written Agreement for sale of the said Flat to the Purchasers, being in fact these presents and also to register the said Agreement under the Registration Act.



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NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

1. The Purchasers hereby agree to purchase from the Developers and the Developers hereby agree to sell to the Purchasers, one Flat bearing No.1902 on the 19th floor admeasuring about 285 sq. ft. with one car parking space No. 4 and terrace admeasuring about 200 sq. ft. adjoining to the said flat and marked in green colour on the plan annexed herewith in the said building SHANKHESHWAR constructed in the said property more particularly described in the First Schedule hereunder written and marked as **Annexure "C"**, and hereinafter referred to as "the said premises" for price of aggregate Rs.71,00,000/-(Rupees Seventy One Lacs Only) including Rs. NIL being the proportionate price of the common areas and one car parking and other facilities appurtenant to the premises. The nature, extent and description of the common/limited common areas and facilities more particularly described in the Second Schedule hereunder written.

2. The Purchasers prior to execution of this Agreement have paid to the Developers and or at the request of the Developer Rs.71,00,000/- (Rupees Seventy One Lacs Only) in the manner mentioned herein under.

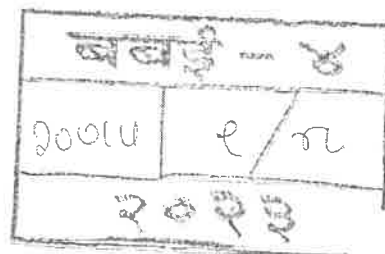
- a. Rs.40,48,626/= being paid to Shri Hiralal J. Sanghvi Partner of M/s.Versatile Realtors to enable discharge of the liability of M/s. Versatile Realtors towards outstanding expenses
- b. Rs.30,51,374/-paid to the said society being full & payment, herein confirming party.



It is agreed between the parties hereto the above payment to the different person/Tenants will discharge the liability of consideration of the present transaction.

Sanghvi

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3. Upon the Purchasers taking possession of the said flat he/she shall have no claim against the Developers in respect of any items of work in the said flat which may be alleged not to have been carried out or completed it is agreed that all such claims of the Purchasers against the Developers shall be deemed to have been waived and/or given up by the Purchasers.

4. The Purchasers shall be liable to bear and pay the proportionate share of outgoings in respect of the said land and building namely local taxes, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars sweepers and all other expenses necessary of and incidental to the management and maintenance of the said land and building to Society. The Purchasers undertake to pay such monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reasons whatsoever. The Purchasers and/or the Society will not require the Developers to contribute proportionate share of the maintenance charges of the premises with or without open garage and other areas attached thereto which are to be constructed or which are not sold and disposed of by the Developers. The Developers will also be entitled to the refund of the Municipal Taxes on account of the vacancy of unsold premises.

The Purchasers shall not use the said flat or any part thereof or permit the same to be used for purpose other than residence. He shall use the parking space attached to the Purchased Premises for the purposes for keeping or parking the Purchaser's Own motor car. The Purchaser is fully aware that the parking if allotted to the Purchasers as an additional amenity free of costs will be subject to the rules and regulations as may be framed by the Co- operative Housing Society or Association of the Purchasers and the Purchaser agrees to abide with the same

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6. The Purchasers shall not store in the said premises any goods which are hazardous, combustible or dangerous in nature or so heavy as to damage the construction or structure of the Building or are objected to by the concerned local or other authorities, and shall not carry or cause to be carried heavy packages to the upper floors which are likely to damage the staircases, common passages or any other structure of the Building including entrances of the premises and the Purchasers shall be liable for the consequences of breach of this clause.

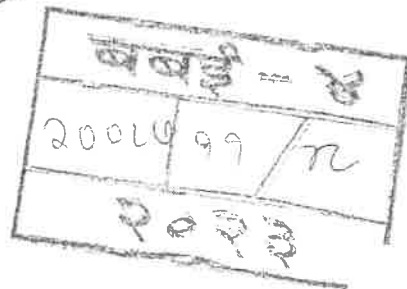
7. The Purchasers have prior to the execution of this Agreement satisfied himself/ herself/itself/ themselves about the title of the Owners and the entitlement of the Developers to the said land described in the First Schedule hereunder written.

8. The Purchasers shall from the date of possession, maintain the said premises at his/her own costs in good and tenantable repairs and shall not do or suffer to be done anything in or to the said premises the staircases and/or common passages which may be against the rules and/or regulations and/or bye-laws, rules or regulations of the Municipality, B.E.S.T. or legal bodies or any other authority nor shall the Purchasers change, alter or make additions and/or alterations in or to the buildings or any part thereof or change the user thereof. The Purchasers shall be responsible for violation or breach of this provision and hereby agrees to save harmless, indemnify and keep indemnified the Developers as well as such Co-operative Society against any action and liability of any nature whatsoever on account of any such breach, defaults, commission or omission on the part of the Purchasers. Flat purchaser shall not ask any compensation against the inadequate open space around the said building either from the Owners or from the local authority in future, since it is approved with deficiency in open spaces.



Shree

Shree



9. The Developers shall be at liberty to sell, assign, transfer or otherwise deal with their right, title or interest in the said property and/or in the building to be constructed thereon and mortgage the same provided it does not in any way affect or prejudice the area of the Purchasers in respect of the said premises and provided the mortgage if averted is released to the extent of the Developers premises at the time of handing over possession thereof.

10. The Purchasers shall permit the Developers and their servants and agents with or without workmen and other at all reasonable times to enter into and upon the said premises or any part thereof to view and examine the state and condition thereof and the Flat Holders shall make good within three months, of the giving of a notice, all defects, decays and wants of repairs of which such notice in writing shall be given by the Developers to the Purchasers. The Purchasers shall also permit the Developers and their servants and agents with or without workmen and others at all reasonable times to enter into and upon the said premises for the purposes of repairing any part of the building and for the purpose of making repairs, maintaining, rebuilding, clearing, lighting and keeping in order and condition all services, drains, pipes, cables, water courses, gutter, wires, party wall, structures or other conveniences belonging to or serving or used for the said building also for the purpose of laying, maintaining, repairing and reinstating drainage and water pipes and electric wires and cables and for similar purposes.

11. It is clearly understood and agreed by and between the parties hereto that the Developers shall have the unqualified and unfettered right to sell on ownership basis to any one of their choice the terrace above the top floor of the said building subject to the necessary means of access to be permitted so as to reach the water tanks of the building The Purchasers of such terrace shall be entitled to make use of the same for all legitimate purposes whatsoever

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Surety

IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO that the terrace space if any, in front of or adjacent to any of the Flats and other premises of the said Building "SHANKHESHWAR" shall belong exclusively to such Purchasers and such terrace spaces are intended for the exclusive use of the said terrace Flat and other Premises Holders.

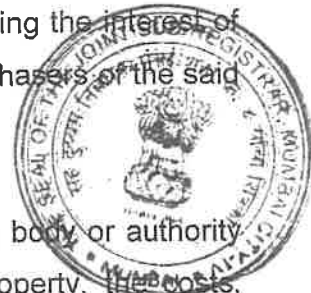
12. The Purchasers shall permit the Developers and their surveyors and agents, with or without workmen and other, at all reasonable times to enter into and upon the said land and premises or any part thereof to view and examine the state and condition thereof.

13. The Developers shall have first lien and charge on the said premises agreed to be acquired by the Purchasers in respect of any amount payable by the Purchasers under the terms and conditions of this Agreement.

14. The Purchasers shall from time to time sign all applications, papers and documents, and do all such acts, deeds, matters and things as the Developers and/or the society may require for safeguarding the interest of the Developers and/or the Purchasers and the other purchasers of the said premises in the said building

15. The BEST Undertaking or TATA Power other local body or authority requires a sub- station to be put on the stipulated property, ~~the costs,~~ charges and expenses of the land and structure thereof shall be borne and paid by all the purchasers of the premises in the said building including the area of their Purchasers herein in proportion with ~~the area~~ of their respective premises

16. The Purchasers hereby agree and bind themselves to pay to the Developers or to the said Society when formed, as the case may be, such amounts as may be required to be paid in respect of the Society Office



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Charges, Garden, Cable Charges, development charges and similar other disbursements as and when demanded by the Developers and the same shall be paid by all the Purchasers of the flats/shops/offices/terraces/open or covered parking spaces.

17. (a) The Purchaser hereby agrees and binds himself to the said Society such amounts bearing deposit or otherwise as non-interest bearing deposit or otherwise as may be required to be paid in respect of Electricity meter deposit, water meter charges, Gas Meter deposits and similar other deposits/disbursements as and when demanded by the Developers and the same shall be born and paid by all the purchasers of the flats/terraces/premises in proportion to the area of respective flats/shops/offices/terraces/open or covered parking spaces;

(b) The Purchasers agree to pay to the Developers within 7 days on demand the Purchaser's SHARE of such deposit;

(c) The Development and/or betterment charges or other levy by the concerned local authority, Government and/or any other public authority in respect of the said land and/or buildings along with in the Building in all the purchasers of flats proportion to the floor area of their respective premises

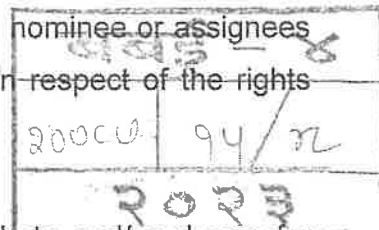
18. The Developers or any person or persons nominated by the Developers or the party/s to whom the rights concerned under this clause are assigned shall have an absolute right to make additions, put up additional structures as may be permitted by the Municipal Corporation and other competent Authority and such additions, alterations and structures will be the sole property of the Developers or their nominee or nominees as the case may be who will be entitled to dispose of the same in any way they choose and the Purchaser hereby consents to the same. The Developers and/or their nominee or assigns shall be entitled to display

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advertisements or hoardings or sign boards or neon signs on any portion of the compound comprised in the said premises including the terrace walls, parapet walls dead wall and compound walls and shall be exclusively entitled to the income that may be derived by display advertisements or hoardings at all times hereafter of the said and/or their nominees or assigns shall also be. The Developers entitled to install -Sat Antenna and Broadcasting Communication Towers on the Terrace of the buildings and to appropriate the entire income or consideration in respect thereof Purchaser in the said for themselves The Agreement with the building shall be subject to the aforesaid rights of the Developers or their nominee or nominees or assignees and the Purchasers shall not be entitled to raise any objection or to any reduction in the price of the flat/garages/parking spaces agreed to be acquired by him/her/them/itself and/or compensation or damages on the ground of inconvenience or any other ground whatsoever AND IT IS HEREBY AGREED that the Developers shall be entitled to nominate any other person or persons to obtain the benefit of the rights and interest conferred by this clause or to assign such benefits, rights and interest in favour of other persons Such nominee or assignee shall be admitted as member/'s of the said Co-operative Society, to whom the said Building will be transferred in pursuance of the provisions hereinafter contained provided further that neither of the Purchasers or the Society, shall be entitled to charge the Developers and/or its nominee or assignees any amount by way of maintenance or otherwise in respect of the rights and benefits conferred upon them by this clause.



19. The Purchasers will not be entitled to any rebate and/or charge for alteration and additions made in the said Building.

20. The Purchasers shall cover the windows with safety grills in the manner, specification and design as suggested by the Developers and as per the sample already placed on the site.

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21. The Purchasers shall at his own costs carry out all internal repairs of the said premises and maintain it in the same condition, state and order in which it was delivered to the Purchaser and shall not do or suffer to be done anything in or to the said premises which may be against any rules, regulations and bye-laws of the concerned local authority or other public authorities and the Purchaser shall be responsible to the concerned Local Authorities and/or the other public authorities for anything so done in connection with the said Building and/or the said premises and shall be liable for the consequences thereof.

22. The Purchasers shall not do or permit to be done any act, deed, matter or thing which may voidable any insurance of the building in which the said premises are situated or cause any increased premium to be payable in exterior of respect thereof. The Purchaser shall not decorate the space otherwise than in his/her/its/their flat/shop/office/parking the manner agreed to with the Developers or in the manner as far as may be in which the same was previously decorated.

23. The Purchasers shall not throw dirt, rubbish, rags or refuse or otherwise permit the same to be thrown in any portion of the Building or the compound in which the said premises are situated.

24. (a) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said premises or of the said plot and building or any part thereof. The Purchaser shall have no claim save and except in respect of the premises hereby agreed to be sold to him and all open Spaces, parking spaces, save as may be provided as an amenity, lobbies, stair cases, terraces, recreation spaces, etc. will remain the property of the Developers. It is agreed that the Purchaser will have no objection if the Developers decide to sell any portion under the stilt to the persons not being the Purchasers of the premises in the said

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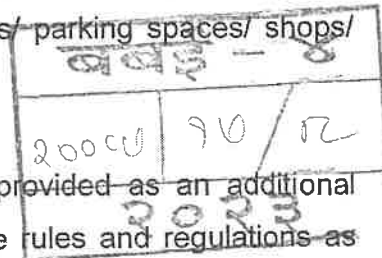
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building. The Purchasers and the Proposed Society shall admit the said Purchasers as their nominal members. The Purchasers will not take any objection if the Prospective Purchasers enclose or cover their respective portion under the stilt/Parking Floors subject to necessary permission from Mumbai Municipal Corporation or other concerned authorities;

(b) The Developers shall be entitled to further amalgamate the property described in the First Schedule hereunder written with any other adjoining properties if they so desire and arrive at a further comprehensive redevelopment scheme reserving suitable rights of access to and from any other adjoining properties as may be acquired by the Developers and have no objection for the Purchaser or tenant of other properties become member of Society. Further the purchasers hereby give his/her/their irrevocable consent and have no objection if the Developers secure an amalgamation of plots for reconstruction of the said property herein along with the adjoining properties whether under the sanctioned plan or separate plan or by consumption of additional F.S.I. available on the said property by constructing further on the same building or by way of separate building/s consuming additional F.S.I. and selling flats or other premises therein and appropriating the entire consideration thereof

(c) Nothing contained in these presents shall be construed to confer upon the Flat Holder any right, title or interest of any kind whatsoever into or over the said buildings or land or any part thereof and such conferment shall take place only on the execution of the Deed of ease /Conveyance hereinafter mentioned in favor of the co-operative Society of the Purchaser/Flat Holder/s of different flats/garages/ parking spaces/ shops/ offices in the building as hereinafter stated;

(d) The parking space reserved and provided as an additional amenity for the Purchaser will be subject to the rules and regulations as may be framed by the Co-operative Society of the Purchasers will be



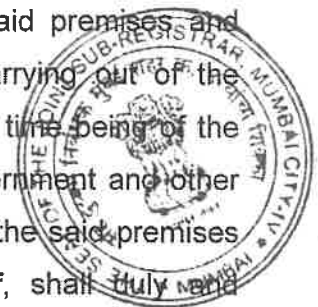
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required to abide with all Purchasers and the Purchaser such rules, regulations and directions as may be imposed by the Co-operative society of Purchasers

25. The Purchaser agrees not to transfer, assign, or part with his/her interest in the said premises until the payment of the entire purchase consideration hereunder and after obtaining the prior written consent of the Developers.

26. The Purchaser and person to whom the said premises are let, sub-let, transferred, assigned or given possession of, shall from time to time sign all applications, papers and documents and do all acts, deeds and things as the Developers and/or the Co-operative Society as the case may be, require for safeguarding the interests of the Developers and/or of the other purchasers of the premises in the building, in keeping with the provisions of the Agreements.

27. The Purchasers and the persons to whom the said premises are sub-let, let, transferred assigned or given possession of shall duly and faithfully abide by, observe and perform all the rules, bye-laws and regulations which the Co-operative Housing Society at the time of time of registration may adopt, and the additions, alterations or amendments thereof for the protection and maintenance of the said building the said premises and other portions therein and for the observance and carrying out of the Building rules and regulations and the bye- laws for the time being of the Municipality and to the local authorities and of the Government and other public Bodies. The Purchaser and the person to whom the said premises are let, transferred, assigned or given possession of, shall duly and faithfully abide by, observe and perform all the stipulations and conditions laid down by such co-operative society regarding the occupation and use of the Building and/or the premises therein and shall pay and contribute regularly and punctually towards the taxes, expenses and the other



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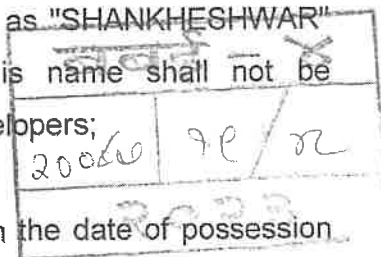
outgoings under any head and of any nature whatsoever in accordance with the terms of this Agreement.

28 (a) The Purchasers hereby agree and undertake to become and be a member of the Co-operative Society or Association to be formed in the manner herein appearing and also from time to time to sign and execute the application for registration and for membership and other papers and documents necessary for the formation, and the Registration of the Co-operative Society and for becoming a member including the bye-laws of the proposed Co-operative Society within 4 (four) days of the same being forwarded by the Developers to the Purchasers and no objection shall be taken by the Purchasers, if any changes or alterations or amendments or modification are made in the draft bye-laws as may be required by the Registrar of the Co-operative Societies or any other Competent Authority or by the Developers. The Purchasers shall be bound from time to time to sign all papers and documents and to do all acts deeds, matters to time for and things as may be necessary from time safeguarding the interest of the Developers and/or the other Purchasers of the said other premises in the said Building or in the said compound;

(b) No objection shall be taken by the Purchasers, if any changes or modifications are made in the draft bye-laws as may be required by the Registrar of Co-operative societies or any other Competent Authority;

(c) That the Society shall always be known as "SHANKHESHWAR" CO-OPERATIVE HOUSING SOCIETY" and this name shall not be changed without the written permission of the Developers;

29. The Purchasers hereby covenants that from the date of possession he/she shall keep the said premises the walls and partition walls, sewers, drains, pipes and appurtenances thereto belonging to him/her in good condition and tenantable repair and conditions and protect the parts of the



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building other than his/her/its/their premises and shall abide by all bye-laws, rules and regulations of the Government, Municipal Corporation of Greater Mumbai, Electric Supply Company and/or any other authorities and local bodies and shall attend, answer and be responsible for all actions for violations of any such conditions or rules or bye-laws

30. The Purchasers along with the other Purchasers who take or have taken the other premises in the said building being constructed by the Developers in the said property shall become member of a Co-operative Society to be incorporated or formed by the Developers as the case may be and on the Deed of Lease or Conveyance or such other Assurance being executed, the rights of the said Purchaser will be recognized and regulated, by the provisions of the said Society and the rules and regulations formed by the said Society, but subject to the terms of this Agreement.

31. On the completion of the said building and other structure and the entire development of the property described in the First Schedule hereunder written including with that of any other adjoining properties as may have been amalgamated and merged with the said property and on receipt of by the Developers of the full payment of all the amounts due to them by all the Purchasers of the said premises in the said Building and other structures (if permitted) the Purchasers shall co-operate with the Developers in forming and registering a Co-operative Housing Society, the rights of members of such Co-operative Society being subject to the rights of the Developers under this Agreement and the Deed of Lease or Conveyance or such other Assurance as may be decided by the Developers to be executed in pursuance thereof. When the Co-operative and payable to the Society is registered and all the amount due Developers are paid in full as aforesaid and the development of the entire property is completed in all respects, and after a period of a minimum twelve months from the date of Building Completion Certificate the Developers shall

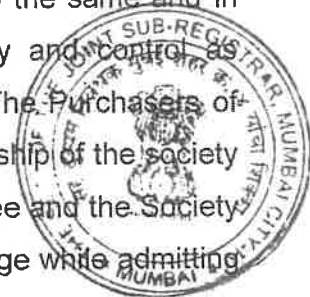
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execute a Deed of Lease or Conveyance and other necessary assurances of the said building "SHANKHESHWAR" with land appurtenant thereto and forming a part of the said entire property described in the First Schedule hereunder written in favor of the Co- operative Society being agreed that such Deed of Lease or Conveyance and it the other necessary assurances shall be in keeping with the terms and provisions of this Agreement. The Flat Holder is also put to notice that the land area to be conveyed or leased and as Specified in the First Schedule hereunder is tentative and approximate and may vary depending on Planning constraints and the Flat Holder will not raise any grievance in that regard. The Developers shall alone decide whether to grant a Conveyance of the building with the land appurtenant there to and forming part of the property described in the First Schedule hereunder written and/or to grant a Lease in perpetuity or such other Assurances in respect of the same.

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32. In the event of the Co-operative Society being formed and registered before the sale and disposal by the Developers of all the premises in such building and in the compound, the powers and authority of the Co-operative society so formed or of the Purchaser and the Purchasers of the premises shall be subject to the overall authority and control of the Developers in respect of any of the matters concerning The said building, the construction and completion thereof and of all amenities pertaining to the same and in particular the Developers shall have absolute authority and control as regards the unsold premises and the disposal thereof. The Purchasers of the said unsold premises will also be entitled for membership of the society on payment of the entrance fee and share subscription fee and the Society shall not be entitled to levy any premium or transfer charge while admitting the said Purchasers as members. The Society shall also not be entitled to seek any contribution from the Developers towards maintenance charges in respect of the unsold Flat and premises in the event of the Developers handing over management of the Building to the Society prior to sale of all the premises.



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33. The Advocates and Solicitors of the Developers shall prepare and/or approve the Deed of Conveyance/Lease and all other documents to be executed in pursuance of this Agreement with the formation, as also the bye-laws in connection registration and/or incorporation of the Co-operative Society. All costs, charges and expenses of and including Stamp Duty, Registration Charges and all there expenses including of whatsoever nature in connection with the formation of the Co- operative Society and the preparation and execution of the Deed of Lease/Conveyance and its duplicate and other assurances, if any, in pursuance hereto shall be borne and paid by all the Purchasers of the flats, and other premises in the said building on the said property in proportion to the area of their respective premises and/or by such Co-operative Society comprising of the Purchaser as the members thereof.

34(a) The Stamp Duty and Registration Charges and all other out pocket expenses of and incidental to this agreement shall be borne and paid by the Purchaser alone and this Agreement shall be lodged for Registration by the Purchaser within the time prescribed under law and the Developers will Office and admit the execution thereof attend the Sub-Registry after the Purchaser informs them the date and Serial Number under which it is lodged for registration. If the Purchaser/s fail/s to lodge this this Agreement for Registration within the time Prescribed by law, the Developers shall not be responsible for the same or for any consequences arising from non- registration of the Agreement for any reason whatsoever. The Purchasers shall also be liable to bear and pay the proportionate stamp duty and registration charges that may be payable on the said Indenture of Conveyance and/or Deed of Lease as the case may be. The Purchasers will deposit with the Developers the necessary amount for the purpose whenever demanded and in any event before he/she/it/they is/are put in possession of the said premises;

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(b) The Purchasers hereby agree to pay on demand the Purchaser's Share of Stamp Duty and Registration Charges, Payable, if any, by the said Society on the Assignment or any other document or instrument of transfer in respect of the said land and buildings to be executed in favor of the Society.

35. In the event of the Society of Purchasers being formed and registered before the Sale and disposal of by the Developers of all the flats, garages, parking spaces, shops in the said building, the power and authority of the Society shall be subject to the overall control and authority of the Developers in respect of any of the matter concerning the said property and/or the said building, the construction and completion thereof and all the amenities appertaining to the same and in particular the Developers shall have absolute authority and control as regards the unsold flats, terrace, parking spaces (Open or Covered) and disposal thereof and the any other premises and the consideration for which the same shall be disposed of. It is further agreed that the Developers of the said unsold premises shall be admitted as members of the Society without levy of any premium or transfer fee. The Society in such event will only be entitled to levy share subscription amounts and membership application fee.

36. All letters, receipts and/or notices issued by the Developers dispatched under Certificate of Posting to the address known to them of the Purchaser/s shall be sufficient proof of the receipt of the same by the Purchaser/s and shall completely and effectually discharge the Developers.

37. The Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and Maharashtra Ownership Flat Rules, 1964 or any modification, amendments or re-enactments thereof for the time being in force or any other provisions of laws applicable thereto

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38. Any delay tolerated or indulgence shown by the Developers in enforcing the terms and conditions of this Agreement or any forbearance or of giving of time to the Purchasers by the Developers shall not be construed as waiver on the part of the Developers of any breach of or non-observance or compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice the rights of the Developers.

39. The transaction covered by this contract attracts GST/ VAT/Sales Tax/LBT/Service Tax and the Purchaser is will be liable to pay the applicable. of, by reason of any enactment or amendment of any existing law or on introduction or enforcement of any statute, circular or notification by any Government (Central or State) this transaction are liable to further tax including service tax/charges, etc. the same shall be payable by the Purchaser/s along with other Purchasers on demand at any time and the Developers shall not be held liable or responsible in respect thereof. In the event of onus and responsibility being cast upon the Developers to pay any such tax or service charge including as may be levied on the labour charges it shall be the obligation of the Purchaser to pay the same to the Developers who shall thereafter pay the same to the Authority. The Flat Purchaser may in terms of the concerned provisions of the Income Tax Act deduct TDS at the rate of 1% on the sale consideration where applicable, however, the Flat Purchaser shall one week of deducting the same furnish the requisite TDS within Certificate pertaining to the said deduction.

40. All prevailing costs, charges and expenses including stamp duty and registration Charges of this agreement shall be borne and paid by the purchaser/s/Flat Holder/s alone.

41. The Flat Purchaser is the investor as defined under Article - 5 (g-a)

(i). In the event of assignment/transfer of the said flat within the stipulated

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period the investor will be entitled to adjust the stamp duty as provided in the said article and as per the then governing rules and regulations.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

ALL THAT piece or parcel of land or ground situate, lying and being at the corner of Vithalbai Patel Road (V. P. Road) and Dr. Wilson Street together with the structure or building standing thereon and bearing Cadastral Survey No. 660 of Girgaum Division and Assessed by the Assessor & Collector of Municipal Corporation of Greater Mumbai under "D" Ward No. D-1586 and D-1586(2) and Street No.126, V. P. Road, and containing by admeasurement 520.91 sq. mtrs. or 623 sq. yds. or thereabouts and bounded as follows i.e. to say:

On or towards the East: By Wilson Street;

On or towards the West: C. S. No. 659 and C. S. No. 558;

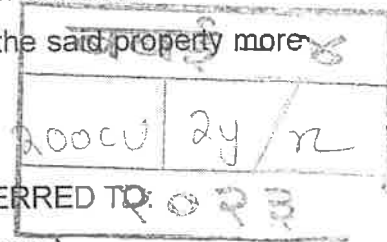
On or towards the North: C. S. No. 661 Jadav Bhavan; and

On or towards the South: Vithalbai Patel Road, (V. P. Road)



FLAT DESCRIPTION

Flat bearing No.1902 on 19th floor admeasuring about 285 sq. ft. with one car parking space and terrace admeasuring about 200 sq. ft. attached to the said flat and marked in green colour on the plan annexed herewith in the said building SHANKHESHWAR constructed in the said property more particularly described in the First Schedule



THE SECOND SCHEDULE ABOVE REFERRED TO:

(Common and Limited Common Areas)

The nature extent and description of the Common Areas and Facilities and of the Limited Common Areas and Facilities shall be as under;

(a) Common Areas and Facilities:

Entrance Lobby, Staircase and Foyer of the Building to the Purchasers of all flats and other premises,

Compound of Building i.e. the open space (out of the said land described in the First Schedule hereunder written) appurtenant to the building but excluding the open car parking spaces in the compound of the property:

(b) Limited Areas;

The areas in the lobby on each floor shall belong proportionately to the holders of the Flats and other premises on the respective floors.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Specifications and Amenities)

LIST OF AMENITIES

R.C.C. Frame structure with R.C.C. Footings, Columns Beams, (having Earth Quake resistance design) Slab, O.H. Tanks, U.G. Tanks, Lift Machine Room, etc. The external walls shall be in 6" thick brick block with 3" sand face plaster externally and internal walls shall be in 4" thick brick masonry with cement plaster.

Vitrified (2"0" x 2"0") tiles in entire flat Antiskid tiles in bathroom and balcony Granite finish kitchen platform with stainless steel sink Provision of Water Purifier in kitchen Designer ceramic tile dado in Kitchen and Bathrooms

Provision of Geyser in all bathrooms Provision of exhaust fan in Kitchen and Bathroom.

Branded fixtures and fittings in all Bathrooms with premium quality C.P.

Decorative Veneer finished Main door.

Anodised/Powder coated aluminium window with stainless steel mosquito net

French styled aluminium windows to balcony

High speed elevators Branded electrical fittings with concealed wiring

Superior wall finish with lustre paint.



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One Parking in Parking Tower to be provided to Purchasers of Residential Flat herein.

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

SIGNED AND DELIVERED

by the within named "DEVELOPERS"

M/S.VERSATILE REALTORS

Through the hands of its partner

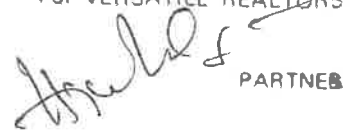
in the presence of...

1) 

2) 



For VERSATILE REALTORS

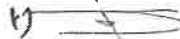
 PARTNER

SIGNED AND DELIVERED

by the within named "PURCHASERS"

SHRI SURESHKUMAR MOHANLAL JAIN

in the presence of...

1) 

2) 





RECEIPT

RECEIVED a sum of Rs.71,00,000/- (Rupees Seventy One Lacs only) of and from the within named Shri Sureshkumar Mohanlal Jain Purchasers, being the purchase price Payable under Clause 2 by them to us.

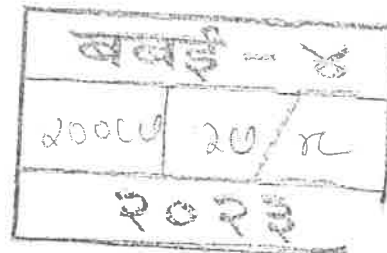
Rs.71,00,000/-

WE SAY RECEIVED,

M/S.VERSATILE REALTORS



(PARTNER)DEVELOPERS



Ex. Eng. Bldg., Proposal (City)-I
New Municipal Building, C. S. No. 355 B,
Bhagwan Walmiki Chowk, Vidyalankar Mkt
Opp. Hanuman Mandir,
Salt Pan Road, Antaphill, Wadala (East)
Mumbai - 400 037

MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[EB/5039/D/A of 31 March 2017]

To,
M/s versatile Realtors
09, Blue moon chambers Ground floor, 25 N.M. Road, fort, Mumbai.

Dear Applicant/Owners,

The full development work of _____ building comprising of building comprises Ground +1st to 18th +19th duplex (Pt.) residential floor with height 66.15 Mtr. on plot bearing C.S.No./CTS No. 660 of village GIRGAUM at _____ is completed under the supervision of Shri. RAJENDRA BHUDARAJ BRAHMBHATT, Licensed Surveyor, Lic. No. B/256/LS, Shri. Prabhakar P Tavase, RCC Consultant, Lic. No. STR/T/22 and Shri. Vivek Nayar, Site supervisor, Lic.No. N/97/SS -II and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. FB/HR/R1/90 dated 02 November 2016. The same may be occupied and completion certificate submitted by you is hereby accepted. A set of certified completion plan is attached herewith.

Copy To :

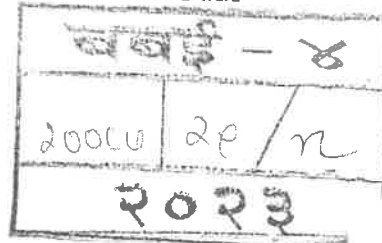
1. Asstt. Commissioner, D Ward
 2. A.A. & C., D Ward
 3. EE (V), City
 4. M.I., D Ward
 5. A.E.W.W., D Ward
 6. Architect, RAJENDRA BHUDARAJ BRAHMBHATT, C-101, VALENCIA TOWER, TUKARAM JAVJI ROAD, GRANT ROAD (W)
- For information please

Document certified by
Malleham Rajaram Kunta
<kunta_malleham@yahoo.co.in>

Name : Malleham Rajaram
Kunta
Designation : Executive
Engineer
Organization : Municipal
Corporation Of Greater
Mumbai
Date : 01-Apr-2017 14: 33:59



Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
D Ward



SETTLE DEBITES FOR THE YEAR AND ISSUE OF DEBIT
 (Prepared under Section 207 of the Maharashtra Land Revenue Act, 1948)

Prepared by: SRI L. T. WADE

1. Serial No.	2. Name of Settler or Locality	3. Serial No.	4. Category of Debit No.	5. Area	6. Total Area	7. Land Revenue	8. Collector's Fee
177	SECTION OF PENSIONERS LINE AND PENSIONERS NO.	555/1911 & 555/1912	400	400 and 1.75 L.A.	50.0000 (50.00) 50 METERS	35.00 YORE	150.17
							500/1911
							1150/1000 (L.A.C.R. 200/1000)

1. Serial No. 10. Date of Original Debit No. 11. Date of Acquisition by Present Owner 12. Acquisition of Title

1. Serial No.	10. Date of Original Debit No.	11. Date of Acquisition by Present Owner	12. Acquisition of Title
(A) - (10) - (1) FROM BANGOR MUNICIPAL BUILDING SOCIETY - 01/02 ON 10-4-1945	(1) - (10) - (1) DEBIT NO. 28-7-1941 IN O.C. 1, UNIT NO. 17/1 OF 154.5 METERS 4.00 C.A. IN C.A. 10-10-1941-1942 APPROVED AS REG. TOWNSHIP THE C.S. NO. 164, 1199 UNDER THE 1919	(1) - (10) - (1) DEBIT NO. 28-7-1941 IN O.C. 1, UNIT NO. 17/1 OF 154.5 METERS 4.00 C.A. IN C.A. 10-10-1941-1942 APPROVED AS REG. TOWNSHIP THE C.S. NO. 164, 1199 UNDER THE 1919	(1) - (10) - (1) DEBIT NO. 28-7-1941 IN O.C. 1, UNIT NO. 17/1 OF 154.5 METERS 4.00 C.A. IN C.A. 10-10-1941-1942 APPROVED AS REG. TOWNSHIP THE C.S. NO. 164, 1199 UNDER THE 1919
(2) - (10) - (2) FROM BANGOR MUNICIPAL BUILDING SOCIETY - 01/02 ON 10-4-1945	(2) - (10) - (2) DEBIT NO. 28-7-1941 IN O.C. 1, UNIT NO. 17/1 OF 154.5 METERS 4.00 C.A. IN C.A. 10-10-1941-1942 APPROVED AS REG. TOWNSHIP THE C.S. NO. 164, 1199 UNDER THE 1919	(2) - (10) - (2) DEBIT NO. 28-7-1941 IN O.C. 1, UNIT NO. 17/1 OF 154.5 METERS 4.00 C.A. IN C.A. 10-10-1941-1942 APPROVED AS REG. TOWNSHIP THE C.S. NO. 164, 1199 UNDER THE 1919	(2) - (10) - (2) DEBIT NO. 28-7-1941 IN O.C. 1, UNIT NO. 17/1 OF 154.5 METERS 4.00 C.A. IN C.A. 10-10-1941-1942 APPROVED AS REG. TOWNSHIP THE C.S. NO. 164, 1199 UNDER THE 1919
(3) - (10) - (3) FROM BANGOR MUNICIPAL BUILDING SOCIETY - 01/02 ON 10-4-1945	(3) - (10) - (3) DEBIT NO. 28-7-1941 IN O.C. 1, UNIT NO. 17/1 OF 154.5 METERS 4.00 C.A. IN C.A. 10-10-1941-1942 APPROVED AS REG. TOWNSHIP THE C.S. NO. 164, 1199 UNDER THE 1919	(3) - (10) - (3) DEBIT NO. 28-7-1941 IN O.C. 1, UNIT NO. 17/1 OF 154.5 METERS 4.00 C.A. IN C.A. 10-10-1941-1942 APPROVED AS REG. TOWNSHIP THE C.S. NO. 164, 1199 UNDER THE 1919	(3) - (10) - (3) DEBIT NO. 28-7-1941 IN O.C. 1, UNIT NO. 17/1 OF 154.5 METERS 4.00 C.A. IN C.A. 10-10-1941-1942 APPROVED AS REG. TOWNSHIP THE C.S. NO. 164, 1199 UNDER THE 1919



20000 30/7/2023 2023

20000 30/7/2023 2023

13. Official Seal from Govt. of Maharashtra
 14. Seal from Public Dept. of Registrar
 15. Seal from Public Dept. of Registrar
 16. Specialized Stamp



FL HOUSE, MAHARSHI KARVE MARG,
NORTH FORD STATION, CHARNI ROAD, MUMBAI-400004, MAHARASHTRA
IFSC / NEFT IFSC : HDFC0000356

17102923
00MMYYYY
Valid for 3 months only

Or Bearer

Shri. Mohanlal Jethanand Sanghvi

साधारण-को

रुपये fourteen lacs Seventy Seven thousand

Six hundred twenty four only - अवा करे

₹ 147762/-

Acc. No. **03561930006681** Brn: 0356 Pct: 193
SB A/C

Payable at par through clearing/transfer at all branches of HDFC BANK LTD

Suresh Kumar Mohanlal Jain
Suresh Kumar Mohanlal Jain

SURESHKUMAR MOHANLAL JAIN
I sign above cheque and enclose self

20000	1
32	2
2	2

⑈000045⑈ 400240053⑈ 067007⑈ 3⑈



OFFICE: SHARDA KRISHNA MEHTA
1, 2ND FLOOR, STATION ROAD, BOMBAY 400 001
IBSS / NEFT IFSC : HDFC0000356

11/10/2023

Valid for 3 months only

Gr-Benef:

Mr. Shri. Shankheshwar Ganji. Shri. ...
... Fifty One Thousand ...
... Seventy Four ...

₹ 30,51,334/-

Ac. No. 03561930006681

Brn: 0356 Pdr: 100
SB A/C

For details please refer to the ...

Sd/- M. M. JAIN

Sd/- KUMAR MOHANLAL JAIN

For details please refer to the ...

000046 400 240 800 1 2000 00 34



बलदे - ४
२००८० ३५/१८
२०२३

HDFC BANK

1000 HOUSE, MAHARSHI KARVE MARG,
1000 CHARNI ROAD STATION, CHARNI ROAD, MUMBAI-400041, MAHARASHTRA
RTGS / NEFT IFSC : HDFC0000356

06 09 2023

DD M Y Y Y Y
Valid for 2 months only

Or-Bearer

Pay Hiralal Sanghvi

या धारक को

Rupees रुपये Twenty five Lacs only

रुपये कर

₹ 25,00,000/-

A/c. No.
खाता नं.

03561930006681

Brn: 0356 Pdt:193
SB A/C

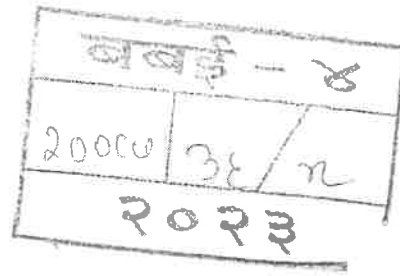
Payable in full through clearing/transfer at all branches of THE FEDERAL BANK

Suresh M Jain

SURESHKUNAR MOHAHLAL JAIN

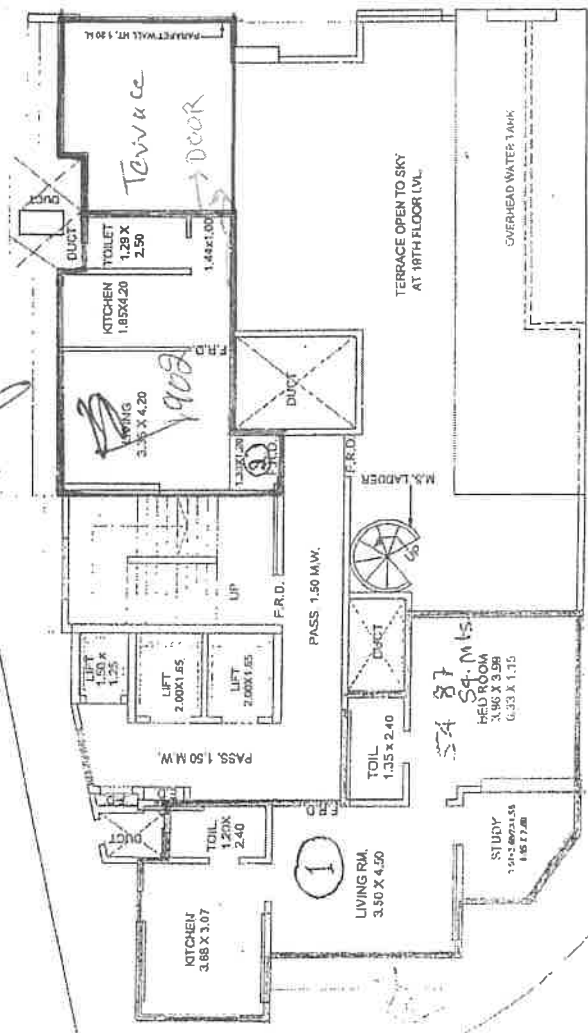
Please sign in ink / कृपया हस्ताक्षर करें

⑈000042⑈ 4002400530 0170070 31





HEAN K HESHWAR



अवकाश - ४	
2000	30/र
२०००	३०/र

NINETEENTH FLOOR PLAN Plot No. 1908 on 19th floor DR. WILSON STREET

आयकर विभाग
INCOME TAX DEPARTMENT
VERSATILE REALTORS

भारत सरकार
GOVT. OF INDIA

01/05/2007
Permanent Account Number
AAGFV4521K

[Handwritten signature]



बवई - ४	
20000	30/12
२०२३	



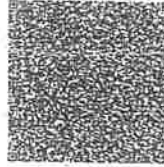
१ - ४		
१००६	२०	२
२०२३		



भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 0649/00130/00033

To
Suresh Kumar Mohanlal Jain
Flat no 1302, Ganesh Krupa, 13th Floor
Dr Deshmukh Lane V P Road, Girgaon
Mumbai
Girgaon
Mumbai City Mumbai City
Maharashtra 400004
9920444333
160038491
ME600384911FH



बचत - ४
2006 19/12
२०२३

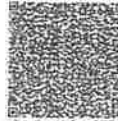
आपका आधार क्रमांक / Your Aadhaar No. :

5285 8547 3792

मेरा आधार, मेरी पहचान



Suresh Kumar Mohanlal Jain
DOB : 08/12/1957
Male



5285 8547 3792

मेरा आधार, मेरी पहचान

Suresh





2000		2
2000		2
2000		

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AABPJ5119J



नाम /NAME

SURESHKUMAR MOHANLAL JAIN

पिता का नाम /FATHER'S NAME

MOHANLAL JAIN

जन्म तिथि /DATE OF BIRTH

08-12-1957

हस्ताक्षर /SIGNATURE

Suresh M Jain

Suresh M Jain

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

Suresh M Jain



बवई - ४	
२०००	१३/१२
२०२३	



२००८		२०/२
२००८		

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No: MH01 19930030354 DOB: 30-06-1978
 Valid Till: 28-06-2018 (NT) 27-07-2018 (TR)

AED: 30-07-2015

AUTHORISATION TO DRIVE ALL VEHICLES THROUGHOUT INDIA

COV: DOV
 LMV: 30-06-1998
 MCWG: 30-06-1998
 LMV-TR: 28-07-2015

FORM T
 RULE 14 (D)

DOB: 30-06-1978 BG: B+

Name: SHASHI KUMAR TIWARI
 S/O: W/O: RAMRAJ TIWARI
 Add: MADAN SETH CHL 304 B RM
 SONAPUR LANE WORLI KOLHAPUR
 MUMBAI
 PIN: 400002

Signature & Thumb Impression of Issuing Authority: MH01 2015192

Signature/Thumb Impression of Holder

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No: MH01 20120042712 DOB: 13-08-2012
 Valid Till: 12-08-2032 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV: DOV
 LMV: 13-08-2012
 MCWG: 13-08-2012

FORM T
 RULE 14 (D)

DOB: 13-08-2012 BG:

Name: DHIRENDR TRIPATHI
 S/O: W/O: RAJENDRA TRIPATHI
 Add: MADAN SETH CHL 304 B RM
 SONAPUR LANE WORLI
 KOLHAPUR MUMBAI
 PIN: 400002

Signature & Thumb Impression of Issuing Authority: MH01 2012211

Signature/Thumb Impression of Holder



बवई - ४	
20000	ny / १२
२०२३	



१०१३ - ६		
२००१०	१६	२
१०१३		

508/20087

वधवार, 22 नोव्हेंबर 2023 12:31 म.नं.

दस्त गोषवारा भाग-1

वधवार

दस्त क्रमांक: 20087/2023

दस्त क्रमांक: वधवार/20087/2023

वाढदार मूल्य: ₹. 77,96,246/-

मोवदला: ₹. 71,00,000/-

भरमूल्य मंडाई शुल्क: ₹. 4,68,000/-

द. दि. म. नं. दि. वधवार यांचे कार्यालयाने

पावती: 21572

पावती दिनांक: 22/11/2023

अ. क्र. 20087 वध दि. 22-11-2023

सादरकार्यालयचे नाव: सुरेशकुमार मोहनलाल जैन

नोंदणी 12 वध म. नं. वा. इतर केला.

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 960.00

मुद्रांची संख्या: 48

दस्त इतर करणाऱ्यांची नद्री:

एकूण: 30960.00

[Signature]
 अधिसूचना अधिकारी, वधवार-4

[Signature]
 अधिसूचना अधिकारी, वधवार-4

दस्ताना तारीख: करारनामा

मुद्रांक शुल्क (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उपखंड (दोन) मध्ये नमूद न
 केलेल्या कोणत्याही नागरी क्षेत्राने

- भिक्का क्र. 1 22 / 11 / 2023 12 : 29 : 58 PM ची वेळ: (सादरीकरण)

- भिक्का क्र. 1 22 / 11 / 2023 12 : 30 : 43 PM ची वेळ: (फी)

प्रतिज्ञापत्र	
सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तावेजात संपूर्ण समकूल नियमदुरु व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांचे प्रत्येक नमूद आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व अधिसूचनाकार हे संपूर्णपणे जबाबदार राहतील.	
<i>[Signature]</i> लिहण देणारे	<i>[Signature]</i> लिहण घेणारे





22/11/2023 1 00:04 PM

दस्ता गोषवारा भाग-2

बुबई-4

दस्ता क्रमांक: 20087/2023

दस्ता क्रमांक : बुबई-4/20087/2023

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: भे. वर्सटार्डल रिअल्टर्स तर्फे भागिदार हिरालाल संधवी पत्ता: प्लॉट नं: 09, माळा नं: तळमजला, इमारतीचे नाव: ब्लू मून चॅम्बर्स, ब्लॉक नं: 25, एन.एम. रोड, रोड नं: फोर्ट, महाराष्ट्र, मुंबई. पॅन नंबर: AAGFV4521K	लिहून देणार वय :- 76 स्वाक्षरी:		
2	नाव: सुरेशकुमार मोहनलाल जैन पत्ता: प्लॉट नं: सदनिका क्र.1302, माळा नं: 13 वा मजला, इमारतीचे नाव: गणेश कृपा, ब्लॉक नं: डॉ. देशमुख लेन, व्ही.पी. रोड, रोड नं: गिरगाव, महाराष्ट्र, मुंबई. पॅन नंबर: AABPJ5119J	लिहून घेणार वय :- 66 स्वाक्षरी:-		

वरील दस्ताऐवज करून देणार तथाकथीत करारनामा चा दस्ता ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 22 / 11 / 2023 12 : 59 : 04 PM

ओळख:-

खालील इराम असे निवेदीत करतात की ते दस्ताऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव: शशिकुमार - तिवारी वय: 43 पत्ता: २/३७, कंधारिया मॅशन, दादर पश्चिम, मुंबई पिन कोड: 400028		
2	नाव: धिरेन्द्र - त्रिपाठी वय: 34 पत्ता: २/३७, कंधारिया मॅशन, दादर पश्चिम, मुंबई पिन कोड: 400028		

शिक्का क्र.4 ची वेळ: 22 / 11 / 2023 12 : 59 : 49 PM

सह दुय्यम निबंधक, मुंबई-4

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SURESHKUMAR MOHANLAL JAIN	eChallan	69103332023112210977	MH011261147202324E	468000.00	SD	0005896118202324	22/11/2023
2		DHC		1123229403735	960	RF	1123229403735D	22/11/2023
3	SURESHKUMAR MOHANLAL JAIN	eChallan		MH011261147202324E	30000	RF	0005896118202324	22/11/2023

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

20087 /2023

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प्रमाणित करणेत येते की सदरील
दस्तामध्ये रक्कम.....पाने आहेत
पुस्तक क्र.-१, बुबई-४/...../२०२३ चर
नोंदला. 12 2 NOV 2023
दिनांक:-

(सुधीकर दि मॉर)
सह. दुय्यम निबंधक वर्ग-२, मुंबई शहर-४

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.मुंबई शहर 4

23/11/2023

दस्त क्रमांक : 20087/2023

नोंदणी :

Regn:63m

गावाचे नाव : गिरगाव

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	7100000
(3) वाजारभाव(भाडेपट्ट्याच्या वावणितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	7796245.814
(4) भू-मापन,पोटहस्ता व अंशमाला(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका क्र.1902.19वा मजला,क्षेत्रफळ 285 चौ. फुट,सोबत टेरेस क्षेत्रफळ 200 चौ. फुट,सोबत एक वाहनवळ क्र.4,शेखर चिन्टिम,126,कॉर्नर ऑफ व्ही. पी. रोड व विल्सन स्ट्रीट,सी. पी. टंक,सिद्धा नगरच्या जवळ,मुंबई-400004. वि.एन.क्र.660 गिरगाव विभाग व इतर माहिती: दस्तात नमूद केल्याप्रमाणे. PUI: DX0400560120064 ((C.T.S. Number : 660 ;))
(5) क्षेत्रफळ	1) 285 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असून तेव्हा.	
(7) दस्ताऐवज करून देणा-या/भिदून देणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमानामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. वर्सटाईल गिअल्स तर्फे भागिदार हिरालाल संघवी वय:-76; पत्ता:-प्लॉट नं: 09, माळा नं: लळमजला, इमारतीचे नाव: ब्लू मून चॅवर्स , ब्लॉक नं: 25, एन.एम. रोड, रोड नं: फोर्ट, महाराष्ट्र, मुंबई. पिन कोड:-400023 फॅ नं: AAGFV4521K
(8)दस्ताऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमानामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरेशकुमार मोहनलाल जैन वय:-66; पत्ता:-प्लॉट नं: सदनिका क्र.1302, माळा नं: 13 वा मजला, इमारतीचे नाव: गणेश कृपा , ब्लॉक नं: डॉ. देशमुख लेन, व्ही.पी. रोड, रोड नं: गिरगाव, महाराष्ट्र, मुंबई. पिन कोड:-400004 फॅ नं:-AABPJ5119J
(9) दस्ताऐवज करून दिल्याचा दिनांक	22/11/2023
(10)दस्त नोंदणी केल्याचा दिनांक	22/11/2023
(11)अनुक्रमांक,खंड व पृष्ठ	20087/2023
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	468000
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विवागत वेतलेला तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सधमीकरण

दस्ताऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.

आता हे दस्ताऐवज दाखल करण्यासाठी कायमपत्तान म्बतः 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 22/11/2023) toMunicipal Corporation of Greater Mumbai.

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

सह. दुय्यम निबंधक बर्ग - २
मुंबई शहर क्र. ४

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SURESHKUMAR MOHANLAL JAIN	eChallan	69103332023112210977	MH011261147202324E	468000.00	SD	0005896118202324	22/11/2023
2		DHC		1123229403735	960	RF	1123229403735D	22/11/2023
3	SURESHKUMAR MOHANLAL JAIN	eChallan		MH011261147202324E	30000	RF	0005896118202324	22/11/2023

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

DATED THIS DAY OF NOVEMBER 2023

BETWEEN

M/S VERSTILE REALTORS

OWNERS

AND

SHRI SURESH KUMAR M JAIN

FLAT HOLDER

AGREEMENT FOR SALE

Flat No 1902 on 19th floor in

Bldg. Shankheshwar at

126 V.P. Road,

C.P. Tank, Mumbai-400004

Bearing C.S. No. 660 Girgaon Div.

35
4.02

Share Certificate No. - 068

Member's Registration No. - 068

(Member's Copy)

No. of Shares - 5

SHRI SHANKHESHWAR CO-OP. HOUSING SOCIETY LTD. 1902

126, V. P. Road, Opp. V. P. Road Police Station, Near Sikka Nagar, Girgaon, Mumbai - 400 004.

Reg No. MUM/WD/HSG/TC/9481/DATED 21/04/2017

Share Certificate

This is to Certify that

Versatile Realtors

is / are the Registered Holder of 5 Fully Paid up Shares of Rupees 100/- each, numbered from 336 to 340 both inclusive, in Shri Shankheshwar Co-Op. Hsg. Society Ltd., subject to the Bye-laws of the said society.

Given under the Common Seal of the said Society on
8th May, 2017.

₹. 500/-



Hiralal Sanghvi

HON. CHAIRMAN
(Mr. Hiralal Sanghvi)

Hitesh Shah




HON. SECRETARY
(Mr. Hitesh Shah)

Kirit Padia

HON. TREASURER
(Mr. Kirit Padia)

Note : No transfer of any of the shares comprised in this certificate will be registered unless accompanied by this certificate.

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr. No.	Date of General Body/ Managing Committee Meeting at which transfer was approved	To Whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered	Sr. No. in the Share Register at which the name of the transferee is recorded	Authorised Signatory
1	2	3	4	5	6
1		Sureshkumar M. Jain			Chairman  Secretary  Treasurer  Auth M. C. Member
2					Chairman Secretary Treasurer Auth M. C. Member
3					Chairman Secretary Treasurer Auth M. C. Member
4					Chairman Secretary Treasurer Auth M. C. Member
5					Chairman Secretary Treasurer Auth M. C. Member
6					Chairman Secretary Treasurer Auth M. C. Member
7					Chairman Secretary Treasurer Auth M. C. Member