

514/18053
Friday, October 11, 2024
3:30 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 19499 दिनांक: 11/10/2024

गजाने नाव: बांद्रा

दस्तावेजाचा अनुक्रमांक: बंदर-18-18053-2024

दस्तावेजाचा प्रकार: अभिहस्तांतरणपत्र

मादर कंपनीचा नाव: वेईशॉर्न रिजल्टी प्रायव्हेट लिमिटेड वॉफे अधिकृत हस्ताक्षर कर्ता शैलेश त्रिपाठी

नोंदणी फी

₹. 30000.00

दफ्त हाताळणी फी

₹. 1200.00

पृष्ठांची संख्या: 80

एकूण:

₹. 31200.00



Joint S.R. Ancheri-7

सह. दायम निलंबक, अंधेरी क्र. ७
मुंबई उपनगर जिल्हा

वाजारा शुल्क: ₹. 259710500/-

मोबइल: ₹. 420000000/-

मरलेले मुद्रांक शुल्क: ₹. 26200000/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1200/-

डीडी/धनादेशाचे ऑर्डर क्रमांक: 1024117211234 दिनांक: 11/10/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallen रकम: ₹. 30000/-

डीडी/धनादेशाचे ऑर्डर क्रमांक: MH009821471202425P दिनांक: 11/10/2024

बँकेचे नाव व पत्ता:



REGISTERED ORIGINAL DOCUMENT
DELIVERED ON

15/10/2024





महाराष्ट्र शासन-नोंदणी व मुद्रांक विभाग

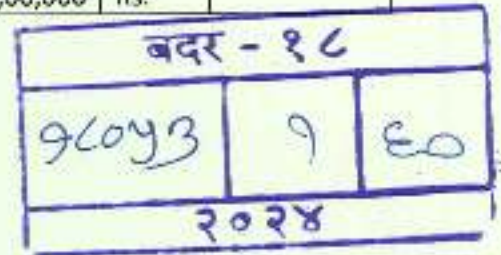
मुल्यांकन अहवाल सन २०२४-२०२५

१. दस्ताचा प्रकार : **अभिहस्तांतरणपत्र** अनुच्छेद क्रमांक : २५ (b)
२. सादरकर्त्याचे नाव : WEISSHORN REALTY PRIVATE LIMITED
३. तालुका : अंधेरी
४. गावाचे नाव : बी वॉर्ड
५. नगरभुमापन क्रमांक/सर्चे क्र./अंतिमभुखंड क्रमांक : B/570
६. मुख्य दफ्तरभाग (झोन) : २१ उपविभाग : १३७
७. मिळकतीचा प्रकार : खुली जमीन निवासी कार्यालय दुकान औद्योगिक
- प्रति चौ. मी. दर : २,१२,९३०/- ३,०८,२२०/- ३,७७,६००/- ५,२९,५००/- ३,१९,८००/-
- बंगलो X १.२५ = ३,८५,२७५/-
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : ५९४.५० चौ. मी.
९. कारपार्किंग : - गच्ची : पोटमाळ :
१०. मजला क्रमांक :
११. बांधकाम वर्ष : बांधकामाचा प्रकार :
१२. बाजारमुल्य तक्त्यातील मार्गदर्शक सूचना क्र. ज्या अन्वये दिलेली घट/वाढ



Particulars	Figures	Units	Guideline
1. Land Area	594.50	चौ.मी.	
2. (X) F.S.I.	2.50		Table 12
3. Maximum permissible FSI	1486.25	चौ.मी.	
4. Less: Structure Area	186.63	चौ.मी.	
5. Net permissible FSI	1299.62	चौ.मी.	
6. Market Value of Balance FSI (1299.62 X 212930)	27,67,28,086	Rs.	
7. Less : TDR FSI (594.50 X 1 X 212930 X 0.30)	3,79,76,066	Rs.	
8. Less : Add FSI (594.50 X 0.5 X 212930 X 0.50)	3,16,46,721	Rs.	
9. Net Market Value (6 -7 -8)	20,71,05,299	Rs.	
10. Add: Structure $\frac{[(385275-212930) \times 40\% \text{ i.s. } 60\% \text{ dep}] + 212930}{(186.63 \times 281868)}$	5,26,05,024	Rs.	
11. Total Market Value	25,97,10,323	Rs.	
say	25,97,10,500	Rs.	
Consideration	42,00,00,000	Rs.	

१३. निर्धारित केलेले बाजारमुल्य : रु. २५,९७,१०,५००/-
१४. दस्तामध्ये दर्शविलेला नोबदला : रु. ४२,००,००,०००/-
१५. देय मुद्रांक शुल्क : रु. २,५२,००,०००/-
१६. देय नोंदणी फी : रु. ३०,०००/-



सादर दस्तावर भरून घेण्यात आलेले मुद्रांक शुल्क हे महाराष्ट्र मुद्रांक अधिनियम १९५८ चे कलम ३३ अ च्या अधिनियमने भरून घेण्यात आलेले आहे.

लिपिक:

सह. दुय्यम निबंधक, अंधेरी क्र. ७





CHALLAN
MTR Form Number-6



GRN	MHD09621471202425P	BARCODE	[Barcode]		Date	11/10/2024-09:51:19	Form ID	25.1
Department				Inspector General Of Registration				
Type of Payment				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Registration Fee				PAN No.(If Applicable)				
				AAKCP6616L				
Office Name				Full Name				
BOR15_JT SUB REGISTRAR ANDHERI 4				WEISSHORN REALTY PRIVATE LIMITED				
Location				Flat/Block No.				
MUMBAI				CTS No. B/570 OF BANDRA B VILLAGE, House				
Year				Premises/Building				
2024-2025 One Time				No. 97, N.A. 254, Bhalla House				
Account Head Details				Road/Street				
				Hill Road, Near St. Andrews Church, Bandra (West)				
0030045501 Stamp Duty				Area/Locality				
25200000.00				Mumbai				
0030063301 Registration Fee				Town/City/District				
30000.00				PIN				
				4 0 0 0 5 0				
				Remarks (If Any)				
				PAN2=AABPB2034J-SecondPartyName=NEELAM VIJAY BHALLA AND				
				VIKAS BHALLA-				
				Amount In				
				Two Crore Fifty Two Lakh Thirty Thousand Rupees On				
Total				Words				
2,52,30,000.00				ly				
Payment Details				FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA				Bank CIN				
Cheque/DD Details				Ref. No.				
				10000502024101100484				
Cheque/DD No.				Bank Date				
				11/10/2024-09:51:51				
Name of Bank				RBI Date				
				Not Verified with RBI				
Name of Branch				Bank/Branch				
				STATE BANK OF INDIA				
				Scroll No. , Date				
				Not Verified with Scroll				

Department ID :

Mobile No. : 9909092888

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

अदर चलन केवल दुर्योग निबंधक कार्यालयत नोंदणी करवावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करवावयाच्या दस्तांसाठी अदर चलन लागू नाही.



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१८०५३	२	६०
२०२४		

Print Date 11-10-2024 11:55:56

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CHALLAN
MTR Form Number-6



GRN	MH009621471202425P	BARCODE	[Barcode]		Date	11/10/2024-09:51:19	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
		PAN No.(If Applicable)	AAKCP6618L					
Office Name	BDR15_JT SUB REGISTRAR ANDHERI 4	Full Name	WEISSHORN REALTY PRIVATE LIMITED					
Location	MUMBAI	Flat/Block No.	CTS No. B:570 OF BANDRA B VILLAGE, House					
Year	2024-2025 One Time	Premises/Building	No. 97, N.A. 254, Bhalla House-					
Account Head Details		Amount In Rs.	Road/Street	Hill Road, Near St. Andrews Church, Bandra (West)				
0030045501	Stamp Duty	25200000.00	Area/Locality	Mumbai				
0030063301	Registration Fee	30000.00	Town/City/District					
			PIN	4 0 0 0 5 0				
			Remarks (If Any)	PAN2=AABPB2034J-SecondPartyName=NEELAM VIJAY BHALLA AND VIKAS BHALLA-				
			Amount In	Two Crore Fifty Two Lakh Thirty Thousand Rupees On				
			Words	ly				
Total		2,52,30,000.00						
Payment Details			FOR USE IN RECEIVING BANK					
STATE BANK OF INDIA			Bank CIN	Ref. No.	10000502024101100494	1776745217229		
Cheque/DD Details			Bank Date	RBI Date	11/10/2024-09:51:51	Not Verified with RBI		
Name of Bank			Bank-Branch		STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			
Department ID :			NOTE:- This challan is valid for documents to be registered in Sub Registrar office only. Not valid for unregistered documents.			Mobile No: 9909192886		
सदर चालन केवल दस्तावेजों के पंजीकरण के लिए ही मान्य है। अनपंजीकृत दस्तावेजों के पंजीकरण के लिए यह चालन मान्य नहीं है।			[Seal: THE SEAL OF THE SUB-REGISTRAR ANDHERI 4, MUMBAI SUBURBAN DIST. (BANDRA)]			[Stamp: 96043 3 80 2024]		
Challan Defaced Details								
Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount			
1	(IS)-514-18053	0005315096202425	11/10/2024-15:13:54	IGR555	30000.00			
2	(IS)-514-18053	0005315096202425	11/10/2024-15:13:54	IGR555	25200000.00			
Total Defacement Amount					2,52,30,000.00			

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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1024117211234	Receipt Date	11/10/2024
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Received from Document Handling Charges, Mobile number 0000000000, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered on Document No. 18053 dated 11/10/2024 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	IBKC	Payment Date	11/10/2024
Bank CIN	10004152024101110605	REF No.	773613435
Deface No	1024117211234D	Deface Date	11/10/2024

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





November, 1984 bearing reference no. J-4/28404-6 to complete the transaction was extended upto 28th February, 1987 by the Charity Commissioner;

- (d) By and under a Deed of Conveyance dated 25th September, 1986 registered with the Office of Sub-Registrar of Assurances under Serial No. BBJ-3263 of 1986 and executed between St. Andrew's Church through Rev. Monsignor Nereus Rodrigues (therein referred to as Vendor) of the One Part and M/s Matasons through its sole proprietor Mr. Vijay Kumar Bhalla ("Vijay") (therein referred to as Purchaser) of the Other Part ("**1986 Conveyance Deed**"), St. Andrew's Church sold, conveyed, transferred and assured unto M/s Matasons, at and for a consideration and on terms and conditions mentioned therein;
- (e) By and under a Letter undated of September, 1986 issued by St. Andrews Church to M/s Matasons, St. Andrews Church have handed over the possession of the Land together with the bungalow / structure being House No. 97, N.A. 254 standing thereon and the original title documents of the said Property unto M/s Matasons;
- (f) An area admeasuring 160 square metres or thereabouts from and out of the said Land is affected by road set-back ("**Road Set-Back Land**") and the Municipal Corporation of Greater Mumbai ("**MCGM**") proposed to acquire the same as recorded in their letter dated 14th September, 1991 ("**Road Set-Back Letter**"), however, MCGM took possession of an area admeasuring 104.5 square metres only on 27th August, 1991. The name of MCGM is not recorded as the holder of Handed Over Area on the Property Register ("**PR Card**") pertaining to the said Land till date;
- (g) By and under a Last Will and Testament dated 22nd March, 2017 executed by Vijay ("**Vijay Will**"), Vijay appointed his wife Mrs. Neelam Vijay Bhalla i.e. the First Vendor herein as the executor and executrix, trustee and sole beneficiary of the Vijay Will and bequeathed all his estate and effects in respect of the Land together with the bungalow / structure being House No. 97, N.A. 254 standing thereon in favour of the First Vendor herein;

(h) Vijay died on 9th July, 2022 at Mumbai leaving behind him his wife Neelam Vijay Bhalla i.e. the First Vendor, his son Vikas Vijay Bhalla i.e. the Second Vendor herein and his daughter Mrs. Pooja Karla ("**Pooja**") and his Last Will and Testament dated 22nd March, 2017 ("**Vijay Will**") under which, Vijay bequeathed all his estate and effects including the Land together with the bungalow / structure being House No. 97, N.A. 254 standing thereon in favour of the First Vendor herein;

(i) By an Order / Probate dated 11th September, 2023 passed by the Honourable Bombay High Court in Testamentary and Intestate Jurisdiction Petition No. 4654 of 2022, the Vijay Will is proved and registered before the Court and administration of the property and credits of Vijay and in any way concerning Vijay Will has been granted to the First Vendor herein, being the sole executrix of the Vijay Will to have effect throughout the State of Maharashtra;

(j) By and under a Deed of Transfer dated 3rd November, 2023 and registered with the Office of Sub-Registrar of Assurances under Serial No. BDR-15-18488 of 2023 and executed between the First Vendor herein, being the Executrix appointed under the Vijay Will (therein referred to as Transferor) of One Part and the First Vendor herein, being the beneficiary under the Vijay Will (therein referred to as Transferee) of the Other Part, the First Vendor herein in her capacity as the Executrix appointed under the Vijay Will transferred the Land together with the bungalow / structure being House No. 97, N.A. 254 standing thereon unto



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herself in the capacity of beneficiary under the Vijay Will Neelam, in the manner and on terms and conditions mentioned therein;

- (k) By and under a Deed of Gift dated 6th August, 2024 registered with the Office of Sub Registrar of Assurances under serial No. BDR-15-14176 of 2024 and executed between the First Vendor herein (therein referred to as Donor) of One Part and the Second Vendor herein (therein referred to as Donee) of Other Part, the First Vendor granted, conveyed, assigned and transferred the bungalow / structure being House No. 97, N.A. 254 standing on the Land (named as "Bhalla House" and admeasuring 2,008.847 square feet built-up area) as and by way of gift, out of natural love and affection, unto and in favour of the Second Vendor herein, on terms and conditions mentioned therein;
- (l) In the above circumstances, the First Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Land and the Second Vendor herein is absolutely seized and possessed of or otherwise well and sufficiently entitled to the bungalow / structure being House No. 97, N.A. 254 standing on the Land (named as "Bhalla House" and admeasuring 2,008.847 square feet built-up area);
- (m) The name of Neelam has been recorded as the holder of the said Land on the PR Card, copy whereof is hereto annexed and marked as **Annexure - "B"**;
- (n) The land in possession of the Vendors is 490 square metres or thereabouts (being the said Land *less* the Handed Over Area);
- (o) The Vendors have not received any compensation, TDR or any other benefit in respect of the Road Set-Back Land *inter alia* the Handed Over Area;

B) The Vendors have offered to sell to the Purchaser the Land together with the bungalow / structure being House No. 97, N.A. 254 standing thereon (named as "Bhalla House" and admeasuring 2,008.847 square feet built-up area), and incidental thereto all the present and future floor space index, transferable development rights, development rights, and other development potential in respect of the said Land and/or arising therefrom (including the Road Set-Back Land) and/or capable of being utilized thereon of whatsoever nature and by whatever name called as more particularly described in the **Second Schedule** hereunder written ("**the Property**"), free from all encumbrances, charges, liens, of any nature whatsoever;

C) The Purchaser has carried out due diligence of the said Land by causing to issue public notices in the newspapers viz. Times of India and Maharashtra Times on 12th September, 2024 and are satisfied with the title of the Vendors to the said Land basis the documents furnished to the Purchaser by the Vendor and the findings of the searches carried out at the relevant offices of the sub-registrar of assurances;

D) Pursuant to the negotiations successfully concluded between Vendors and the Purchaser in that regard, the Vendors have agreed to hereby sell and convey the Property in the manner set out below, free from all encumbrances of any nature whatsoever unto the Purchaser, at or for the Consideration payable as mentioned hereunder and relying upon the representations of the Vendors in these presents, the Purchaser has agreed to hereby acquire the Property, free from all encumbrances of any nature whatsoever, from the Vendors, for the Consideration and in the manner as set out hereinbelow;

E) This Deed is chargeable to stamp duty under Article 25(b)(i) of Schedule I to the Maharashtra Stamp Act, 1958 and has been stamped accordingly by the Purchaser;



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2024-26	20
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And

And
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And



NOW THIS DEED WITNESSETH THAT in pursuance of the said agreement between the Vendors and the Purchaser, and in consideration of sum of Rs.42,00,00,000/- (Rupees Forty-Two Crores Only) (subject to tax deducted at source) ("**Consideration**") paid by the Purchaser on or before the execution of these presents to the Vendors in the following manner: (i) INR 24,00,00,000/- (Indian Rupees Twenty Four Crores only) to the First Vendor; and (ii) INR 18,00,00,000/- (Indian Rupees Eighteen Crores only) to the Second Vendor (the payment and receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every part thereof do hereby acquit, release and discharge the Purchaser absolutely and forever) **THE VENDORS** each of them doth hereby grant, convey, transfer, assign and assure unto the Purchaser, that piece and parcel of land admeasuring 594.5 square metres or thereabouts bearing CTS No. B/570 lying and being at B' Ward, Taluka Andheri, Mumbai Suburban District, situated at Hill Road, Near St. Andrew's Church, Bandra (West), Mumbai - 400 050 ("**Land**") (and which Land is more particularly described in the **First Schedule** hereunder written and is shown delineated in black colour boundary line on the plan thereof hereto annexed and marked as **Annexure - "A"**) together with the bungalow / structure being House No. 97, N.A. 254 standing thereon (named as "Bhalla House" and admeasuring 2,008.847 square feet built-up area), and incidental thereto all the present and future floor space index, transferable development rights, development rights, and other development potential in respect of the said Land and/or arising therefrom (including the Road Set-Back Land) and/or capable of being utilized thereon of whatsoever nature and by whatever name called as is more particularly described in the **Second Schedule** hereunder written) ("**the Property**"), free from all encumbrances, charges, liens, of any nature whatsoever **TOGETHER WITH** the absolute and exclusive benefit of premiums paid to the relevant authorities in respect of the Property **AND** all and singular the courtyards areas compounds sewers drains ditches fences trees paths passages waters water-courses plants lights liberties easements profits privileges advantages rights members and appurtenances whatsoever to the Property belonging to or in anywise appertaining to and/or with the same or any part thereof now or at any time heretofore usually held used occupied or enjoyed or reputed or known as part or member thereof or be appurtenant thereto **AND ALSO** all the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever both at law and in equity of the Vendors in to out of or upon the Property **TO HAVE AND TO HOLD** the Property hereby granted conveyed transferred assigned and assured or intended so to be with its and every of its rights members and appurtenances **UNTO AND TO THE USE OF** and benefit of the Purchaser forever **AND** the Vendors each of them doth hereby for themselves and their successors-in-title and counsel in law each of them doth hereby covenant with the Purchaser that **THE VENDORS** now have in themselves good right full power and absolute authority to grant, convey, transfer assign and assure the Property hereby granted conveyed, transferred, assigned and assured or intended so to be unto and to the use of the Purchaser in manner aforesaid **AND** that it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, occupy, possess and enjoy the Property hereby granted, conveyed, transferred, assigned and assured with its and every of its rights members and appurtenances and receive the rents issues and profits thereof and of every part thereof to and for its own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the Vendors and/or their respective successors-in-title and counsel in law or any of them from or by any person lawfully or equitably claiming or to claim by from under or in trust for them or any of them **AND** that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendors well and sufficiently saved defended kept harmless and indemnified of from and against all former and other estates, title, charges and encumbrances whatsoever either already or hereafter had made executed occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for the Vendors **AND** further that the Vendors and all



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persons having or lawfully or equitably claiming any estate, right, title, or interest at law or in equity in the Property hereby granted, conveyed, transferred, assigned and assured or any part thereof by from under or in trust for the Vendors and their respective successors-in-title and counsel in law or any of them shall and will at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other acts, deeds, matters, things, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting unto and to the use of the Purchaser in the manner aforesaid as shall or as may be reasonably required by the Purchaser, its successors and counsel in law and assigns;

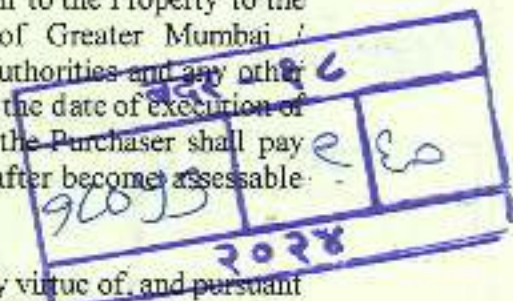
AND THIS DEED FURTHER WITNESSTH THAT:

- (1) From and out of the Road Set-Back Land, MCGM has taken possession of the Handed Over Area only on 27th August, 1991;
- (2) The name of MCGM is not recorded as the holder of Handed Over Area on the Property Register ("PR Card") pertaining to the said Land till date;
- (3) The Vendors have declared and confirmed that they have not received any compensation, TDR or any other benefit in respect of the Road Set-Back Land *inter alia* the Handed Over Area and the same can be availed by the Purchaser;
- (4) In the event, MCGM and/or any other person / party / authority claims that the possession of the Handed Over Area has not been taken by the MCGM, then in that event, without prejudice to any other rights and remedies that will be available to the Purchaser under law or otherwise, the Purchaser shall be entitled to seek indemnification and in this regard, the Vendors and their respective heirs, executors, administrators and assigns jointly and severally shall keep indemnified the Purchaser and its directors, officers, employees, representatives and agents from and against any and all, direct and indirect, losses, liabilities, claims, damages, proceedings, awards, decrees, orders, judgements, assessments, taxes, costs or expenses whatsoever (including without limitation, interest, penalties and reasonable attorney's fees and expense incurred in connection with enforcing the indemnity set out in this clause) suffered by or brought against or incurred by the Purchaser relating to or arising out of or from any breach of the representations, warranties, obligations, terms or covenants under this Deed vis-à-vis the Handed Over Area; and of any claims or actions of any third party or governmental authority in relation to the said Property due to any action or omission of the Vendors vis-à-vis the Handed Over Area;

AND THIS DEED FURTHER WITNESSETH that all such levies towards property tax, non-agriculture tax, electricity charges and water charges and all other taxes, statutory dues, charges and levies in relation to the Property to the State of Maharashtra, the Municipal Corporation of Greater Mumbai / Brihanmumbai Mahanagarpalika and other concerned authorities and any other public bodies or authorities pertaining to the period upto the date of execution of the Deed shall be borne and paid by the Vendors and the Purchaser shall pay such levies in relation to the Property which may hereafter become assessable and payable in relation to the Property;

AND THIS DEED FURTHER WITNESSETH that by virtue of, and pursuant to, the aforesaid sale and conveyance by the Vendors to the Purchaser (i) all the Vendors' right title interest benefit claim demand and ownership of in and to the Property now vests in the Purchaser alone as the sole absolute and exclusive owner of the Property and (ii) the quiet, vacant and peaceful possession of the Property has been delivered by the Vendors to the Purchaser;

AND THIS DEED FURTHER WITNESSETH that the custody and



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possession of the title deeds, as more particularly set out in the **Third Schedule** hereunder is hereby handed over by the Vendors to the Purchaser and the Vendors each of them doth hereby declare and confirm that the title deeds, as more particularly set out in the **Third Schedule** hereunder are the only title deeds in respect of / pertaining to the Property and none of the title deeds are lost / misplaced and/or deposited with any lender / third party;

AND IT IS FURTHER AGREED AND CLARIFIED that the Vendor shall neither have nor claim to have a lien on the said Property or any part thereof for any amounts / money claims;

AND IT IS FURTHER AGREED AND CLARIFIED that the Parties shall be liable to bear and pay their own respective income tax liabilities arising in respect of transaction herein;

AND the Vendors each of them doth hereby undertake, agree and covenant with the Purchaser that as on date each of the following representations as on date are true, correct, complete and accurate in every particular manner or (as the case may be) has been wholly performed in every particular manner and as on date and the Vendors are not aware of any circumstance which would make the representations incorrect or false:

- (1) The Vendors are the sole and lawful owners of the Property and are seized and possessed of or otherwise well and sufficiently entitled to all the right, title and interest in the Property as the owner thereof and their title to the Property is free, clear and marketable in all respects;
- (2) The Vendors have good right, full power and absolute authority to enter into this Deed and there is no impediment, restraint or injunction of any nature whatsoever against Vendors from being able to do so;
- (3) All facts stated in the Recitals are true and correct;
- (4) The bungalow / structure being House No. 97, N.A. 254 standing on the Land was constructed prior to the year 1961;

(5) There are no litigations and/or proceedings pertaining to the Property or any part thereof and the same do not affect the ownership of the Vendors in relation to the Property or any part thereof;

(6) There is/are no prohibitory order/s in any proceedings restraining the Vendor Vendors from developing and/or selling and conveying the said Property and/or entering into this Deed or any transaction as contemplated in this Deed;

(7) No other person or party has any share, right, title, interest, claim or demand into over or upon the Property or any part thereof either by way of sale, assignment, development rights, exchange, charge, mortgage, gift, trust, bequest, tenancy, possession, inheritance, caretaker, leave and license, lien or otherwise howsoever and further, there are no persons claiming rights to the Property or any part thereof as lessees, licensees or otherwise howsoever;

(8) That, there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, actions or governmental investigations of any nature pending or, threatened before any judicial, quasi-judicial, competent authority or person and there does not exist any actual or to the Vendors' knowledge, threatened or contemplated condemnation or eminent proceedings against the Vendor with respect to the Property or any part thereof;

(9) The Land and the bungalow / structure being House No. 97, N.A. 254 standing thereon is in the possession of the Second Vendor;



बदर २५६
१८०५३ १० ६०
२४ १९६४



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- (10) The Land and the bungalow / structure being House No. 97, N.A. 254 standing thereon has sufficient motor able access from a public road;
- (11) The Land is freehold land;
- (12) The user of the Land is 'non-agricultural';
- (13) The Land is contiguous;
- (14) The Land is bounded and fenced by a compound wall and there is no dispute as to the boundaries of the Land;
- (15) The Land or any part thereof are not affected by Mangroves or are having Mangroves thereon;
- (16) Neither the Land nor any part thereof is subject to any easementary rights or right of way or any restrictive covenants in easements or otherwise;
- (17) Save and except for the title deeds listed in the **Third Schedule** hereunder written, no other title deeds are available with the Vendors and the same are in the custody of the Second Vendor;
- (18) There are no encroachments upon the Land or any part thereof;
- (19) There is no right of way, easementary or otherwise passing over the Land or any part thereof;
- (20) There is no reservation on the Land or any part thereof;
- (21) The Land or any part thereof is not a salt-pan land / Kharland or is affected by the Kharland development scheme;
- (22) Save and except the Road Set-Back Letter, no notice for the acquisition or requisition of the said Property has been received from any governmental and/or any other judicial and/or quasi-judicial authority and the land falls in Coastal Regulation Zone - 2;
- (23) Neither there are any income tax/ excise or custom proceedings contemplated and/or pending (including proceedings under section 281 of the Income Tax Act, 1976) nor any interim/final orders have been passed therein which inter alia affects the development and/or transfer of the Property in any manner whatsoever;
- (24) Save and except the Road Set-Back Letter, no notice/s from any Government/Statutory Authorities under any law has been served upon us in respect of the Property (or any portion thereof) that restricts or affects or may restrict or affect, in any manner our right to deal with the Property (or any portion thereof) and/or the rights in respect of the Property;
- (25) The Vendors have not received any compensation, TDR or any other benefit in respect of the portion of the said Land taken over by MCGM for set-back in 1991 in terms of the Road Set-Back Letter;
- (26) The said Land falls within 100 meters of heritage precinct;
- (27) There are no wells private or public on the Land or any part thereof, of which the public has drawing rights;
- (28) There are no electricity sub-stations over the Land or any portion or part thereof;



बंदर - १८		
१८०५३	११	३०
२०२४		

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- (29) Neither the Land nor any portion thereof is an Adivasi/Tribal Land;
- (30) Neither the Land nor any portion thereof is a Khot Land;
- (31) Neither the Land nor any portion thereof is reserved as a forest and/or lies within 500 metres of a forest;
- (32) There are no mosques established or any Hindu Idol or place of worship installed on the Land or any part thereof;
- (33) There are no contingent liabilities in the accounts of the Vendor which will affect the Property or any part thereof;
- (34) There are no orders passed under the provisions of the Maharashtra Agricultural Lands (Ceiling on Holdings) Act, 1961 ("ALC Act") and/or the Urban Property (Ceiling and Regulation) Act, 1976 ("ULC Act") in respect of the Land or any part thereof including exemption order under section 20 thereof;
- (35) All taxes including non-agricultural assessment, charges, premiums (for transfer or otherwise), rents, demands, claims, revenue, cesses, penalties and all other dues and outstanding towards any municipal authority, the government and/or any other entity including but not limited to water, electricity, municipal charges, etc. in respect of the Property and its development thereof have been paid in full as on the date hereof and there are no arrears in respect thereof;
- (36) In case there are any dues in respect of any taxes, rates, cesses or any outgoings including land revenue in respect of Property, prior to the date of the execution of this Deed (whether or not any demand for such payment has been made by the relevant authorities prior to the date of the execution of this Deed), the Vendors shall clear such dues at its own cost;
- (37) The Vendors agree to comply with its obligations under this Deed and provide all co-operation to the Purchaser as may be necessary in order to give effect to the understanding as herein contained and the Vendors agree to give a limited power of attorney to the Purchaser in order to give effect to this Deed, which power shall form part of this Deed and stamped as an integral part of this Deed;

AND THAT the Vendors and their respective heirs, executors, administrators and assigns jointly and severally shall keep indemnified the Purchaser and its directors, officers, employees, representatives and agents from and against any and all, direct and indirect, losses, liabilities, claims, damages, proceedings, awards, decrees, orders, judgements, assessments, taxes, costs or expenses whatsoever (including without limitation, interest, penalties and reasonable attorney's fees and expense incurred in connection with enforcing the indemnity set out in this clause) suffered by or brought against or incurred by the Purchaser relating to or arising out of:

- | | |
|----------|----|
| बदा - ६८ | |
| 96043 | EP |
| 10/28 | |
- (i) any breach of the representations, warranties, obligations, terms or covenants under this Deed; and / or
- (ii) any claims or actions of any third party or governmental authority in relation to the said Property due to any action or omission of the Vendors;

AND IT IS HEREBY AGREED AND DECLARED that (i) the stamp duty and registration charges payable upon these presents shall be borne and paid by the Purchaser, the Purchaser shall immediately upon the execution hereof present the original executed Deed for registration in the Office of the Sub-Registrar of Assurances concerned and the Parties shall thereupon respectively admit execution hereof in accordance with the Indian Registration Act, 1908; and (ii)

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the original executed and registered Deed shall be retained by and be the property of the Purchaser;

IN WITNESS WHEREOF the Parties have through their duly authorized representatives/signatories set and subscribed their respective hands to these presents on the day and year first hereinabove written.

The First Schedule hereinabove referred to:

(Description of the Land)

All that piece and parcel of land admeasuring 594.5 square metres or thereabouts bearing CTS No. B/570 lying and being at B' Ward, Taluka Andheri, Mumbai Suburban District, situated at Hill Road, Near St. Andrew's Church, Bandra (West), Mumbai - 400 050.

The Second Schedule hereinabove referred to:

(Description of the said Property)

All that piece and parcel of land admeasuring 594.5 square metres or thereabouts bearing CTS No. B/570 lying and being at B' Ward, Taluka Andheri, Mumbai Suburban District, situated at Hill Road, Near St. Andrew's Church, Bandra (West), Mumbai - 400 050 ("Land") (and which Land is more particularly described in the **First Schedule** hereunder written and is shown delineated in black colour boundary line on the plan thereof hereto annexed and marked as **Annexure - "A"**) together with the bungalow / structure being House No. 97, N.A. 254 standing thereon (named as "Bhalla House" and admeasuring 2,008.847 square feet built-up area), and incidental thereto all the present and future floor space index, transferable development rights, development rights and other development potential in respect of the said Land and/or arising therefrom (including the road setback area) and/or capable of being utilized thereon of whatsoever nature and by whatever name called.



The Third Schedule hereinabove referred to:

(List of Title Deeds)

बदर - १८		
१८०५३	१३	६०
	२०	२४

1. Original Agreement dated 22nd April, 1982 executed between Nereus Parish Priest, St. Andrews Church (therein referred to as Vendor) of One Part and M/s Matasons, a sole proprietary concern of Mr. Vijay Kumar Bhalla (therein referred to as the Purchaser) of Other Part.
2. Copy of Order dated 5th November, 1984 bearing reference no. J/4-82-84/28405 passed by the Charity Commissioner under section 36(1)(a)(b) of the Bombay Public Trust Act, 1950.
3. Copy of Letter dated 10th September, 1986 bearing reference no. J/4/82-84/18658 issued by the Superintendent (J), Office of Charity Commissioner, Bombay.
4. Original Deed of Conveyance dated 25th September, 1986 registered with the Office of Sub-Registrar of Assurances under Serial No. BBJ-3263 of 1986 and executed between St. Andrew's Church through Rev. Monsignor Nereus Rodriques (therein referred to as Vendor) of the One Part and M/s Matasons through its sole proprietor Mr. Vijay Kumar Bhalla (therein referred to as Purchaser) of the Other Part.
5. Copy of Last Will and Testament dated 22nd March, 2017 executed by Mr. Vijay Kumar Bhalla.

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6. Certified Copy of Order / Probate dated 11th September, 2023 passed by the Honourable Bombay High Court in Testamentary and Intestate Jurisdiction Petition No. 4654 of 2022.
7. Original Deed of Transfer dated 3rd November, 2023 and registered with the Office of Sub-Registrar of Assurances under Serial No. BDR-15-18488 of 2023 and executed between Mrs. Neelam Vijay Bhalla, being the Executrix appointed under the Will and Testament dated 22nd March, 2017 of Mr. Vijay Kumar Bhalla (therein referred to as Transferor) of One Part and Mrs. Neelam Vijay Bhalla, being the beneficiary under the Will and Testament dated 22nd March, 2017 of Mr. Vijay Kumar Bhalla (therein referred to as Transferee) of the Other Part.
8. Certified Copy of General Power of Attorney dated 21st July, 2022 registered with the Office of Sub-Registrar of Assurances under serial No. BDR-4-7686 of 2022 and executed by Mrs. Neelam Vijay Bhalla in favour of Mr. Vikas Bhalla.
9. Original Deed of Gift dated 6th August, 2024 registered with the Office of Sub-Registrar of Assurances under serial No. BDR-15-14176 of 2024 and executed between Mrs. Neelam Vijay Bhalla (therein referred to as Donor) of One Part and Mr. Vikas Bhalla (therein referred to as Donee) of Other Part.

(Signature page follows)

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Signed and Delivered by
the Vendors withinnamed
(1) MRS. NEELAM VIJAY BHALLA
by the hand of her constituted attorney
Mr. Vikas Bhalla,
appointed pursuant to the Power of Attorney
dated 21.07.22






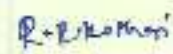

(2) MR. VIKAS BHALLA






in the presence of...

1. Mr. Saurabh Kamble 

2. Mr. Rutvi Kothari 

Signed and Delivered by
the Purchaser withinnamed
WEISSHORN REALTY PRIVATE LIMITED
by the hand of its authorized signatories
(1) Mr. Shailesh Tripathi



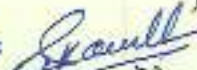


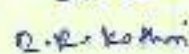
For WEISSHORN REALTY PRIVATE LIMITED

DIRECTOR/AUTHORISED SIGNATORY

(2) Mr. Nikunj Parmar

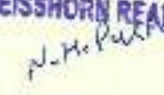
pursuant to Resolution passed at the meeting
of its Board of Directors held on 25.09.2024,
in the presence of...

1. Mr. Saurabh Kamble 

2. Mr. Rutvi Kothari 





For WEISSHORN REALTY PRIVATE LIMITED

DIRECTOR/AUTHORISED SIGNATORY

(Receipt page follows)



बदर - १८
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Receipt

Received, on or before the date hereof, from the withinnamed Purchaser, a sum of INR 42,00,00,000/- (Indian Rupees Forty-Two Crores Only) in the following manner:-

- Two*
Two
- (i) INR 23,76,00,000/- (Indian Rupees Twenty-Three Crores Seventy-Six Lakhs) paid to Mrs. Neelam Vijay Bhalla on 11.10.2024 under Unique Transaction Reference No. 03791741799 ; *Two*
Two
- (ii) INR 24,00,000/- (Indian Rupees Twenty-Four Lakhs) being tax deducted at source at 1% of the amount specified at (i) above paid / to be paid to the authorities;
- Two*
Two
- (iii) INR 17,82,00,000/- (Indian Rupees Seventeen Crores Eighty-Two Lakhs) paid to Mr. Vikas Bhalla on 11.10.2024 under Unique Transaction Reference No. 03791741805 ; and *Two*
Two
- (i) INR 18,00,000/- (Indian Rupees Eighteen Lakhs) being tax deducted at source at 1% of the amount specified at (iii) above paid / to be paid to the authorities;

We Say Received:

Neelam Vijay Bhalla

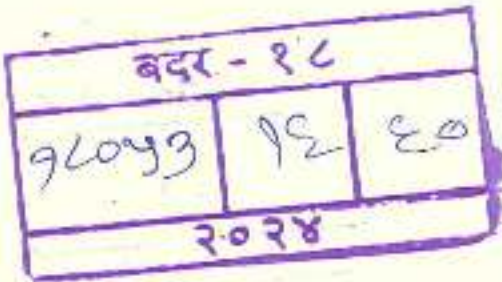
(1) Mrs. Neelam Vijay Bhalla
(through constituted attorney Mr. Vikas Bhalla)

Vikas Bhalla

(2) Mr. Vikas Bhalla

Witnessed by me:

1. Mr. Sachin Kamble *Sachin Kamble*
2. Mr. Ravi Kothari *Ravi Kothari*



Plot Report

Urban, District : Mumbai Sub-Urban, CTSO : Bandra, Village : बी वॉर्ड,



Scale 1:500

Cts No: 570

Main owner: [Vicar of St. Andrews Church -]

Plot area: 594.50 चौ.मी.

Dharna: सी

Sheet No:

Naainclude: [Rs. 102.0.0 upto 31-7-57Rs. 106.55 upto 31-7-59Rs. 106.65 1-8-61 to 31-7-64] रु. 219.10 ता 1-8-71 पासून



बदर - १८		
९६०५३	९६	८०
२०२४		

1875

1875



महाराष्ट्र शासन

मालमत्ता पत्रक

LLFN: 88110649667

[महाराष्ट्र जमीन महसूल (नाय, नगर व शहर मूमापन) विवम, १९६९ यातील नियम ३ नमुना "ख"]



गाव/पैठ : <u>सी बॉर्ड</u>		तालुका/ज.मु.का. : नगर मूमापन अधिकारी, बॉम्बे			जिल्हा : मुंबई उपनगर
नगर मूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	सेव चौ.मी.	पारपायिकार	शासनाला दिलेल्या आकाराची किंवा आख्याचा तपशील जाभि त्याच्या क्षेत्रमालाची नियत वेळ
<u>५६०</u>			<u>५९५.५०</u>	सी	[Plt. १०२, ०.०, ३१० ३१-०-५४५६. १०६.६९ अप्रॉ ३१-०-५९५६. १०६.६९, १-०-६९ to ३१-०-६९] क. २९९.९० टा १-०-६९ पासून

शुद्धीकार :	
डवकाचा मूळ पारक :	H
वर्ष : १९५८	[Vicar of St. Andrews Church -] [By gift letter of १९-११-५८]
गट्टेदार :	
इतर थार :	-
इतर शोरे :	-

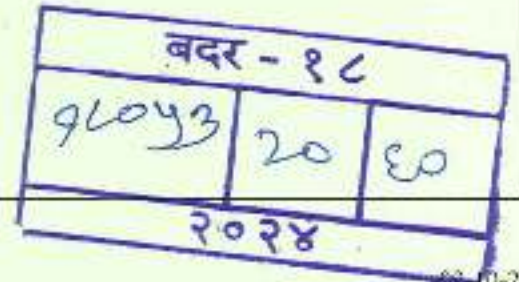


बंदर - १८

१८०५३ १८६०

२०२४

14176401 09-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	मुख्य निबंधन : राह दु.नि. अंधेरी 4 रत्ना क्रमांक : 14176/2024 सोनी : Regn:63m
गावाचे नाव : बांद्रा		
(1) विक्रीतचा प्रकार	<u>विक्रीतपत्र</u>	
(2) मोबदला	0	
(3) साक्षात्पत्र (पट्टेपट्ट्याच्या साक्षीपत्रद्वारे साक्षात्पत्र देणे जो घटनेवर ते करून घ्यावे)	55839445	
(4) भू-मान्य,पोस्टलिसा व फळभांड (आपल्यापैकी)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिहा नं: हाऊस नं. 97, इमारतीचे नाव: भल्ला हाऊस बंगलो, प्लॉट नं: बांद्रा वेस्ट,मुंबई 400050, रोड : हिल रोड,एनटी, अँडयूस पर्ये जवळ, इतर माहिती: शेव 2008.847 चौ. फु. विल्टअप..... सदा निव्वकत (बंगलो) आई- मुलाला जिनामूल्य प्रकीर म्हणून देत आहे (C.T.S. Number : B/570 ;)	
(5) क्षेत्रफळ	186.69 चौ.मीटर	
(6)साक्षात्पत्र किंवा सुट्टी देण्यात असेल किंवा:		
(7) दस्तऐवज करत देणा-या/लिहून देणा-या व्यक्तीचा नाव किंवा विवाह न्यायालयाचा हुकूमनामा किंवा आदेश आपल्यापैकी/तिघादिने नाव व पत्ता.	1): नाव:-निकल विठ्ठल भल्ला वया:-74 वया:-पॉस्ट नं: पॉस्ट नं. 6 , गावा नं. 1 सा , इमारतीचे नाव: भेरी निषेधन, प्लॉट नं: बांद्रा वेस्ट बच बचल, बांद्रा वेस्ट,मुंबई , रोड नं: बांद्रा वेस्ट रोड , पहाटाड, MUMBAI . पिन कोड:-400050 पिन नं:- AEU7B7428R	
(8)दस्तऐवज करत देणा-या व्यक्तीचा व किंवा विवाह न्यायालयाचा हुकूमनामा किंवा आदेश आपल्यापैकी/तिघादिने नाव व पत्ता.	1): नाव:-निकल भल्ला वया:-51; वया:-पॉस्ट नं: पॉस्ट नं. 6 , गावा नं. 1 सा , इमारतीचे नाव: भेरी निषेधन, प्लॉट नं: बांद्रा वेस्ट बच बचल, बांद्रा वेस्ट,मुंबई, रोड नं: बांद्रा वेस्ट रोड , पहाटाड, MUMBAI . पिन कोड:-400050 पिन नं:-AABPB2034J	
(9) दस्तऐवज करत दिवशीचा दिनांक	06/08/2024	
(10)दस्ता नोंदणी देण्याचा दिनांक	07/08/2024	
(11)अनुक्रममांक,खंड व पृष्ठ	14176/2024	
(12)आतंरगतप्रमाणे मुद्रक शुल्क	558600	
(13)आतंरगतप्रमाणे नोंदणी शुल्क	200	
(14)शेव		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तऐवजातुसार आवश्यक नाही कारणचा तपशील दस्तऐवजातुसार आवश्यक नाही	
मुद्रक शुल्क आकारलेला निवडलेला अनुच्छेद :-	If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.	





बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

भातमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये दबाबप्याट आनेने भातमत्ता कराचे देयक.

Inward No:

देयक क्रमांक HW27069909000000	भातमत्ता करवर्ष / देयक कालावधी 2024-2025 01/04/2024 ते 31/03/2025	देयक क्रमांक 202410BIL22623664 202420BIL22623685	देयक दिनांक 13/09/2024
पदाधारकचे नाव व पत्ता : M/S MATA SONS 97 HILL RD, BANDRA, MUMBAI 400050		प्रेमक - Asstt. Assessor & Collector, H West Ward, Municipal Office Building, Second Hasnabad lane, Khar (West), Mumbai - 400 052. द्वितीय पत्रा - aschw.ac@mcgm.gov.in दूरध्वनी क्र. 02226440120 Ext. 425	
भातमत्ता करवांक, सी.टी.एस इमारत / फ्लॉट इमारत, भातमत्ता नाव, मार्ग क्रमांक, मार्गाचे नाव, मातमत्ताचे वर्जन, इमारतीचे नाव, कल्याणची नावे, 132B (1&2) 90-90A HILL RD HOUSE WITH TWO OUT HOUSES M/S MATASONS			

वसूल करनिर्धारण दिनांक: 31/03/1981	वसूलीवधी क्रमांक: -	User Category* :- R
एकूण बांधणी मूल्य: ₹ 10218340/-	एकूण घटक मूल्य ₹ One Crore Two Lakh Eighteen Thousand Three Hundred Forty Only	
कराचे नाव	01/04/2024 ते 30/09/2024 (202410)	01/10/2024 ते 31/03/2025 (202420)
	Bill Amount (₹)	Bill Amount (₹)
सर्वसाधारण कर (General Tax)	413	413
जल कर (Water Tax)	0	0
जल लाभ कर (Water Benefit Tax)	259	259
नवनिर्माण कर (Sewerage Tax)	0	0
नवनिर्माण लाभ कर (Sewerage Benefit Tax)	159	159
म.न.स. शिक्षण उपकर (Mun. Edu. Cess)	151	151
राज्य शिक्षण उपकर (State Edu. Cess)	132	132
राज्यगार इंगी उपकर (EGC)	0	0
वृक्ष उपकर (Tree Cess)	8	8
सडक कर (Street Tax)	188	188
एकूण देयक रक्कम (Total Amount)	1310	1310
अधिकृत बांधणीवरील सख्त 152 व मुक्त रचणी रक्कम (Penalty u/s 152A on unauthorized construction)	0	0
समाप्त अधिदानाचे मनावोन (Adv. Acc. Amt)	0	0
सरासरीची निव्वळ रक्कम (Total Amt)	(A) 1310	(B) 1310
बांधणी रुपचे (Bill Amount)	₹ One Thousand Three Hundred Ten Only	₹ One Thousand Three Hundred Ten Only
अधदानाची निव्वळ रक्कम (Refund Amt.)	0	0
बांधणी देय दिनांक (Due Date)	12/12/2024	31/12/2024
To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first) IFSC - SBIN880388, Beneficiary A/C No:- MCGM/HW27868909000000, None-BMC Property Tax.	(C) दि. 13/09/2024 या तारखेपर्यंतची वसुली.	0
	(D) दि. 13/09/2024 या तारखेपर्यंतची शालीन मूक्त	0
To make payment through Cheque/DD/PO: instrument should be drawn in favour of BMC / बृहन्मुंबई महानगरपालिका	(E) दि. 13/09/2024 या तारखेपर्यंतची शालीन मूक्त रक्कम (A+B+C+D):	2620

उपरोक्त भातमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154 (1B) या अंतर्गत होण्यास बांधणी करी करण्यात येत आहे.

जे नाव, त्याभाषणीत निर्माणानुसार बांधणी मूल्य निर्धारण नियम 2014 व 2015 मधील नियम क्र. 20, 21 व 22 अन्वये ठरविण्यात आले आहेत. सदर देयक हे सर्वसाधारण बांधणी कर शिवाय असते आणि मूल्यांकन विध्याची सुधारित धोरण जारी झाल्यानंतर त्यानुसार पुढील प्रभावात भातमत्ताचे मूल्यांकन / वैयक्तिक मूल्यांकन व त्यानुसार भातमत्ता कर देयकाचा महानगरपालिकेच्या अधिकार राखून ठेवण्यात येत आहे. या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे.



रमेश पाटील
करनिर्धारक व संकलक

बदर - १८

96043	29	80
२०२४		



Brihanmumbai Municipal Corporation

NO. Ch.E./DP34202410111559005 D.P. Rev. dt. Refer Inward Number: H/W/2024/111559009 Payment Dated 05/10/2024

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

DP 2034 Remarks

To,
Mr./Mrs. vikas vijay bhalla
6 Merry Niketan Mount Mary Road Bandra Mumbai

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 570 of BANDRA-B Village situated in H/W Ward, Mumbai.

Ref : Application u/no. H/W/2024/111559009 Payment Challan No. DP34202410111559005 Dated 05/10/2024 certifying payment of charges made under Receipt no. 18200082174 Dated 05/10/2024

Gentlemen/Madam,

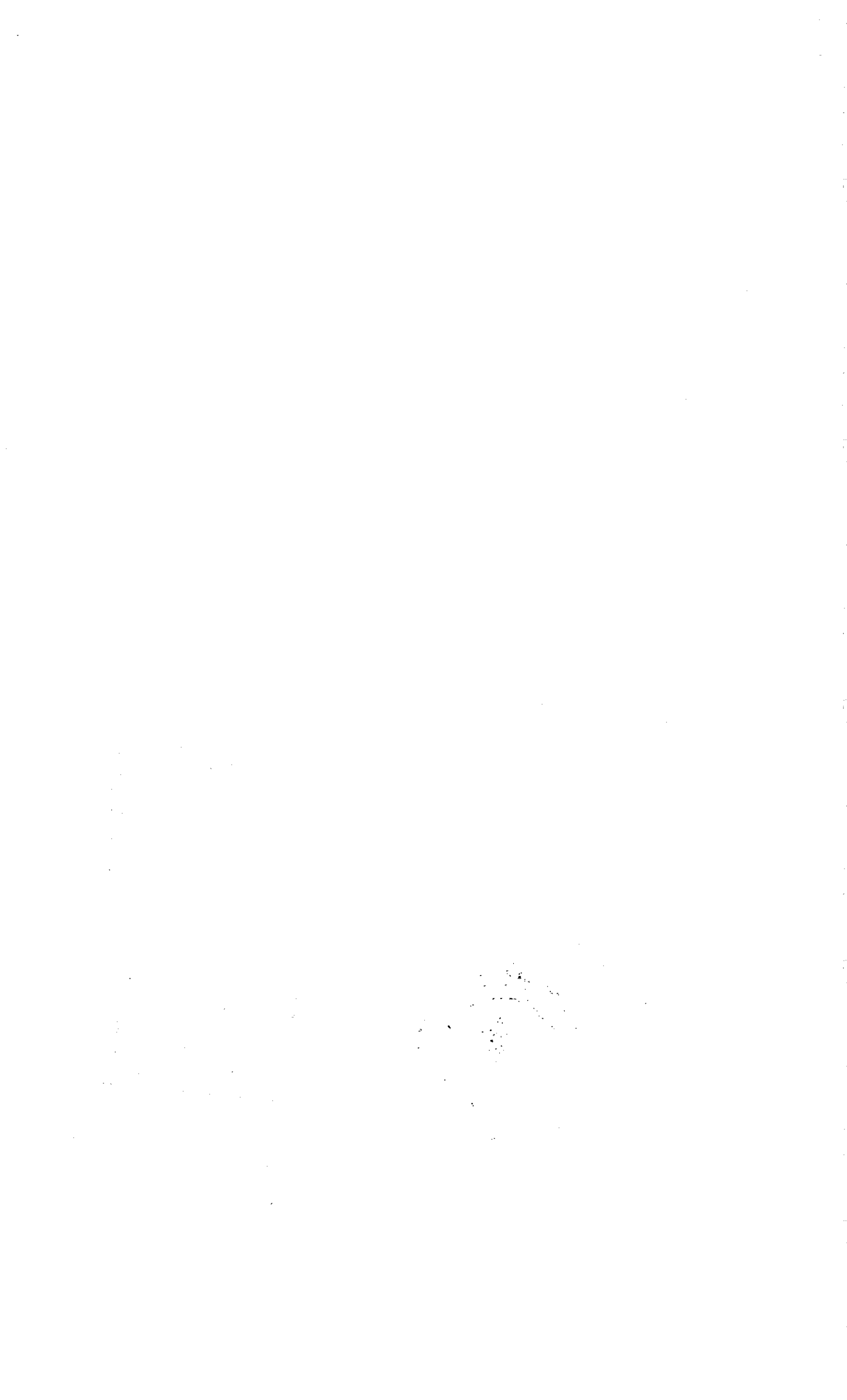
With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
CTS No.	570	
Village	BANDRA-B	
Development Plan 2034 referred to Ward	H/W	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	NIL
Reservation affecting the Land [as shown on plan]	NO	
Reservation abutting the Land [as shown on plan]	NO	
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	NO	
Whether a listed Heritage building/ site:	Yes / No	
Whether situated in a Heritage Precinct:	Yes / No	
Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / No	
Whether a listed archaeological site (ASI):	Yes / No	
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No	
Land affected by Coastal Regulation Zone as per CZMP approved u/no. J-17011/8/95-1A,III dt. 19.1.2000	The land under reference falls within the Coastal Regulation Zone (CRZ) as shown in the location plan and development thereof shall be governed as per the Government of India notification under No : SO 114(E) of 19.2.1991 as amended upto date, the HTL (High Tide Line) indicated in DP remark is subjected to confirmation of the same	



बंदर - १८

96043	22	60
२०२४		



by MCZMA or the appropriate authority.
As per sanctioned CZMP, HTL/setback lines with map scale(as shown in accompanying document for block and location plan overview) with respect to plot(s) under reference i.e. CTS/CS/FP No(s) 570, of village, BANDRA-B, the land under reference falls under CRZ II Category. Therefore the development shall be governed as per the Ministry of Environment and Forest, Govt. of India, Notification No. 114(E) of 19.02.1991 as amended up to date.

Note:

The Addl. Director and Member Secretary CRZ vice letter dated 29.09.2021 addressed to Member Secretary (MCZMA) informed that MoEFCC approved CZMP for Mumbai City and Mumbai Suburban and CZMP plans are made available on the website of MCZMA in public domain. The CRZ remarks as per approved CZMP should be obtain separately from office of Chief Engineer (D.P.).

Note:

The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.

Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their areas are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.

The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-287/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt. 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt. 8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

Notifications:

BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

Plans:

EP Sheets:- BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government

SM Sheets:- BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

Additional Information

Water pipeline Remark:

Water pipeline near the plot (0.00 meters far) has N/A mm pipe diameter.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 13183903, 16.50 meters far) has invert level 27.72 meters with reference to Town Hall Datum (THD).

Drainage Remark:

Drain Manhole near the plot (Node ID 2171081201, 23.41 meters far) has invert level 28.52 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 30.60 meters and maximum 31.40 meters ground level with reference to Town Hall Datum (THD)

RL Remark:

REGULAR LINE REMARKS (Traffic):

Land bearing C.T.S. No.(s) 570 of Village BANDRA-B in H/W ward of B.M.C. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 27.45mts. i.e. (90.0' approx.) wide Hill Road (1) marked in red colour on the RL plan submitted by you.

REGULAR LINE REMARKS (Survey):

As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 570 of Village BANDRA-B in H/W ward of B.M.C. as shown bounded blue on accompanying plan.

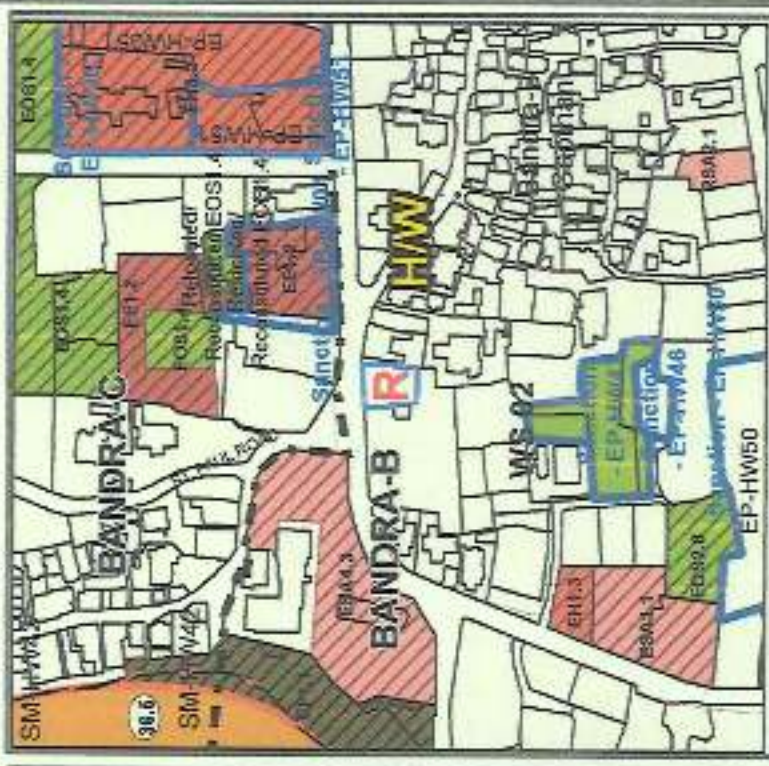
Heritage Precinct:

The buildings on the plot under reference have been situated in BANSRA PRECINCT, RANWARL PRECINCT Precinct & included in the said list at Serial Number 612 for conservation purpose. Hence clearance from Mumbai Heritage Conservation Committee would be necessary.

Acc: As Plan

Note: The above information is as per the data received from concerned BMC Departments.

Validity of this Report is for One Year starting from the report generation date: 05/10/2024



LOCATION PLAN

Scale 1:4000



Note:

DP Formals have been advised only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc. This plan is to be read with letter under

CHE/DP/342024/0111559005/DP/PWS/HW

This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), HW Ward, Dated: 05/10/2024

Office of the Chief Engineer (Development Plan)

5th Floor, Annexo Building,

Municipal Head Office,

Mahapeetha Marg, Fort, MUMBAI - 400 001.



BLOCK PLAN

Scale 1:500

Land Bearing C.T.S.No(s) 570 of BANDRA-B Village in HW Ward

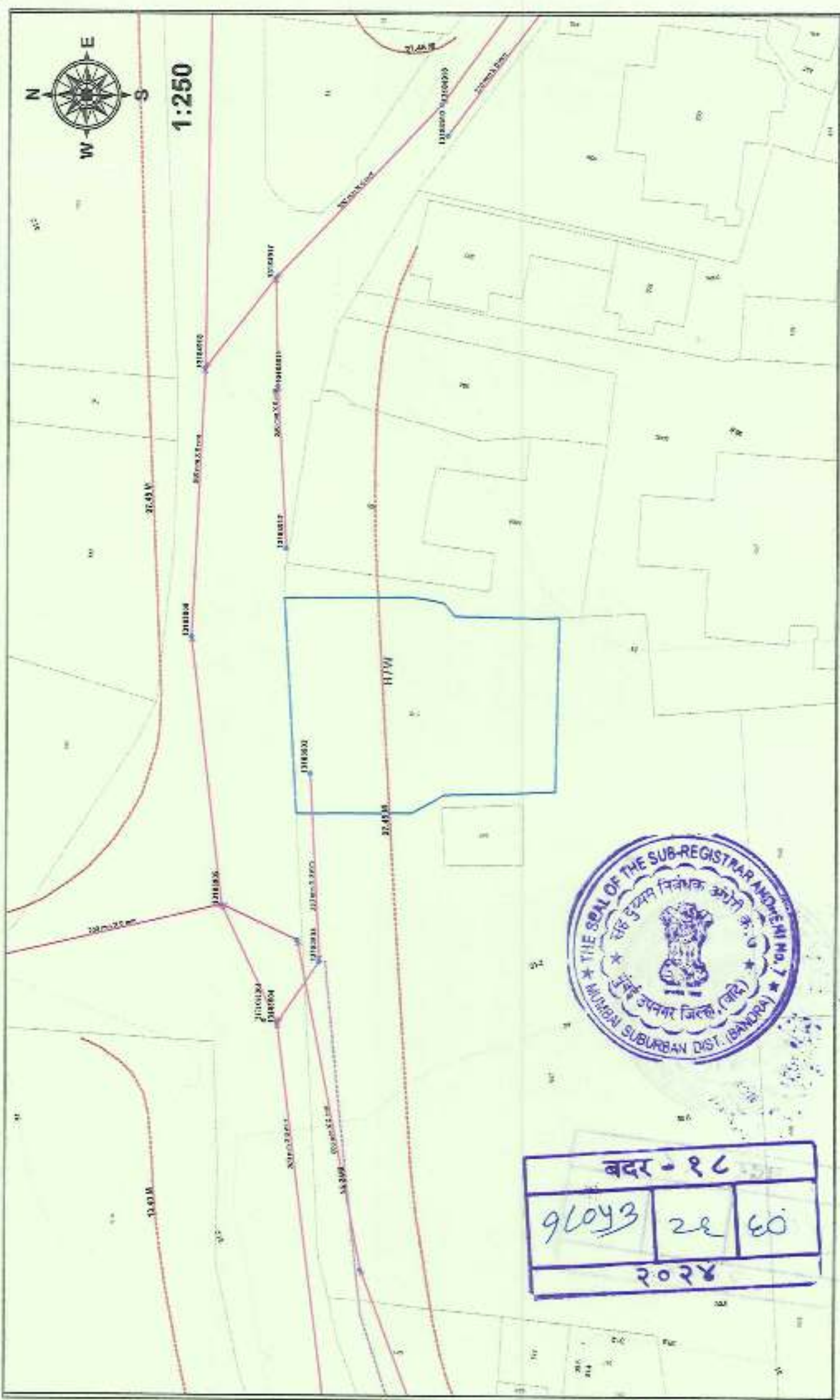


**Brihanmumbai Municipal Corporation
(Development Plan Department)**

Development Plan 2034



बंदर - १८		
१८०५३	२५	६०
२०२४		



बदर - १८

१८०५३	२६	६०
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२०२४

Legend

- Survey Markers
- SIND Markers
- Survey Road, Ina
- Contour
- Traffic Road/Lane
- Stairs Water Drain
- Wh/S Boundary
- Sewer Line

Land bearing CTS No(s) GTO of BANDRA-B Village in HWY West

This plan is to be read with additional information given in letter no CHE/DP/342324/10/11556805/DP/MS/H/W



Brihanmumbai Municipal Corporation
(Development Plan Department)



बंदर - १८		
१८०५३	२०	६०
२०२४		

घोषणापत्र

मी विकास भल्ला याद्वारे घोषित करतो की, सह दुय्यम निबंधक अंधेरी यांचे कार्यालय अभिहस्तांतरणपत्र शर्षकाचा दस्त नोंदणी साठी सादर करण्यात आरीफ पदारिया व इतर यांनी दिनांक २४.११.२०२३ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजवाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरवलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वेध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक:- ११.१०.२०२४

कुलमुखत्यारपत्रधारकाचे नाव व सही



बदर - १८		
१८०५३	२८	६०
२०२४		



बदर - १८		
१८०५३	२८	६०
२०२४		

Receipt (DPM)

323/7686

Thursday, July 21, 2022

2:56 PM

पावनी

Original/Duplicate

नोंदणी क्र.: 394

Regn.: 394

पावनी क्र.: 8534 दिनांक: 21/07/2022

वाहकचे नाव: डॉ. रंजित

वस्तुनिवाराचा अनुक्रमांक: वस्तु-4-7686-2022

वस्तुनिवाराचा प्रकार: कुलमुषता/पत्र

वाहत करवाचार्ज शत्रु: वीलम विभवत कुमार भल्ला

नोंदणी फी ₹. 100.00

वस्तु हाताळणी फी ₹. 360.00

मुद्रांनी संख्या: 18

एकूण: ₹. 460.00

भाषणास मूळ दस्तऐवज उपलब्ध प्रिंट, मुद्रा-2 अंदाजे 2:55 PM ला वेळीस मिळाले.

Dr. Ranjit
शत्रु वीलम विभवत कुमार भल्ला

int

वाहक मूल्य: ₹. 1/-

नोंदणी ₹. 0/-

भाषणेचे मुद्रांक शुल्क: ₹. 50/-

सह. डुप्लिकेट निबंधक, अंबेरी क. - २,
मुंबई उपनगर जिल्हा

DELIVERED

1) वस्तुनिवारा प्रकार: DHD रकम: ₹. 360/-

नोंदणी/वस्तुनिवारा ऑर्डर क्रमांक: 2107202203518 दिनांक: 21/07/2022

वेळीचे नाव व पत्ता:

2) वस्तुनिवारा प्रकार: eChallan रकम: ₹. 100/-

नोंदणी/वस्तुनिवारा ऑर्डर क्रमांक: MH0052967686202223E दिनांक: 21/07/2022

वेळीचे नाव व पत्ता:

Murthy



बदर - ४		
Vehicle	9	9C
२०२२		

बदर - १८		
91043	३०	६०
२०२४		



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2107202203510 Receipt Date 21/07/2022

Received from NEELAM VIJAY KUMAR BHALLA, Mobile number 9820077352, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered on Document No. 7686 dated 21/07/2022 at the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District

DEFACED
₹ 360
DEFACED

Payment Details

Bank Name SBIN	Payment Date 21/07/2022
Bank CIN 10004152022072103201	REF No. 220269685901
Deface No 2107202203518D	Deface Date 21/07/2022

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

Neelam

Neelam



बदर - ४		
Vehicle	9	१८
२०२२		

बदर - १८		
१८०५३	३१	१८
२०२४		



CHALLAN
MTR Form Number-6



GRN	MH052917682022238	BARCODE	[Barcode]		Date	21/07/2022-11:50:05	Form ID	48/1
Department: Inspector General Of Registration				Payor Details				
Type of Payment: Stamp Duty Registration Fee				TAX ID / TAN (If Any)				
				PAN No. (If Applicable)				
Office Name: SDRA, T. SUB REGISTRAR ANDHERI 2				Full Name	NEELAM VIJAY KUMAR BHALLA			
Location: MUMBAI				Flat/Block No.	Flat No. 6 Merry Nandan, 1st Floor			
Year: 2022-2023 One Time				Premises/Building	Mount Mary Road, Near Mount Mary Church			
Account Head Details		Amount In Rs.	Road/Street	Mount Mary Road, Near Mount Mary Church				
009045101 Stamp Duty		500.00	Area/Locality	Bandra (West), Mumbai				
003026301 Registration Fee		100.00	Town/City/District	Mumbai, Maharashtra				
			PN	4 0 0 0 5 0				
				Remarks (If Any)	Second Party Name: VIKAS BHALLA - CA - DR. VIKAS BHALLA			
Total		600.00	Amount In Words	Six Hundred Rupees Only				
Payment Details: STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank City	Ref No	00040572622072135240		
Cheque/DD No				Bank Date	RF Date	21/07/2022-11:24:50		
Name of Bank				Bank Branch	STATE BANK OF INDIA			
Name of Branch				Scrol No. / Date	Not Verified with Scrol			



Department ID: [Blank] Mobile No. 9620077352
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट: यह चालान केवल दस्तावेजों के पंजीकरण के लिए ही मान्य है। अनपंजीकृत दस्तावेजों के लिए यह चालान मान्य नहीं है।

बदर - ४
 1000 2 30

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Usr ID	Defacement Amount
1	02-323-7685	00026419-6202223	21/07/2022-14:35:03	IGR187	100.00
2	03-323-7685	00026419-6202223	21/07/2022-14:35:03	IGR187	500.00
Total Defacement Amount					600.00

Mans

बदर - १८
 96093 32 60
 २०२४

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2107202203518	Date 21/07/2022
Received from NEELAM VIJAY KUMAR BHALLA, Mobile number 9820077352, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 21/07/2022
Bank CIN 10004152022072103201	REF No. 220289685001
This is computer generated receipt, hence no signature is required.	

Mhale

Devgang



बदर - ४		
७६८६	९८	
२०२२		

बदर - १८		
९६०५३	३३	६०
२०२४		



CHALLAN
MTR Form Number-6



SRN	MHC05265768202223E	BARCODE			Date	21/07/2022-11:50:06	Form ID	4871
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
		PAY No.(If Applicable)						
Office Name	BDR4__JT SUB REGISTRAR ANDHERI 2	Full Name	NEELAV VIJAY KUMAR BHALLA					
Location	MUMBAI	Flat/Block No.	Flat No. 6, Mary Niketan, 1st Floor					
Year	2022-2023 - One Time	Premises/Building	Mount Mary Road, Near Mount Mary Church					
Account Head Details	Amount In Rs.	Road/Street	Bandra (West), Mumbai					
300045801	Stamp Duty	500.00	Area/Locality	Bandra (West), Mumbai				
300063301	Registration Fee	100.00	Town/City/District	MUMBAI SUBURBAN DIST. (MUMBAI)				
			PIN	4 0 0 0 5 0				
			Remarks (If Any)	Second Party Name - VIKAS BHALLA - CA-6 - Market - 0				
			Amount In Words	Six Hundred Rupees Only				
Total		600.00						
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CN	Ref. No.	00040572022072135240	IKBEUJPHY7				
Account No.	Bank Date	RBI Date	21/07/2022-11:24:50	Not Verified with RBI				
Name of Bank	Bank Branch		STATE BANK OF INDIA					
Name of Branch	Scrol No. , Date		Not Verified with Scrol					



Payment ID : Mobile No. : 9820077352
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 આ ચલણ ફોનક દુરવાસ નિવંધક કાર્યાલયમાં નોંધણી કરવાવાળા દસ્તાવેજો માત્ર માટે. નોંધણી ન કરવાવાળા દસ્તાવેજો સંદર્ધ ખતલ નામુ

M. Bhatta

Neelav

જવર - ૪
 ૫૬૬ ૪૨૮
 ૨૦૨૨

જવર - ૧૮
 ૧૮૦૫૩
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GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, MRS. NEELAM VIJAY KUMAR BHALLA, aged 72 years, holder of PAN – AEUPB7428R and Aadhar No. 5569 0395 8752, Indian Inhabitant, residing at Flat No. 6, Merry Niketan, 1st Floor, Mount Mary Road, Near Mount Mary Church, Bandra (West), Mumbai - 400 050, DO HEREBY SEND GREETINGS.

WHEREAS I am the owner and seized, possessed and well sufficiently entitled to immovable properties (1) Flat Premises bearing Flat Nos. 5, 6 & 7, Merry Niketan, 1st Floor, Mount Mary Road, Near Mount Mary Church, Bandra (West), Mumbai – 400 050, (2) House Premises situated at Bhalla House, 97 Hill Road, Opp. St. Andrews Church, CTS No. B 570, Bandra (West), Mumbai – 400 050, admeasuring area 594.50 sq. meters, (3) House/Office Premises situated at Vijay House, 95 Hill Road, Next to Sinclair Apartments, CTS No. 506 (B), 507 & 508, Bandra (West), Mumbai – 400 050, (4) Office Premises bearing Nos. 1 & 8 situated at Jain Chamber, S. V. Road, Bandra (West), Mumbai – 400 050, (5) My undivided 1/4th share in entire Ground Floor part of entire freehold Built-up property bearing No. 37/42, (Plot No. 37, Road No. 42), in Class-C, admeasuring area 533.33 sq. yds., situated in the area of Village Madipur, Delhi State, Delhi, in colony known as West Punjabi Bagh, New Delhi-110 026, with proportionate share/right in the freehold land underneath and my any immovable and moveable properties anywhere in India, in my share above mentioned said properties, (hereinafter referred to as 'the said Properties').

Handwritten signature and initials in a box: *Neelam* 9C

Handwritten signature: *Neelam*

Handwritten signature and page number: *Neelam* -2

बदर - १८
१०५३ ३५ ए०
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-2-

AND WHEREAS due to my old age and indifferent health, it becomes impossible for me to be personally present in Registrar offices/Government offices Mumbai / Mumbai Suburban District Maharashtra/India, for the affairs and matters related to my above said properties and therefore, I am desirous of appointing some fit and proper person as my attorney for the above said properties, in the manner hereinafter appearing: NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that I, MRS. NEELAM VIJAY KUMAR BHALLA, an adult, Indian Inhabitant, do hereby nominate; constitute and appoint my son Mr. VIKAS BHALLA, aged 49 years, holder of PAN - AABPB2034J and Aadhar No. 4318 7490 4744, Indian Inhabitant, residing at Flat No. 6, Merry Niketan, 1st Floor, Mount Mary Road, Near Mount Mary Church, Bandra (West), Mumbai - 400 050 as my true and lawful attorney for me and on my behalf to do all or any of the acts, deeds and things and to exercise all or any of the powers and authorities hereby conferred that is to say:



To look after and maintain the abovementioned Properties on my behalf and to pay all dues, charges, outgoing, taxes & other amounts pertaining to the said properties to the concerned authorities from time to time and to obtain valid receipts thereof.

2. To represent me before the Government, Semi-Government, Collector, Tehsildar, Mamlatdar, City Survey Office, Talathi, Municipal Corporation, Society, Gram Panchayat, Bank and/or any other local/private authorities and to attend all affairs, matters on my behalf in connection with my share in the abovementioned said properties.

बंदर - ४		
Wk	५	१८
२०२२		

3. To protect and defend all actions against me in respect of the above Properties before Court of Law, appellate or tribunal, District Court and to file legal proceedings, suits, plaints, written statement and to settle compromise any dispute arises in future pertaining to the said Properties.

M. Neelam

Vikas

-3-

बंदर - १८		
१८०५३	३६	६०
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4. To declare, affirm all deeds, documents including Affidavits, Declarations, Indemnity Bonds, Undertakings, written statements, consent terms, rejoinder affidavit in reply etc. pertaining to the said Properties on my behalf.

5. To represent me before the Registration authorities with regards to registration of documents/papers purported to be deeds, Mortgage Deed, Leave and License Agreement, Lease deed, Sale deed, Conveyance deed, Agreement for Sale, Confirmation /Release/ Relinquishment Deed /Rectification /Cancellation /Declaration and any other documents pertaining to the said Properties admit or cause of the same on my behalf as our said ATTORNEY may see fit and proper and to sign the same and also to comply with all formalities in this regard and to pay necessary charges for the same.



6. To sell, deal with my said Properties and give on leave and license basis on my behalf and on my name and to get register the documents of Sale/Leave and License Agreement and to pay the requisite stamp duty, Registration fees, and to get the registration of the documents in the concerned office of Registrar of Assurance or its sub-office - 8

- 8		
6806	6	96

7. To operate in my name and on my behalf on my existing bank accounts and fixed deposits and lockers, or yet to be opened, any other Banking institutions or with any persons and to draw and sign cheques thereon and to open fresh accounts deposit, with any bank or banking institutions or individuals and to operate thereon and to make, sign, draw, accept, endorse, discount, negotiate, sell and otherwise deal with cheques, bills of exchange, promissory notes and other negotiable or other instruments.

M. Khanda



बदर - १८		
१८०५३	३८	६०
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8. To demand, sue for, enforce payment of and receive and give effectual receipts and discharges for all moneys, securities for money, debts, goods, chattels and person estate of or to which I am now or may hereafter become possessed or which are or may become due, owing payable or transferable to me from any person or persons whatsoever.

9. To attend Society meetings, Builder meeting and give proxy in my name and on my behalf.

10. To receive and sign and give effectual receipts and discharges for all or any moneys which shall come to the hands by virtue of the powers herein contained, which receipts, whether given in my name or in the name of the said ATTORNEY shall exonerate the persons or person paying such moneys from seeing to the application thereof, or being responsible for the loss or misapplication thereof.

11. To appoint any Solicitor, Advocate, Counsel, Accountant, Pleader, or legal or income Tax Practitioner as may be necessary for prosecuting and defending in my Properties aforesaid or any of them or in any other matters relating to the management the Properties or my various affairs as occasion may require either in my name or in the name of my said ATTORNEY as they may think fit and proper.



To receive, moneys due to me and sign receipts, to apply for share certificate in society and sign application forms on my behalf.

13. To prepare, verify, sign and submit returns, statements, declarations, applications, forms under the Income Tax Act, 1961, or any direct or indirect tax enactments and the rules there under and also appear before the concerned authorities under the said enactments and to represent me before them and to do, execute and perform necessary acts, deeds and things to comply with various formalities, procedures and requirements under the said enactments. To apply for and/or to receive the refunds under the tax laws and to issue receipt/s therefore.

To pay advance tax, if necessary, for and on my behalf.

बदर - ४
96/11/2024

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बदर - १८
96/11/2024



-5-

14. This power is executed without consideration.

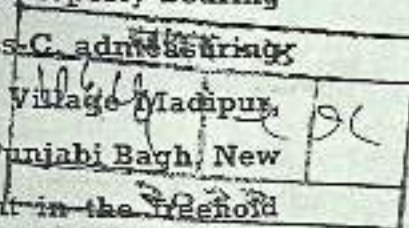
AND GENERALLY, to do all other acts, deeds and things as may be required for effectively carrying out the powers hereby conferred upon the said ATTORNEY by virtue of these presents shall be construed to be the acts, deeds and things as if done by me personally and I do hereby undertake to ratify and confirm the same.

AND I HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever my said ATTORNEY shall lawfully do or purport to do or caused to be done by virtue of these presents; it shall be construed as if done by me personally and the same shall be binding on me in all respects.



SCHEDULE OF THE PROPERTIES

ALL THAT piece and parcel of immovable properties (1) Flat Premises bearing Flat Nos. 5, 6 & 7, Merry Niketan, 1st Floor, Mount Mary Road, Near Mount Mary Church, Bandra (West), Mumbai - 400 050, (2) House Premises situated at Bhalla House, 97 Hill Road, Opp. St. Andrews Church, CTS No. B 570, Bandra (West), Mumbai - 400 050, admeasuring area 594.50 sq. meters, (3) House/Office Premises situated at Vijay House, 95 Hill Road, Next to Sinclair Apartments, CTS No. 506 (B), 507 & 508, Bandra (West), Mumbai - 400 050, (4) Office Premises bearing Nos. 1 & 8 situated at Jain Chamber, S. V. Road, Bandra (West), Mumbai - 400 050, (5) My undivided 1/4th share in entire Ground Floor part of entire freehold Built-up property bearing No. 37/42, (Plot No. 37, Road No. 42), in Class C, admeasuring area 533.33 sq. yds., situated in the area of Village Madipur, Delhi State, Delhi, in colony known as West Punjabi Bagh, New Delhi-110 026, with proportionate share/right in the freehold land underneath and my any immovable and moveable properties anywhere in India, in my share above mentioned said properties.



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-6-

बंदर - १८		
१८०५३	३८	६०
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IN WITNESS WHEREOF I, MRS. NEELAM VIJAY KUMAR BHALLA,
have hereunto signed these presents GENERAL POWER OF ATTORNEY
at Mumbai, on this 21st day of July, 2022.

SIGNED AND DELIVERED by the)
Within named "EXECUTRIX")
MRS. NEELAM VIJAY KUMAR BHALLA)



In the presence of.....)

) "EXECUTRIX"



Signature of ATTORNEY

Vikas Bhalla

Mr. VIKAS BHALLA



WITNESSES:-

1. *P. Bhalla*
2. राजेश



बंदर - ४		
७६६६	१०	१६
२०२२		

बंदर - १६		
१६०५३	१०	१६
२०२४		

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AEUPB7428R

पिता का नाम / FATHER'S NAME
NEELAM VIJAYKUMAR BHALLA

पिता का नाम / FATHER'S NAME
SATPRAKASH THAPAR

जन्म तिथि / DATE OF BIRTH
14-12-1949

हस्ताक्षर / SIGNATURE

आयकर अधिकारी (कंप्यूटर सेक्टर)
 Commissioner of Income Tax (Computer Section)



M. Bhalla



बदर - ४		
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बदर - १८		
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भारत सरकार
Government of India



नीलम विजय भल्ले
Neelam Vijay Bhalke
जन्म तारीख / DOB : 14/12/1949
स्त्री / Female



5569 0395 8752



आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता W/O: विजय कुमार भल्ले, 6
मेरी निकेतन, 1ला मजला, माउंट मेरी
रोड, मुंबई, बंद्रा वेस्ट, महाराष्ट्र,
400050
Address: W/O: Vijay Kumar Bhalke, 6 Merry
Niketan, 1st Floor, Mount Mary Road,
Mumbai, Bandra West, Maharashtra,
400050

5569 0395 8752




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बदर - ४		
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बदर - १८		
१६०५३	०२	१०
२०२४		

आयकर विभाग
INCOME TAX DEPARTMENT
VIKAS BHALLA
VIJAYKUMAR BHALLA
24/10/1972
 Permanent Account Number
AAAPB2034J

भारत सरकार
GOVT. OF INDIA


 Signature


 01/10/2005

Vikas



बदर - ४		
७६७	९३	९८
२०२२		

बदर - २८		
१८०५३	७३	६०
२०२४		

भारत सरकार
GOVERNMENT OF INDIA




Vikas Bhalla
विकास भाल्ला
जन्म तिथि/DOB:
24-10-1972
पुरुष / MALE



4318 7490 4744



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



पत्ता
S/O: विकास भाल्ला, E मरी मिरापुर, 1ला
रजता, माउंट मेरी रोड, माउंट मेरी चर्च
मुंबई, मुंबई, मुंबई,
महाराष्ट्र-400050

Address:
S/O: Vijay Bhalla, E Merry Mirapur, 1st
Floor, Mount Mary Road, Near Mount
Mary Church, Mumbai, Mumbai,
Mumbai,
Maharashtra-4000



Vikas Bhalla

बदर - ४		
७६८५	१४	१८
२०२२		

बदर - १८		
१८०५३	४४	६०
२०२४		


 भारत सरकार
 GOVERNMENT OF INDIA



पुनीला भल्ला
Punila Bhalla

जन्म वर्ष / Year of Birth : 1972

स्त्री / Female



4303 4223 6502

आधार — सामान्य माणसाचा अधिकार


 भारतीय विशिष्ट ओळख प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता W/O: विकास भल्ला, 6 मरी
निकेतन, 1मरा मजला, माउंट मरी रोड,
माउंट मरी नर्सरी जवळ, मुंबई, बॉम्बे बेन्थ,
महाराष्ट्र, 400050

Address: W/O: Vikas Bhalla, 6
Merry Niketan, 1st Floor, Mount
Mary Road, Near Mount Mary
Church, Mumbai, Bandra West,
Maharashtra, 400050










P Bhalla

बदर - ४		
0644	94	96
२०२२		

बदर - २८		
96043	४५६०	
२०२४		

भारत सरकार
GOVERNMENT OF INDIA



राजेश कुमार शाहीराम दुबे
Rajesh Kumar Shaligram Dubey
जन्म वर्ष / Year of Birth: 1975
पुल्ल / Male



2228 5846 9161

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

व्यक्ति S/O शाहीराम दुबे, 45, Manikbhai Ka Tabela, Kadeshwari Mandir Marg, Mumbai, Bandra West, Maharashtra, 400050

Address: S/O: Shaligram Dubey, 45, Manikbhai Ka Tabela, Kadeshwari Mandir Marg, Mumbai, Bandra West, Maharashtra, 400050



राजेश

बंदर - ४		
W646	१६	१८
२०२२		

बंदर - १८		
१६०५३	४६	६०
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7686

Summary 1 (Distapostmark bhag 1)

दिनांक: 21 जुलै 2022 2:38 म.न.

दस्तावेजाचा भाग-1

पत्रांक: 7686/2022

दस्तावेजाचा क्रमांक: 7686/2022

भाडे मूल्य: रु. 01/-

कराची मूल्य: रु. 500/-

संबंधित न. 00/-

दि. 15. 07. 2022 साठी 24 महिने कायम

दि. 21-07-2022 साठी 24 महिने कायम

पत्रांक: 7686

पावती दिनांक: 21/07/2022

भाडेकार्यालयाचे नाव: श्रीमान विजय कुमार अगुते

भाडे मूल्य: 100.00

रु. 100.00

कराची मूल्य: 360.00

रु. 360.00

पत्राची संख्या: 18

एकूण: 460.00

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वस्तू वस्तुवाचनाची मदी

पुणे उपनगर जिल्हा

दस्तावेजाचा क्रमांक



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पत्राची 24 महिने वस्तुवाचनाची मदी आणि 24 महिने कायम वस्तुवाचनाची मदी आणि 24 महिने कायम वस्तुवाचनाची मदी

दिनांक: 21/07/2022 02:34:24 PM ची वेळ: (वाचीकाल)

दिनांक: 21/07/2022 02:38:01 PM ची वेळ: (पत्रा)

बंदर - 8
90 90
2022

प्रतिज्ञापत्र

तुम्हाला सादर द्यावे अशा १९७८ क्रमांकाची प्रतिज्ञापत्राची प्रत मला देण्यात आली आहे. ही प्रतिज्ञापत्राची प्रत मला देण्यात आली आहे. ही प्रतिज्ञापत्राची प्रत मला देण्यात आली आहे.

विद्युत वेळ
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विद्युत वेळ
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बंदर - १८
90 90
2022

Summary-2

प्लॉट नंबर 7686/2022

प्लॉट नंबर 7686/2022

21/07/2022 2:39:54 PM
प्लॉट नंबर 7686/2022
मुंबई उपनगर जिल्हा

1 ग्राहकाचे नाव व पत्ता
ग्राहक: श्रीमंत विनाय कुमार शर्मा
प्लॉट नंबर: मदनिका बंगला 8, माडा नं. पतिता मजरा,
जानकीच गाव: मेरी निरंजन, कार्यालय: माडा मेरी चर्च बाजार,
प्लॉट पश्चिम मुंबई, रोड नं. माडा मेरी रोड, मराठाप, MUMBAI,
पिन कोड: AEUPB7428R

2 विक्रेत्याचा - नाव
विक्रेता: श्रीमंत मदनिका बंगला 8, माडा नं. पतिता मजरा,
जानकीच गाव: मेरी निरंजन, कार्यालय: माडा मेरी चर्च बाजार,
प्लॉट पश्चिम मुंबई, रोड नं. माडा मेरी रोड, मराठाप, MUMBAI,
पिन कोड: 4ABPB2034J

पिकराताका प्रकार
पुनर्विक्रय देणारा
वय: 472
व्यक्ति -
Mishra

पिकर ऑन प्रॉपर्टी
दोस्त
वय: 49
व्यक्ति -
Mishra



प्लॉट नंबर 7686/2022 देणारा ग्राहकाचा पत्ता पुनर्विक्रय देणारा का प्लॉट नंबर देणारा विक्रेत्याचा पत्ता
प्लॉट नंबर 21 / 07 / 2022 02 : 37 : 17 PM

1 ग्राहकाचे नाव व पत्ता
ग्राहक: श्रीमंत सुधा अतिकरानंद सुधा
प्लॉट नंबर 45 मानिकवाडी का तबेला कोरेवाडी मंदिर भाग प्लॉट पश्चिम मुंबई
पिन कोड: 400350

2 विक्रेत्याचा - नाव
विक्रेता: श्रीमंत सुधा अतिकरानंद सुधा
प्लॉट नंबर 45 मानिकवाडी का तबेला कोरेवाडी मंदिर भाग प्लॉट पश्चिम मुंबई
पिन कोड: 400350

पिकराताका प्रकार
पुनर्विक्रय देणारा
वय: 472
व्यक्ति -
राजेश

पिकर ऑन प्रॉपर्टी
दोस्त
वय: 49
व्यक्ति -
Mishra



बंदर - ४
७५८४ ९८ ९८
२०२२

प्लॉट नंबर 7686/2022 देणारा ग्राहकाचा पत्ता पुनर्विक्रय देणारा का प्लॉट नंबर देणारा विक्रेत्याचा पत्ता
प्लॉट नंबर 21 / 07 / 2022 02 : 38 : 24 PM

सह. दुय्यम नियंत्रक, अंभेरी क्र.-१,
मुंबई उपनगर जिल्हा

Sr.	Purchaser	Type	Verification No/Vendor	GRN/Licence	Amount	Used At	De/face Number	De/face Date
1	NEELAM VIJAY KUMAR BHALLA	eChallan	00040572022072135240	MH005295768202223E	500.00	SD	0002641916202223	21/07/2022
7		DHD		21072022032918	360.	RF	21072022032918	21/07/2022
2	NEELAM VIJAY KUMAR BHALLA	eChallan		MH005295768202223E	100	RF	0002641916202225	21/07/2022

बंदर - ४
७५८४ ९८ ९८
२०२२

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

१) गणित करण्यात येते की, या रक्कमिचे एकूण पैसे आहेत.
पुस्तक क्र. बंदर-४/क्रमांक ७५८४/२०२२
बंदर नंबर, दिनांक २१/०७/२०२२

सह. दुय्यम नियंत्रक, अंभेरी क्र.-१,
मुंबई उपनगर जिल्हा.



बंदर - १८		
१८०५३	४९	६०
२०२४		

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF WEISSHORN REALTY PRIVATE LIMITED, AT THE MEETING HELD ON WEDNESDAY, 25TH SEPTEMBER 2024 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 101, 1ST FLOOR, FIRST INTERNATIONAL FINANCIAL CENTRE, C54 & C55 G BLOCK, BKC, BANDRA (EAST), MUMBAI - 400051 AT 12:00 P.M.

APPROVAL TO ACQUIRE PROPERTY AND GRANT AUTHORITY FOR EXECUTION

The Board has been informed that the Company is desirous of acquiring the property more particularly described in the Schedule hereunder written ("Property") from its owners Mrs. Neelam Bhalla and Mr. Vikas Bhalla ("Vendor"). The Board discussed the same and following resolutions were passed as under:

"RESOLVED THAT in accordance with the applicable provisions of the Companies Act 2013, the directors of the Company have agreed to acquire the Property from the Vendor and accordingly, **MR. SHAILESH TRIPATHI** (having PAN: AIWPT0082D), **MR. RAVIKANT SUSARLA** (having PAN: BIRPS2548K) AND/OR **MR. NIKUNJ PARMAR** (having PAN: C)JPP9979F), he and are hereby JOINTLY AND / OR SEVERALLY authorized to negotiate, finalize, execute and register the term sheet, memorandum of understanding, agreement for sale, sale deed, deed of conveyance, powers of attorney, affidavits, undertakings, indemnities, declarations, letters, confirmations and all such further and other deeds and documents to be executed on behalf of the Company as may be required for completion of sale and transfer of the Property in favour of the Company (collectively, "Transaction Documents") for and on behalf of the Company and on its behalf and jointly and / or severally do all such acts deeds matters and things as may be required, necessary expedient or desirable to ensure the sale and transfer of the Property is completed in favour of the Company in all respects, including updation of concerned revenue and municipal records as also the records of all utility providers."

"RESOLVED FURTHER THAT **MR. SHAILESH TRIPATHI**, **MR. RAVIKANT SUSARLA** and **MR. NIKUNJ PARMAR**, he and are hereby JOINTLY AND / OR SEVERALLY authorized to present and lodge any and all of the Transaction Documents, for and behalf of Company, before the concerned office of the sub-registrar of assurances and to admit execution thereof and do such other / further acts, deeds, matter and things as may be necessary to effectuate and complete the sale of the Property from the Owner in favour of the Company".

Copies of (i) PAN Card of Mr Shailesh Tripathi (ii) PAN Card of Mr. Ravikant Susarla and (iii) PAN Card of Mr Nikunj Parmar are annexed hereto collectively as Annexure I.

FOR WEISSHORN REALTY PRIVATE LIMITED

AJAY SIROHI
DIRECTOR
DIN: 07634663

Ajay Sirohi



WeissHorn Realty Private Limited (F.K.A Picard Angst India Private Limited)

CIN: U70109MH2019FTC431355

Registered Address: 101, 1st Floor, First International Financial Centre, C54 & C55 G Block, BKC, Bandra (East), Mumbai - 400051

Email ID: corporate@weisshornrealty.com | Phone no: +91 22 68643858

SCHEDULE

(Description of the Property)

Part A: Description of Land

All that piece and parcel of land admeasuring 594.5 square metres or thereabouts bearing CTS No. B/570 lying and being at B Ward, Taluka Andheri, Mumbai Suburban District together with bungalow / structure being house no. 97, N.A. 254 standing thereon, situated at Hill Road, Near St. Andrews's Church, Bandra (West), Mumbai - 400050 and bounded as under:

- On or towards the East : Plot CTS No. 505
 On or towards the West : Plot CTS No. 569
 On or towards the North : Hill Road
 On or towards the South : Plot CTS No. 506



बदर - १८		
१६०५३	५९	६०
२०२४		

Weisshorn Realty Private Limited (F.K.A Picard Angst India Private Limited)

CIN: U70109MH2019FTC431355

Registered Address: 101, 1st Floor, First International Financial Centre, C54 & C55 G Block, BKC,
 Bandra (East), Mumbai - 400051

Email ID: comurate@weisshornrealty.com || Phone no: +91 22 68643858

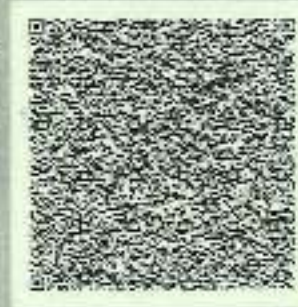
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEUPB7428R



नाम / Name
NEELAM VIJAY BHALLA

पिता का नाम / Father's Name
SATPRAKASH THAPAR

जन्म की तारीख /
Date of Birth
14/12/1949

Neelam

FAN Application Digitally Signed, Card Not
Valid unless Physically Signed

06102023

Neelam

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VIKAS BHALLA
VIJAYKUMAR BHALLA

24/10/1972
Permanent Account Number
AABPB2034J

Vikas
Signature



0710120016

Vikas



बदर + १८		
१८०५३	५२	६०
२०२४		



बदर - १८		
१८०५३	५३	६०
२०२४		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAKCP6616L

PAN / Name
WEISSHORN REALTY PRIVATE LIMITED



संस्थापन / गठन की तारीख
Date of Incorporation/Formation
12/07/2019

AAKCP6616L

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHAILESH TRIPATHI
PRADEEP KUMAR TRIPATHI
07/12/1987

Permanent Account Number
AIWPT0082D

Shripatri
Signature



23072019



बंदर - १८		
१८०५७	५४	६०
२०२४		



बदर - १८		
१८०५३	५५	६०
२०२४		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAKCP6616L

नाम / Name
WEISSHORN REALTY PRIVATE LIMITED

संस्थापन/भंगन की तारीख
Date of Incorporation/Partnership
12/07/2019



N.H. Parmar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number Card

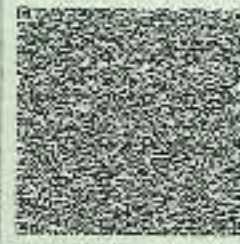
CJJPP9979F

नाम / Name
PARMAR NIKUNJ H

पिता का नाम / Father's Name
HARESHBHAI JAGDISHBHAI PARMAR

जन्म की तारीख /
Date of Birth
05/11/1994

हस्ताक्षर / Signature



बदर - १८		
१८०५३	५६६०	
२०२४		



बदर - १८		
५८०५३	५७६०	६०
२०२४		



Handwritten mark



Handwritten signature



बदर - १८		
१८०५३	५८	६०
२०२४		

514/18053

शुक्रवार, 11 ऑक्टोबर 2024 3:35 म.नं.

दस्त गोपवारा भाग-1

बदर 18

दस्त क्रमांक: 18053/2024

दस्त क्रमांक: बदर 18 /18053/2024

साधारण मुल्य: ₹. 25,97,10,500/-

मोबदला: ₹. 42,00,00,000/-

भरवनेचे मुद्रांक शुल्क: ₹. 2,52,00,000/-

डु. नि. नद. डु. नि. बदर 18 यांचे कार्यालय

अ. क्र. 18053 वर दि. 11-10-2024

पेजी 3-12 न.नं. वा. हजर केला.

पावती: 19499

पावती दिनांक: 11/10/2024

नादनकरगाराचे नाव: वेईशॉर्न रिअल्टी प्रायव्हेट लिमिटेड तर्फे वधिकृत हस्तांतर कर्ता शिरोधर विपादी

नोंदणी फी

₹. 30000.00

दस्त हानाळणी फी

₹. 1200.00

पुष्टाची संख्या: 80

दस्त हजर करपाच्याची मदी:

एकूण: 31200.00

Joint S.R. Andheri-7

Joint S.R. Andheri-7

सह. दुय्यम निबंधक, अंधेरी क्र. ७

सह. दुय्यम निबंधक, अंधेरी क्र. ७

दस्तावा प्रकार: अविहस्तानंतरणपत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिफ्टा क्र. 1 11 / 10 / 2024 03 : 12 : 20 PM ची वेळ: (सादरीकरण)

शिफ्टा क्र. 2 11 / 10 / 2024 03 : 13 : 21 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तावेज हा नोंदणी क्रमांक १९०६ अंतर्गत ठरलेल्या तरतुदीनुसार नोंदणीस दाखल झालेला आहे. यात नोंदणीस सादर केलेल्या व्यक्ती, साक्षीदार व सोबत नोंदणीच्या कायद्याबाबती मधील संपत्ती आहे. दस्ताची सत्यता, वैधता वगैरेबाबती मधील दस्त निबंधक व दस्तुलेधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे

लिहून घेणारे

N.H. Pawar



बदर - १८		
१८०५३	५२	६०
२०२४		





11/10/2024 3 29:25 PM

दस्तावेजांचा भाग-2

बदर 18

दस्तावेजांचा क्रमांक: 18053/2024

दस्तावेजांचा क्रमांक: बदर 18/18053/2024

दस्तावेजांचा प्रकार: अभिलेखांतरणपत्र

बदर - १८		
१८०५३	६०	६०
स्वाधिका		दस्तावेजांचा

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	लिहून घेणारा	वय	स्वाधिका	स्वाधिका
1	नाम:नीलम विजय भल्ला तर्फे मुलतवारपत्रधारक विकास भल्ला पत्ता:प्लॉट नं: सदनिका क्र. 6, माळा नं: पहिला मजला, इमारतीचे नाव: मेरी निकेतन, ब्लॉक नं: माउंट मेरी रोड, माउंट मेरी चर्चबजळ, रोड नं: वांद्रा पश्चिम, महाराष्ट्र, मुंबई. पिन नंबर:AEUPB7428R	लिहून घेणारा	वय :-51	स्वाधिका		
2	नाम:विकास भल्ला पत्ता:प्लॉट नं: सदनिका क्र. 6, माळा नं: पहिला मजला, इमारतीचे नाव: मेरी निकेतन, ब्लॉक नं: माउंट मेरी रोड, माउंट मेरी चर्चबजळ, रोड नं: वांद्रा पश्चिम, महाराष्ट्र, मुंबई. पिन नंबर:AABPB2034J	लिहून घेणारा	वय :-51	स्वाधिका		
3	नाम:वेईशॉर्न रिजल्टी प्रायव्हेट लिमिटेड तर्फे अधिकृत हस्ताक्षर कर्ता शैलेश त्रिपाठी पत्ता:प्लॉट नं: लेव्हल 1, माळा नं: -, इमारतीचे नाव: टी ई सी, ब्लॉक नं: फर्स्ट इंटरनॅशनल फायनान्शियल सेंटर, जी ब्लॉक, रोड नं: वांद्रा कुर्ला कॉम्प्लेक्स, वांद्रा पूर्व, महाराष्ट्र, मुंबई. पिन नंबर:AAKCP6616L	लिहून घेणारा	वय :-36	स्वाधिका		
4	नाम:वेईशॉर्न रिजल्टी प्रायव्हेट लिमिटेड तर्फे अधिकृत हस्ताक्षर कर्ता निकुंज एच परमार पत्ता:प्लॉट नं: लेव्हल 1, माळा नं: -, इमारतीचे नाव: टी ई सी, ब्लॉक नं: फर्स्ट इंटरनॅशनल फायनान्शियल सेंटर, रोड नं: जी ब्लॉक, वांद्रा कुर्ला कॉम्प्लेक्स, वांद्रा पूर्व, महाराष्ट्र, मुंबई. पिन नंबर:AAKCP6616L	लिहून घेणारा	वय :-29	स्वाधिका		

बरील दस्तावेजांचा करून घेणारा स्वाधिका अभिलेखांतरणपत्र चा दस्तावेजांचा करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 11 / 10 / 2024 03 : 15 : 51 PM

प्रमाणित करणेत येते की, या दस्तावेजांचे एकूण.....६०.....पाने आहेत.

बोलव:-
बारील दस्तावेजांचा करून घेणारा स्वाधिका अभिलेखांतरणपत्र चा दस्तावेजांचा करून दिल्याचे कबुल करतात.

मह. दुय्यम निबंधक, अंधेरी क्र. ७, मुंबई उपनगर जिल्हा प्रमाणित

क्र.सं.	पक्षकाराचे नाव व पत्ता	स्वाधिका	स्वाधिका
1	नाम:सागर साधनेकर वय:32 पत्ता:२/३७,कंधारिया मेशन, दादर पश्चिम, मुंबई पिन नंबर:400028		
2	नाम:निलेश मोळ वय:34 पत्ता:२/३७,कंधारिया मेशन, दादर पश्चिम, मुंबई पिन नंबर:400028		

शिक्का क्र.4 ची वेळ: 11 / 10 / 2024 03 : 16 : 23 PM

शिक्का क्र.5 ची वेळ: 11 / 10 / 2024 03 : 28 : 57 PM नोंदणी पुस्तक 1 मध्ये

बदर-१८/ १८०५३ / २०२४
पुस्तक क्रमांक १, क्रमांक.....१.....वर नोंदला.
दिनांक: ११ / १० / २०२४

Joint S.R. Andheri-7
मह. दुय्यम निबंधक, अंधेरी क्र. ७

(परिमल बंद)

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Deface Number	Deface Date
1	WEISSHORN REALTY PRIVATE LIMITED	eChallan	1000050224101400494	MH009621471202425P	25200000.00	SD 0005315096202425	11/10/2024
2		DHC		1024117211234	1200	RF 1024117211234D	11/10/2024
3	WEISSHORN REALTY PRIVATE LIMITED	eChallan		MH009621471202425P	30000	RF 0005315096202425	11/10/2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.ति. अंगेरी 7

दस्ता क्रमांक : 18053/2024

नोंदणी :

Regn:83m



11/10/2024

गावाने नाव : बांद्रा

(1)पिल्लेबाळा प्रकार	अभिहस्तांतरणपत्र
(2)मालकता	420000000
(3) गावानावाव(भाडेगटदबाळा वावविहपददाकार आवागणी देतो की पददेकार वे समुद्र वागवे)	259710500
(4) भू-मापन, पॅटर्निल्ला व प्रक्रानांक(असल्याम)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदा हा दस्त अभिहस्तांतरणपत्राचा दस्त आहे. सदा दस्ताद्वारे लिहून देणारे भ्रशवेच मे. नीलम विजय भल्ला आणि विकास भल्ला हे लिहून देणारे म्हणजेच वेईशॉर्न रिजल्टी प्रायव्हेट लिमिटेड यांना दस्तात समुद्र परिशिष्टा 2 नुसार नि.टी. एम.क. नोंद:570, ऑफ बांद्रा वी लिहून देणारे जमिन व बांधकाम, जमिनीचे क्षेत्रफळ 594.5 चौ. मी. व त्यापरीत बांधकाम बंगलो / बांधकाम हाऊस क्र. 97 एन ए. 254, क्षेत्रफळ 2008.847 चौ. फुट विल्ल अप, भल्ला हाऊस, तिन रोड, गॅट अँड्यु चर्च अवळ, बांद्रा (पश्चिम), मुंबई - 400050. वेचे स्थान असलेली एकत्रित माहितीना दस्तात समुद्र केलेल्या सर्व अटी व शर्तीकडिल अभिहस्तांतरित करील आहे. सदा दस्तावर महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुच्छेद क्र. 25(च)नुसार क्र. 2,52,00,000/- इतके मुद्रांक शुल्क भरण्यात आले आहे. व इतर माहिती दस्तात समुद्र केलेल्याप्रमाणे, ((C.T.S. Number : B/570 ;))
(5) क्षेत्रफळ	1) 594.50 चौ.मीटर
(6)आकारणी किंवा मुद्री देण्यात असेल वेळा.	
(7) दस्तांतरण करून देणा-या/लिहून देणारा-या पक्षकाराचे नाव किंवा विवागी न्यायनायाचा कुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-नीलम विजय भल्ला तर्फे मुख्यांतरणपत्राकर विकास भल्ला वय:-51; पत्ता:-प्लॉट नं: सवतिका क्र. 6, माळा नं: पहिला मजला, इमारतीचे नाव: मेरी निकेतन , ब्लॉक नं: माउंट मेरी रोड, माउंट मेरी चर्चवळ, रोड नं: बांद्रा पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400050 पेल नं:-AEUPB7428R 2): नाव:-विकास भल्ला वय:-51; पत्ता:-प्लॉट नं: सवतिका क्र. 6, माळा नं: पहिला मजला, इमारतीचे नाव: मेरी निकेतन , ब्लॉक नं: माउंट मेरी रोड, माउंट मेरी चर्चवळ, रोड नं: बांद्रा पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400050 पेल नं:-AABPB2034J
(8)दस्तांतरण करून देणा-या पक्षकाराने व किंवा विवागी न्यायनायाचा कुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-वेईशॉर्न रिजल्टी प्रायव्हेट लिमिटेड तर्फे अधिकृत इन्साधर कर्ता शीनेश विवागी वय:-38; पत्ता:-प्लॉट नं: वेळण 1, माळा नं: -, इमारतीचे नाव: टी ई वी, ब्लॉक नं: फर्स्ट इंटर्नॅशनल फायनान्शियल सेंटर, जी ब्लॉक, रोड नं: बांद्रा कुर्ना कॉम्प्लेक्स, बांद्रा पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400051 पेल नं:-AAKCP6616L 2): नाव:-वेईशॉर्न रिजल्टी प्रायव्हेट लिमिटेड तर्फे अधिकृत इन्साधर कर्ता विजुंज एच परमाण वय:-29; पत्ता:-प्लॉट नं: वेळण 1, माळा नं: -, इमारतीचे नाव: टी ई वी, ब्लॉक नं: फर्स्ट इंटर्नॅशनल फायनान्शियल सेंटर, रोड नं: जी ब्लॉक, बांद्रा कुर्ना कॉम्प्लेक्स, बांद्रा पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400051 पेल नं:-AAKCP6616L
(9) दस्तांतरण करून दिल्याचा दिनांक	11/10/2024
(10)दस्त नोंदणी केल्याचा दिनांक	11/10/2024
(11)अनुक्रमीक घेव व पत्र	18053/2024
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	25200000
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेत	



मुख्यांकनामाठी विवागत वेदलेला तपशील:-

मुख्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारनामा लिपदलेला अनुच्छेद :-

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



दस्तासोबत सूची क्र. II

खरी प्रत

सह. दुय्यम निबंधक, अंगेरी क्र. ७
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	WEISSHORN REALTY PRIVATE LIMITED	eChallan	10000502024101100494	MH009621471202425P	25200000.00	SD	0005315096202425	11/10/2024
2		DHC		1024117211234	1200	RF	1024117211234D	11/10/2024
3	WEISSHORN REALTY PRIVATE LIMITED	eChallan		MH009621471202425P	30000	RF	0005315096202425	11/10/2024

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