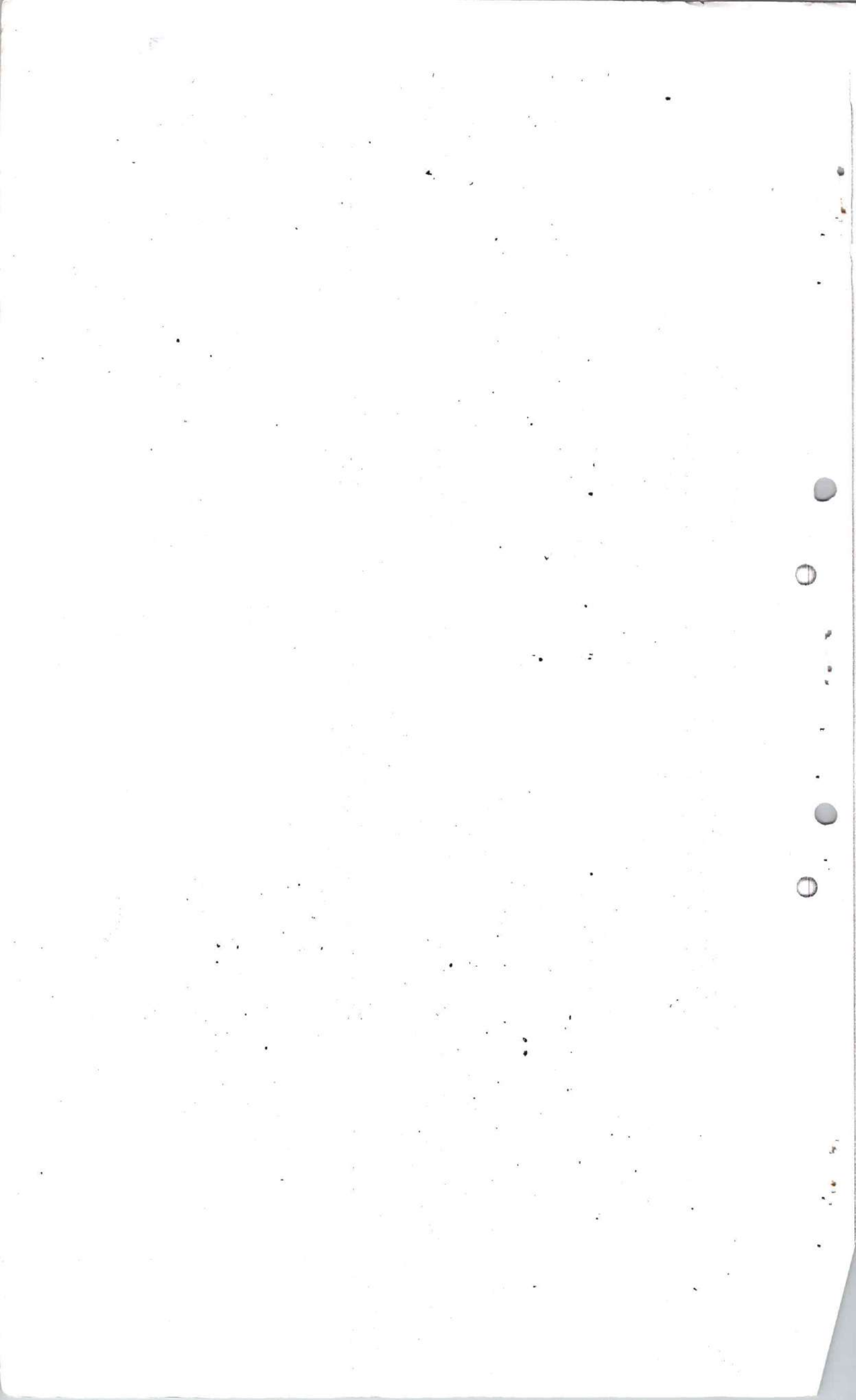


14300

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**AGREEMENT
FOR
SALE**





पावती

Original/Duplicate

Monday, November 20, 2017

नोंदणी क्र.: 39म

1:47 PM

Regn.: 39M

पावती क्र.: 15260 दिनांक: 20/11/2017

गावाचे नाव: मरोशी

दस्तऐवजाचा अनुक्रमांक: बरल-१ -13194-2017

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अक्षय वामनराव आचार्य

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

एकूण:

रु. 30520.00

J. J. J.
दु.निबंधक बोरीवली 1

सह मुख्य निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

बाजार मूल्य: रु.6240436 /-

मोबदला रु.5500000/-

भरलेले मुद्रांक शुल्क : रु. 312100/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007193225201718M दिनांक: 20/11/2017

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 520/-

A. S.

मुळ दस्त व यंत्रनाल प्रिंट प्राप्त झाली.

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 22/11/17



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 201711201610

20 November 2017, 02:16:00 PM

बरल-१

मूल्यांकनाचे वर्ष 2017
जिल्हा मुंबई(उपनगर)
मूल्य विभाग 125-मरोशी-बोरिवली
उप मूल्य विभाग 54/254/अभूभाग रॉयल पाम वसाहत सि.स.क्र.1627
सर्व्हे नंबर /न. भू क्रमांक : सि.टी.एस. नंबर#1627

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुल्या जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकाक
56400	104600	115100	153800	104600		चौरस मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र-	59.66चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्ष	मूल्यदर/बांधकामाचा दर -	Rs.104600/-
उदववाहन सुविधा-	आहे	मजला -	1st floor To 4th floor		

मजला निहाय घट/वाढ = 100% apply to rate= Rs.104600/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार नवित दर + खुल्या जमिनीचा दर)
= (((104600-56400) * (100 / 100))+56400)
= Rs.104600/-

मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 104600 * 59.66
= Rs.6240436/-

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + अडववाहन सुविधाचे मूल्य + वंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + अडववाहन सुविधाचे मूल्य + अडववाहन सुविधाचे मूल्य
= A + B + C + D + E + F + G + H
= 6240436 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.6240436/-

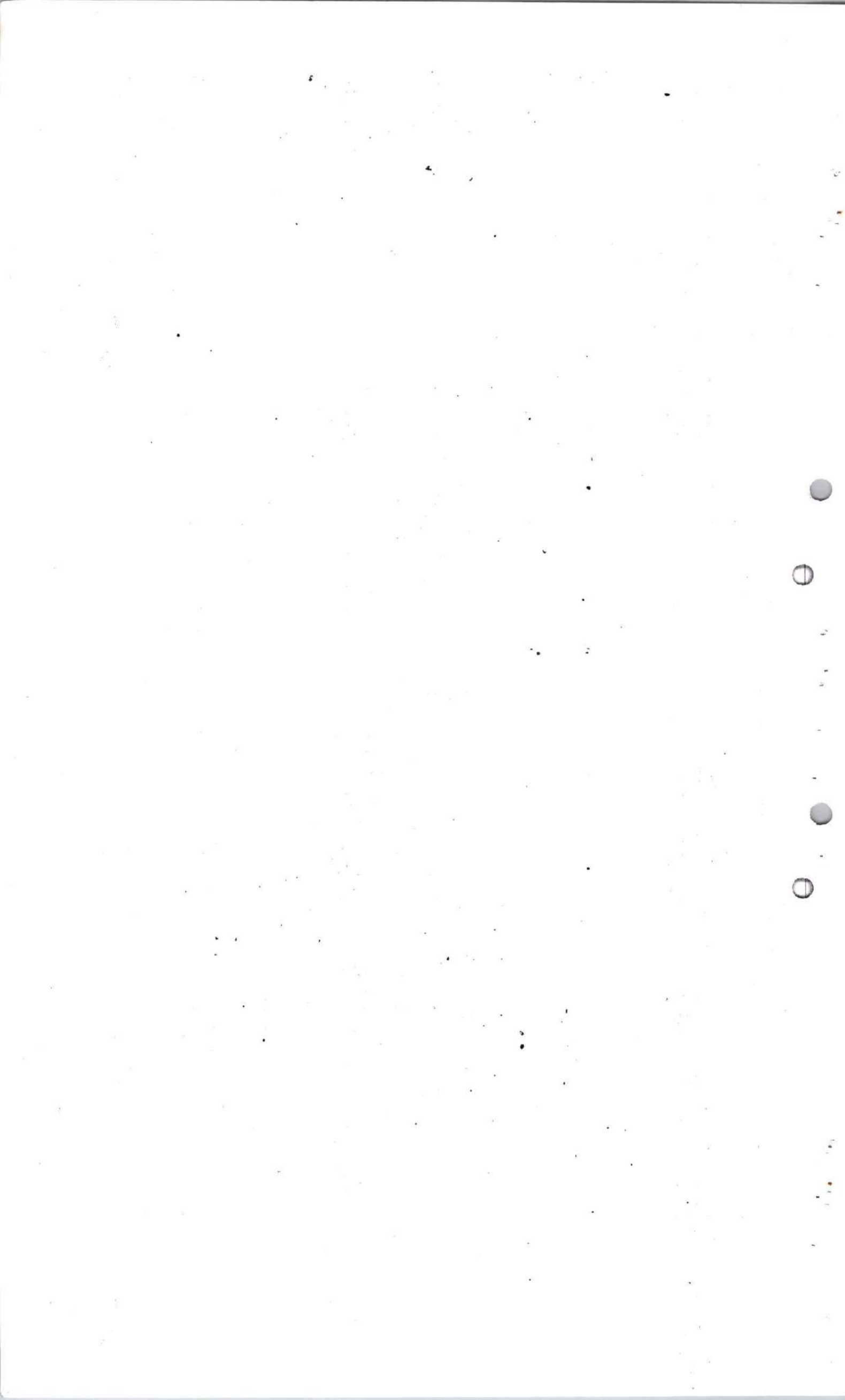


Home Print

सह दुय्यम निबंधक, बोरिवली क्र.-१,
मुंबई उपनगर जिल्हा.

बरल - १		
939	9	26
२०१७		







CHALLAN
MTR Form Number-6

GRN	MH007193225201718M	BARCODE	[Barcode]		Date	14/11/2017-11:36:47	Form ID	25.2	
Department	Inspector General Of Registration				Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)							
		PAN No.(If Applicable)							
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1	Full Name	AKSHAY WAMANRAO ACHARYA						
Location	MUMBAI	Flat/Block No.	FLAT NO. 405 4TH FLOOR GARDEN VIEW						
Year	2017-2018 One Time	Premises/Building	APARTMENT CHS.LTD.						
Account Head Details		Amount In Rs.							
0030045501	Stamp Duty	312100.00	Road/Street	AAREY MILK COLONY ROYAL PALMS					
0030063301	Registration Fee	30000.00	Area/Locality	GOREGAON EAST MUMBAI					
			Town/City/District						
			PIN	4	0	0	0	6	5
			Remarks (If Any)	SecondPartyName=DHARMANJAY PRAMCHANDRA KORPADE-					
			Amount In Words	Three lakh Forty Two thousand One Hundred Rupees O					
Total		3,42,100.00	Words	ny					
Payment Details	PUNJAB NATIONAL BANK				FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	03006172017111400267	151117M196053				
Cheque/DD No.		Bank Date	RBI Date	15/11/2017-11:28:14	16/11/2017				
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK						
Name of Branch		Scroll No. , Date	1 , 16/11/2017						



NOTE:- This challan is valid only if it is registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
सदर चलान केवल दुसरे न्यायालय नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करता केलेल्या दस्तांसाठी सदर चलान लागू नाही.

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 01
Date: 2017.11.20
13:39:55 IST
Reason: Secure
Document
Location: India

बरेल - १
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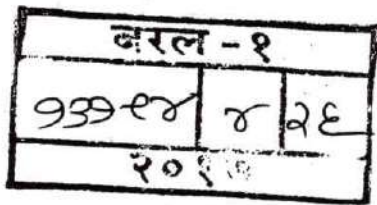
Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-324-13194	0004114199201718	20/11/2017-13:34:52	IGR190	30000.00

GRN : MH007193225201718M Amount : 3,42,100.00

Bank : PUNJAB NATIONAL BANK

Date : 14/11/2017-11:36:47

2	(iS)-324-13194	0004114199201718	20/11/2017-13:34:52	IGR190	312100.00
Total Defacement Amount					3,42,100.00



Validity unknown

Digitally signed by Ds
VIRTUAL TREASURY
MUMBAI 01
Date: 2017.11.20
13:39:56 IST
Reason: Secure
Document
Location: India





AGREEMENT FOR SALE

THIS AGREEMENT MADE AT MUMBAI On this 20th day of
November, 2017

Between

MR. DHANANJAY RAMCHANDRA KORPADE Indian Inhabitant,
having his address at **F/502, Prabhatkiran CHSL, Manish Park, Pump
House, Andheri (East), Mumbai - 400093** hereinafter referred to as "THE
VENDOR" (which expression shall unless it be repugnant to the context or
meaning thereof be deemed to include his heirs, executors, administrators
and assigns) of the ONE PART

AND

वरल-१		
३३९०४	५	२६
२०१७		

MR. AKSHAY WAMANRAO ACHARYA Indian Inhabitant, having his
address at **Plot No. 62, "Gurukunj", Chitanvis Nagar, Near N.I.T
Garden, Bada Tajbugh, Umred Road, Nagpur** hereinafter referred to as
"THE PURCHASER" (which expression shall unless it be repugnant to the
context or meaning thereof be deemed to include his heirs, executors,
administrators and assigns) of the OTHER PART.

[Signature]

[Signature]

A) W H E R E A S the VENDOR herein has purchased and acquired Flat No: 405 on 4th floor in "L" Building known as GARDEN VIEW APARTMENT CHS. LTD. admeasuring 49.72 Sq. Mtrs. Carpet Area (approx. 534.98 Sq. Feets) Carpet Area situated at Village Maroshi, Aarey Milk Colony, Near Unit No: 26, Goregaon (East), Mumbai-400 065 bearing Land Plot C.T.S. No: 1627 of Village Maroshi Taluka Borivali in Mumbai (hereinafter referred to as "The Said Flat") and more particularly described in the First Schedule hereunder written for consideration at the terms and conditions contained in the Agreement for Sale dated 19/03/2015 with MR. M.S. GUJRAL (M.D GUJRAL HOTELS PVT.LTD.) and membership rights of the society of the said building. The said Agreement for Sale dated 19/03/2015 is duly registered with sub-registrar of Mumbai at Borivali - 8 vide serial No: BRL8-2087-2015 dated 19/03/2015.



Pursuant to the said Agreement, the VENDOR have paid full sale consideration as per the Agreement for sale dated 19/03/2015 to the MR. M.S. GUJRAL (M.D GUJRAL HOTELS PVT.LTD.) and have been since in possession of the said Flat.

C) The VENDOR herein is sufficiently entitled to the said Flat No: 405 on 4th Floor in "L" Building to be known as GARDEN VIEW APARTMENT CHS. LTD., Village Maroshi, Aarey Milk Colony, Near Unit No: 26, Goregaon (East), Mumbai-400 065.

बरल - १		
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D) AND WHEREAS the VENDOR and other flat PURCHASERS in the building thereafter formed a Co-operative Housing Society Limited and named the same as GARDEN VIEW APARTMENT CHS. LTD., registered under Registration No. MUM/W-P/HSG/(TC)/14953 of 2010-2011 dated 03/02/2011.

E) AND WHEREAS the VENDOR is the member of the GARDEN VIEW APARTMENT CHS. LTD., registered under Registration No. MUM/W-P/HSG/(TC)/14953 of 2010-2011 dated 03/02/2011, hereinafter for brevity's sake referred to as "the said Society".

(Handwritten signatures)

F) AND WHEREAS the VENDOR herein is sufficiently entitled to the said Flat No. 405 on 4th Floor in "L" Building known as **GARDEN VIEW APARTMENT CHS. LTD.**, Village Maroshi, Aarey Milk Colony, Near Unit No: 26, Goregaon (East), Mumbai-400 065 including the sale thereof. The same has been duly verified by the Purchaser before entering into this Agreement to sell.

G) AND WHEREAS the VENDOR herein agreed to sell the Flat No. 405 on 4th floor in "L" Building known as **GARDEN VIEW APARTMENT CHS. LTD.** admeasuring 49.72 Sq. Mtrs. Carpet Area (approx. 534.98 Sq. Feets) Carpet Area situated at Royal Palms Estate, Mayur Nagar, Village Maroshi, Aarey Milk Colony, Near Unit No: 26, Goregaon (East), Mumbai-400 065 with membership rights of the said society of **GARDEN VIEW APARTMENT CHS. LTD.**, along with all its right, title, interest and benefit to the PURCHASER herein and the PURCHASER herein agreed to purchase the above said Flat and membership rights with shares from the VENDOR.

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



(1) The VENDOR hereby agrees to sell and transfer to the PURCHASER and the PURCHASER hereby agrees to purchase and acquire from the VENDOR the membership rights of the society and Flat No: 405 on 4th floor in "L" Building known as **GARDEN VIEW APARTMENT CHS. LTD.** admeasuring 49.72 Sq. Mtrs. Carpet Area (approx. 534.98 Sq. Feets) Carpet Area with the said Flat and more particularly described in the First Schedule hereunder written for a total consideration of Rs. 55,00,000/- (**Rupees Fifty Five Lakhs Only**) and the said total consideration is to be paid by the PURCHASERS to the VENDOR as per Clause No: 2 of this agreement.

बुरल - १	
१३९२४	१०२६
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(2) The PURCHASER has paid on execution of this agreement an amount of (1) Rs. 50,000/- (**Rupees Fifty Thousand Only**) by way of IMPS Reference No. 1251990157 drawn on ICICI Bank dated

15/07/2017 & (2) Rs. 14,50,000/- (Rupees Fourteen Lakhs Fifty Thousand Only) including T.D.S amount of 1% of Agreement Value by way of NEFT Transaction No. 000035687678 drawn on ICICI Bank dated 17/11/2017 as part sale consideration towards agreed sale price of the said Flat, the receipt of which the VENDOR hereby both admits and acknowledge. The Purchaser agrees to pay balance amount of Rs. 40,00,000/- (Rupees Forty Lakhs Only) through Loan from to the Vendor on or before 45 days from the date of Registration of the Agreement as full and final sale consideration towards agreed sale price of the said Flat.

- (3) The Purchaser hereby agreed to pay the balance amount of Rs. 40,00,000/- (Rupees Forty Lakhs Only) on or before 45 days from the date of Registration of the Agreement. The Registration of this Agreement is done in order to disburse the loan by the Bank directly to the Vendor to give effect to this agreement but will not entitle to the purchaser of any ownership right to possess or to have the right, title or interest in the said flat till the full consideration mentioned herein is paid to Vendor. If not then this agreement will be null and void.



करल (4) The VENDOR hereby declares:-

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That he has not created any charges, of whatsoever nature on the said Flat nor he has given the said Flat on leave and license nor entered into any agreement / arrangement with any one and nor parted with the possession of the said Flat.

- ii. That he has paid the up-to-date maintenance charges and other charges to the said society and he is not in arrears of any maintenance charges and any other charges payable to the said society / any concern authority.
- iii. That there is no attachment and/or prohibitory order by any Government and/or local authority or any injunction by any Court

(Handwritten signatures)

restraining him from sale or transferring of the said Flat and handing over of the possession of the said Flat and thus, he has got the clear and marketable title of the said Flat and the said Flat is not subject to any litigation in any Court of Law.

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

(6) The VENDOR hereby agrees to transfer all rights, title, benefit and interest in the shares of the society held by the VENDOR together with the right of allotment and possession of the said Flat in favour of the PURCHASER on receipt of full and final payment.

(7) It is hereby expressly agrees that any charges, fees, premium demanded by the said society / builder for transferring the shares held by the VENDOR together with a right of allotment and possession of the said Flat, the same shall be borne and paid by the both the parties equally.



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

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२०१७		

(9) The VENDOR hereby undertakes and declares that any nomination, assignments, power of Attorney given in regards to the said Flat No. 405 if made by the VENDOR or his duly constituted Attorney, or authorized person, or persons, made with the said society or otherwise, prior to the date of execution of this Agreement in favour of any person

[Handwritten signature]

or body of persons other than the said PURCHASER shall hereafter be deemed to be null and void, in-operative, cancelled and withdrawn.

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

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



(12) The VENDOR hereby agrees to hand over the vacant, peaceful and complete possession of the said Flat to the PURCHASER on receipt of the full and final payment from the PURCHASER.

(13) The VENDOR hereby agrees to deliver to the PURCHASER the original agreement for sale and other relevant documents pertaining to

बरल - १		the said Flat on receipt of the full and final payment from the
93928	90	PURCHASER.
२०१७		

(14) The VENDOR has no objection if the M.S.E.B, providing electricity in the said flat, transfers along with the deposit in respect of the said Flat No. 405 in the name of the PURCHASER in the record of the Society.

(15) The PURCHASER agrees to become the member of the said **GARDEN VIEW APARTMENT CHS. LTD.** and agrees and undertakes to abide by the bye-laws of the and the PURCHASER hereby agrees and undertakes to pay to the said **GARDEN VIEW APARTMENT CHS. LTD.** his share of the maintenance charges of the said Flat regularly from the date of possession.

[Handwritten signatures]

(16) This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats (Regulation of the promotion of Construction, Sale Management & Transfer) Act, 1963 and rules made thereunder.

THE FIRST SCHEDULE ABOVE REFERRED TO

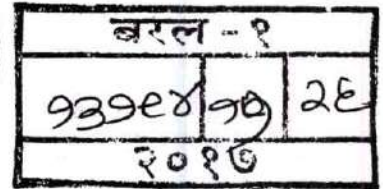
Flat No: 405 on 4th floor in "L" Building known as **GARDEN VIEW APARTMENT CHS. LTD.**

Area of the Flat : 49.72 Sq. Mtrs. Carpet Area (approx. 534.98 Sq. Feets)
Carpet Area

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

Building structure : RCC – Ground + Twenty floors with lift facility.

[Handwritten signatures]



IN WITNESS WHEREOF THE PARTIES HERETO have hereunto set and subscribed their respective hands and seals to this present on 20/11/2017.

SIGNED AND DELIVERED



by the within named the VENDOR

MR. DHANANJAY RAMCHANDRA KORPADE

in the presence of

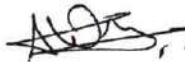
1. Waman Nethueni Acharya
2. Abch Kach



SIGNED AND DELIVERED

by the within named the PURCHASERS

MR. AKSHAY WAMANRAO ACHARYA



in the presence of

1. Waman Nethueni Acharya
2. Abch Kach



दरल - १		
१३९९४	२२	२६
२०१७		



RECEIPT

Received of and from a sum of Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) from the withinnamed Purchaser MR. AKSHAY WAMANRAO ACHARYA as mentioned in Clause No. 2 of this Agreement for Sale as part money/Deposit in terms of this Agreement pertaining to payment schedule. (This receipt stand valid subject to realization of cheque / R.T.G.S/NEFT/D.D) from the within named the PURCHASER, being the part sale consideration paid under the terms of these presents.

I SAY RECEIVED

[Handwritten Signature]

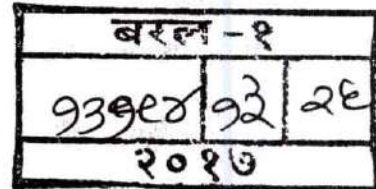
MR. DHANANJAY RAMCHANDRA KORPADE
VENDOR



WITNESSES:

1. *[Handwritten Signature]*

2. *[Handwritten Signature]*





Garden View Apartment Co-op. Hsg. Society Ltd

(Regn. No Mum / W-P / HSG / (TC) /14953 of 2010-2011 dtd. 03.02.2011)

Date: - 10/10/2017

TO WHOMSOEVER IT MAY CONCERN

This is to confirm that **Mr. Dhananjay Ramchandra Korpade.** is a bona-fide member of our society i.e. Garden View Apartment Co-op. Hsg Society Ltd. and is the owner of **Flat No. 405**, on 4th Floor, Royal Palms, Goregaon (E), Mumbai 400 065, admeasuring **49.72** sq. mtrs.

The building was constructed in the year 2010 having ground plus twenty floors, is having three lifts, and the CTS no is 1627 (Pt).

This is to further certify that the society has not issued share certificates to its respective members so far and confirms that in future such share certificate issued for the captioned flat will be in favor of its proposed new owner on completion of all the transfer formalities.

The society has no objection for **Mr. Dhananjay Ramchandra Korpade** selling his / her **Flat No. 405** to prospective buyer.

The transfer of the said flat will take place only on payment of all the dues as on date of transfer & on completion of the required formalities prescribed by the Society.

This NOC is valid till 21 days from the date of issue.



Garden View Apartment CHS Limited

FOR GARDEN VIEW APARTMENT CO-OP. HSG. SOC. LTD.
Reg No. MUM/W-P/HSG/(TC)/14953/10-11/Yr 11

Chairman

Secretary

Treasurer

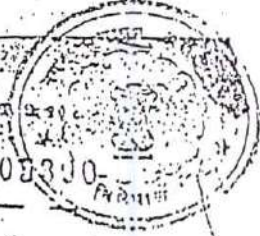
93907 00 DE		
93907	00	DE
2017		

ANNEXURE "D"

2/9

INDEXED CARD

No. 08330



Handwritten text in Marathi and English, including '((256344-00))', '((20522-3))', and 'ए. ०७८१-६ मोजे - स्वर्ण मोक, ५१, पुणेवाडी, २, ४६, ५६०-७'.



Handwritten Marathi text: 'पु.पु.पु. मा. जिल्हाधिकारी, पुणे', 'धाच्येकडील आदेशावर', 'अन्वये मि.प.वर दाखल अ...', 'पु.पु.पु. रद्द करण ते २७'.

Table with handwritten entries: 'बदल-७', '२०८०', '२३', '२०१५'.

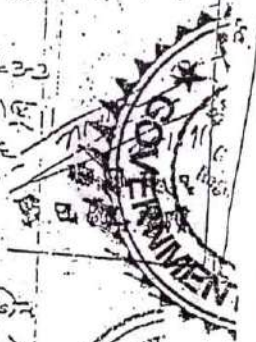


Table with handwritten entries: 'बदल-१', '९३९२४', '९४१२६', '२०१०'.

Table with handwritten entries: 'बदल-६/१', '९४२', '९४६', '२०१२'.

Table with handwritten entries: 'बदल-२/१', '९०६२३', '३९', '२०११'.

मा. जि. व. ध. ध. करी मुंबई उपनगर जिल्हा
 सा. न. क्र. १८७/१३ दिनांक १८/११/१९ अन्वये नगरशासन
 मधील न. क्र. १८७/१३ या भूकळीचे क्षेत्र पूर्वी दारवा
 केचे ११७३ ए. ए. मी. हेवजी आता १८७/१३
 अन्वये दारवा केचे व दि. ५/५/१९ मी. नोद रद केले
 त्याचा वसोबर न. क्र. १८७/१३ येथील अर्जदार याचे
 प्रथम ताब्यात अर्जदारी क्षेत्र ८१३७७१-०
 येथे मि. अर्जून १०३५७१-० येथे मि. क्षेत्र हे
 वादातील आहे परंतु अदरचे वादातील क्षेत्र
 मधील अर्जदारी क्षेत्र मा. जि. व. ध. ध. करी
 मधील न. क्र. १८७/१३ दि. २२/११/१९ अन्वये अदरचे
 वादातील क्षेत्र १०३५७१-० येथे मि. हेवजी १०७७३३
 येथे मि. क्षेत्र आहे. त्याच्या अदरचे कोम न. क्र. १३८
 जमीन मालकी अधिनियम १९६६ चे कडम १३६
 अन्वये मालकीचे कायदा आहे.



वरल-८/	
२०००	३५
२०१६	

वरल-१	
१३९०४	१६ २६
२०१७	



वरल-२/	
१०६२९	३२
२०१९	

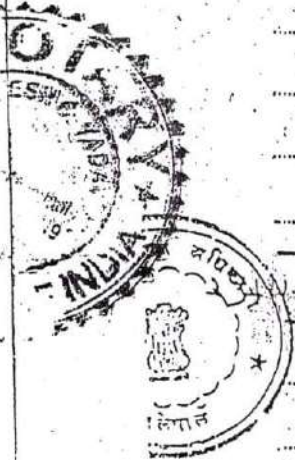
वरल-६/	
१४२	४०
२०१९	

मुंबई उपनगर जिल्हा भागवरील
 न. क्र. १८७/१३, न. क्र. १३८ अन्वये
 न. क्र. १८७/१३ / करी १८७/१३
 मध्ये न. क्र. १८७/१३
 या भूकळीचे क्षेत्र
 न. क्र. १०३५७१-० येथे मि.
 हेवजी १०७७३३
 येथे मि. क्षेत्र आहे.
 त्याच्या अदरचे कोम न. क्र. १३८
 जमीन मालकी अधिनियम १९६६
 चे कडम १३६ अन्वये मालकीचे
 कायदा आहे.

नगर प्रकाशक - मरोठ, काठुवा, अंधेरी, २०-२-२०१९
 ये. ना. मु. - २५,००० - १-८५ - हा. ना. ५५ - (सीए) २०१
 पा. नि., म. वि., क्र. ८६१६, दि. १५-१-२६; न. न. ना. २५ न. फुरवणी
 सा. न., म. र. का वि., क्र. २५३२२१-क, दि. ४-१-१९.] C. T. S. 21 m.

कोरी पत्रिका

२८११११११	मा० मि० व्हा० मि० मरी, कुंवर उपनगर, जिल्हा.
	मी० व्हा० कोदेर, ३० री० काशी - ३०
	कलम - १३८ / ए० आ० ए० १९६६ दिनांक
	२८११११११ नुसार मोजा - मरोठ (नरोठ)
	न० २० न० १९६६ मा० व्हा० कोदेर व्हा० कोदेर
	२००० - ०६० - ० चो. मी० व्हा० कोदेर ८२
	चो. मी० (२२ - ए० व्हा० - २० गुंठे) पारत
	के. व्हा० न० २० न० १९६६
	के. व्हा०
२०००	मा. पुनरुद्धार मा. कोणा वि.
	इतर: यत्न: यत्न - ६६/२००० दि.
	जिल्हाधिकारी कुंवर उपनगर जिल्हा
	आप - २ क / कलम - १३८ / ए० आ० ए० १९६६ दि.
	अन्वये मा. जिल्हाधिकारी कोदेर जिल्हा
	दि. २८/११/६६ चे आदेशास मा. पुनरुद्धार मा. कोणा वि.
	मु. व्हा० गान्धेय नगरिका व्हा० कोदेर जिल्हा
	संज्ञातीति निव्वारिणे नोट होत



बंदर - ८/
२००० २५ ३५
२०१५

बंदर - १
१३३६० १५२६
२०१७



बंदर - ६/
१४२ ४८

बंदर - २/
१०६२५ ३३
२०११

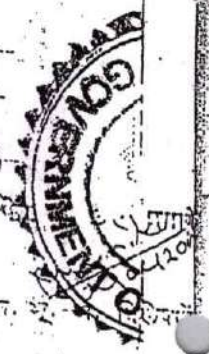
४८

112

10/11/2000 मा. अणुसंयोजन कौकण विभाग मुंबईचे कार्यालय
 क्र. अणुसंयोजन-एलएनडी-EE/2000 दि 20/11/2000
 आन्वये मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा गोवा
 दि. 21/11/2000 चे आदेशाबाबत 11/11/2000 इतर गोवा
 उपनगर जिल्हा अणुसंयोजन विभागाच्या कार्यालयीन
 आदेशाबाबत जमीन आदी तसेच परिस्थिती ठेवण्यात
 आली आहे त्या बाबतची नोंद घेताही

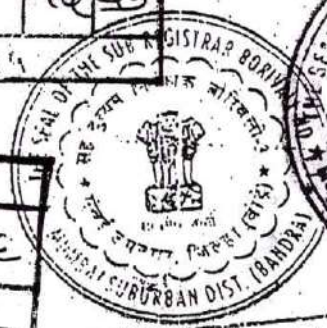
10/11/2000 मा. अणुसंयोजन कौकण विभाग मुंबईचे
 कार्यालय क्र. अणुसंयोजन/एलएनडी/EE/
 2000 दि 10/11/2000 आन्वये मा. जिल्हाधिकारी
 मुंबई उपनगर जिल्हा गोवा दि. 21/11/2000 चे
 आदेशाबाबत जमीन आदी तसेच परिस्थिती ठेवण्यात
 आली आहे त्या बाबतची नोंद घेताही

10/11/2000 मा. अणुसंयोजन कौकण विभाग मुंबईचे
 कार्यालय क्र. अणुसंयोजन/एलएनडी/EE/
 2000 दि 10/11/2000 आन्वये मा. जिल्हाधिकारी
 मुंबई उपनगर जिल्हा गोवा दि. 21/11/2000 चे
 आदेशाबाबत जमीन आदी तसेच परिस्थिती ठेवण्यात
 आली आहे त्या बाबतची नोंद घेताही



2000 25/3/2000

बदल-१
 33028 90 28
 2017



बदल-६/१
 982 50
 2017

बदल-२/१
 9022 38
 2017

BHIVANMUMBAI MAHANAGARPALIKA

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

NO. CRB/9196

/BP(WB)/AP/AY//

21 SEP 2006

COMMENCEMENT CERTIFICATE

To Amir Park
Amusement Pvt. Ltd.

OFFICE OF THE
EX. ENGR. BLDG. PROPL. (W.E.) R & P. WARD
Dr. BABASAHEB AMBEDKAR MARKET ELDO
CANDIVALI WEST, MUMBAI-400 047.

Sir,
With reference to your application No. 3149 dated 25.4.06 for Development Permission and grant of Commencement Certificate under Section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed Res. 111 C.T.S. No. 1627 Village Marol Maroshi, Goragaon S. No. 160 (part) at premises at Street Village Marol Maroshi Plot No. situated at Goragaon (E) Ward P/S

The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall be valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which is not vest in you.
5. This Commencement Certificate is renewable every year but such extension shall be in no case exceed three years provided further that such extension shall be for any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai contravened or not complied with.
 - (c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by this applicant through fraud or misrepresentation and the application and every person deriving title through or under him shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and assigns and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. S. H. Patil
Ex. Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This C.C. is restricted for work

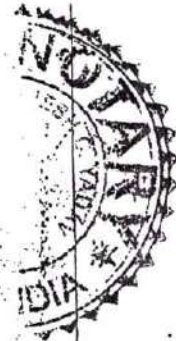


Ex. Asst. Engineer, Building Proposals (Sub)
P & R Wards

2060 210 36

93908 982E

2020



9196/B.P. (W.S.) P.

OFFICE OF THE
EX. ENGR. BLDG. PROVL. (W.S.) P. & P.
LT. BARSAHEE AMBEDKAR MARKET
CANDIVALI WEST, MUMBAI-400 061.

3) This C.C. is now further extended for the work upto SHIT + 7 - upper floors as per approved plans dt. 15/5/2006



22 DEC 2006

[Signature]
E.E.B.P. (W.S.) P & P

This C.C. is now further extended for the work upto SHIT + 1st to 16th upper floors as per approved plan dt. 15-5-2006

11 MAY 2007

E.E.B.P. (W.S.) P & P



20) This C.C. is now extended for the work upto 20th upper floor as per approved plans dt. 2-2-2008

वरल-१		
३३९४	२०	२६
२०११		



[Signature]
E.E.B.P. (W.S.) P & P

वरल-१		
२००६	२०	३९
२०११		



वरल-२/		
३५५		३६
२०११		

[Signature]

[Signature]



19 March, 2015

सूची क्र.2

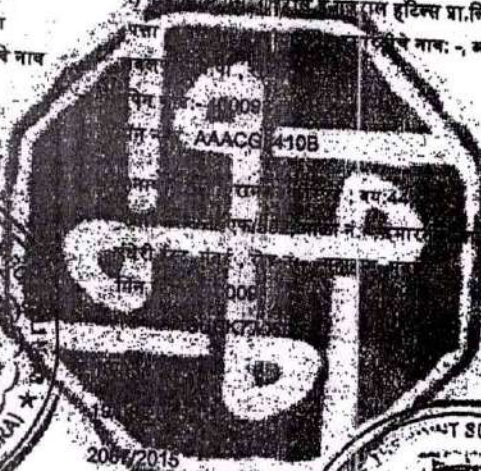
दुय्यम निबंधक : सह दु.नि.बोरिवली 8

दस्त क्रमांक : 2087/2015

नोंदणी 63

Regn. 63m

2015	(1) विलेखाचा प्रकार	गावाचे नाव : मरोशी	
	(2) मोबदला	सेल शीट	
	(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	₹.4,900,000/- ₹.5,912,400/-	
	(4) भू-मापन,पोटहिल्ला व घरक्रमांक(असल्यास)	1627A, पालिकेचे नाव: मुंबई म.न.पा. इतर वर्गन: सदनिका नं: 405, माळा नं: चौथा मजला एन विस्किंग, इमारतीचे नाव: पार्वीन वि्हव कॉ.ऑ.टी.सोसा. सी., ब्लॉक नं: रॉयल पार्लस गोरियाव ईस्ट मुंबई 400065, रोड नं: आरे विष्क कॉलनी 59.66 चौ.मीटर	
	(5) क्षेत्रफळ		
	(6) आकारणी किंवा जुदी देण्यात असेल तेव्हा.		
	(7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) मुंबई उपनगर जिल्हा न्यायालय हदिस प्रा.नि.चे एम.बी. वय: 59; पत्ता: - ब्लॉक नं: होदेल आवि रीजन्सी, एस.बी.आई सिटी लोहाडनच्या समोर, मुंबई 400099. 2) मुंबई उपनगर जिल्हा न्यायालय हदिस प्रा.नि.चे एम.बी. वय: 4; पत्ता: - प्रभात किरण सी.एच.एस.एन, ब्लॉक नं: मनीष पार्क, पम्प: 3, मुंबई 400099.	
	(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	AAACG 410B	
	(9) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.		
	(10) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.		
	(11) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2087/2015 ₹.295,700/-	
	(12) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	₹.30,000/-	
	(13) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)		
	(14) शेष		



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

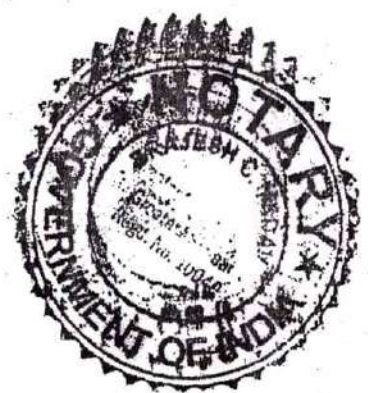
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

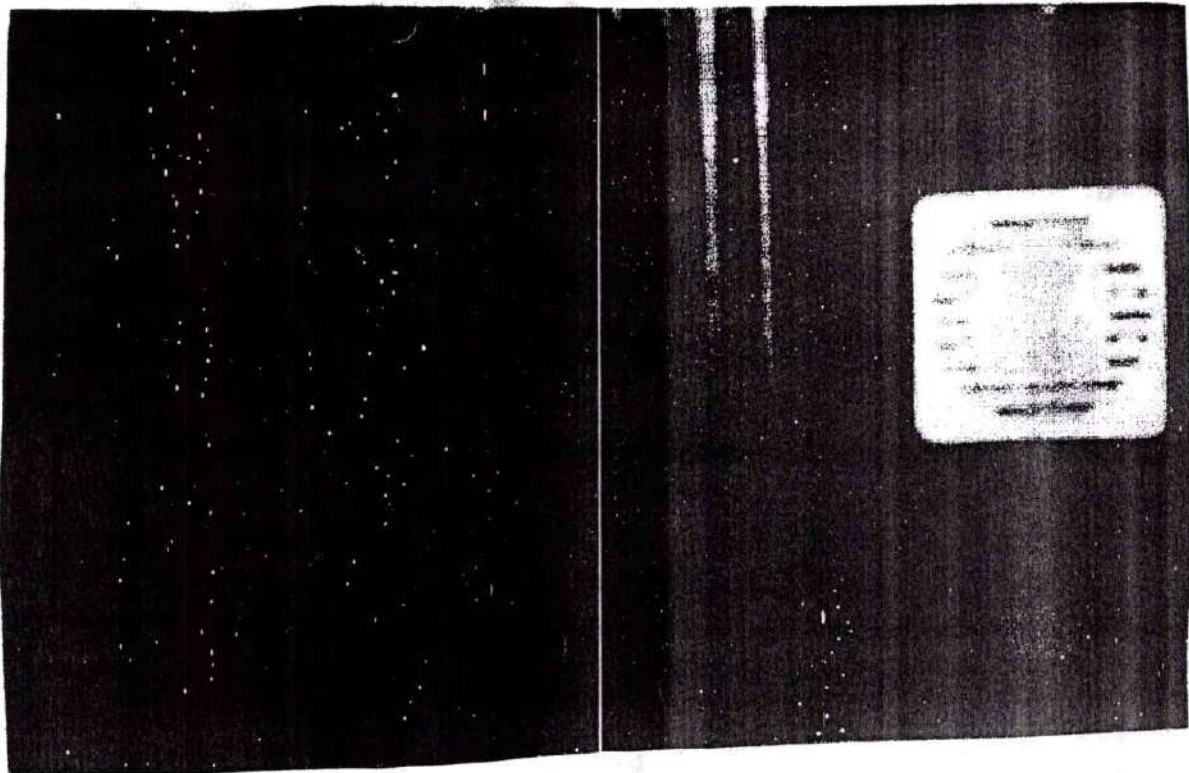
खरी प्रत

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

प्र.सह. दुय्यम निबंधक, बोरिवली क्र - 6
मुंबई उपनगर जिल्हा.

बरोल - 2
2015/03/19






~~ATC~~

बरल - १		
939९४	२२	२६
२०१७		




 धनञ्जय रामचंद्र कोरपडे
 Dhananjay Ramchandra Korpade
 जन्म तिथि / DOB : 08/10/1970
 पुरुष / Male

7675 1323 1062

मेरा आधार, मेरी पहचान



पता:
 धनञ्जय, 405, गार्डन व्यू अपार्टमेंट
 चसल, रायल पालमस एस्टेट, आरेय
 बस्ती मार्ग, गोरगाँव ईस्ट, मुंबई,
 आरेयमिल्क बस्ती, महाराष्ट्र,
 400065

Address:
 C/O, Dhananjay, 405, Garden
 View Apartment Chsl, Royal
 Palms Estate, Aarey Colony
 Road, Goregaon East, Mumbai,
 Aareymilk Colony, Maharashtra,
 400065



7675 1323 1062



1947



help@uidai.gov.in


बरत - १
 93908 22 28
 २०१०

PERMANENT ACCOUNT NUMBER
AGIERK7705L

नाम / NAME
**DHANANJAY RAMCHANDRA
 KORPADE**

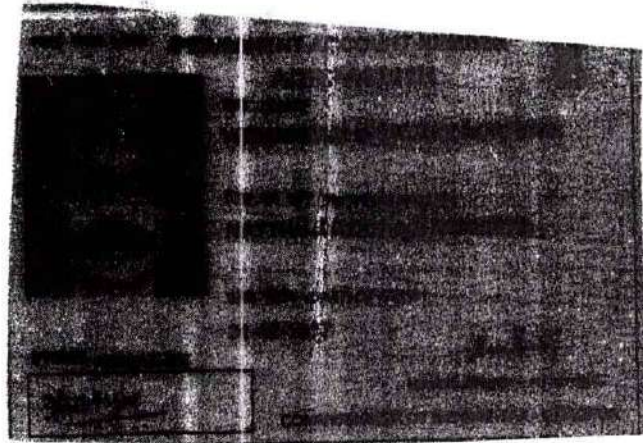
पिता का नाम / FATHER'S NAME
**RAMCHANDRA MALIKARJUN
 KORPADE**

जन्म तिथि / DATE OF BIRTH
08-10-1970

हस्ताक्षर / SIGNATURE


आयकर आयुक्त (कंप्यूटर केन्द्र)
 Commissioner of Income-tax (Computerized Operations)

Handwritten signature



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बरल - १		
१३९८४	२४	२६
२०१७		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ABDUL KADAR ABDUL JABBAR
SARDAR

ABDUL JABBAR SARDAR

15/04/1979

Permanent Account Number

FWTPS1905Q

Handwritten signature
Signature



Handwritten signature

सोमवार, 20 नोव्हेंबर 2017 1:47 म.नं.

दस्त गोपवारा भाग-1

बरल-१

दस्त क्रमांक: 13194/2017

दस्त क्रमांक: बरल-१ /13194/2017

बाजार मूल्य: रु. 62,40,436/- मोबदला: रु. 55,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,12,100/-

दु. नि. सह. दु. नि. बरल-१ यांचे कार्यालयात

अ. क्रं. 13194 वर दि.20-11-2017

रोजी 1:27 म.नं. वा. हजर केला.

पावती:15260

पावती दिनांक: 20/11/2017

सादरकरणाराचे नाव: अक्षय वामनराव आचार्य

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

दस्त हजर करणाऱ्याची सही:

एकुण: 30520.00

[Signature]
सह दुय्यम निबंधक, बोरीवली क्र.-१,
दु.नि.सह.दु.नि.उपनगर जिल्हा.

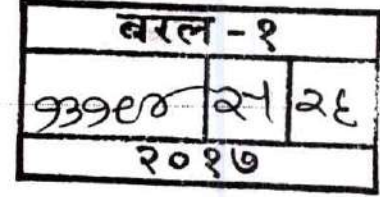
[Signature]
सह दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्रं. 1 20 / 11 / 2017 01 : 27 : 42 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 20 / 11 / 2017 01 : 28 : 32 PM ची वेळ: (फी)

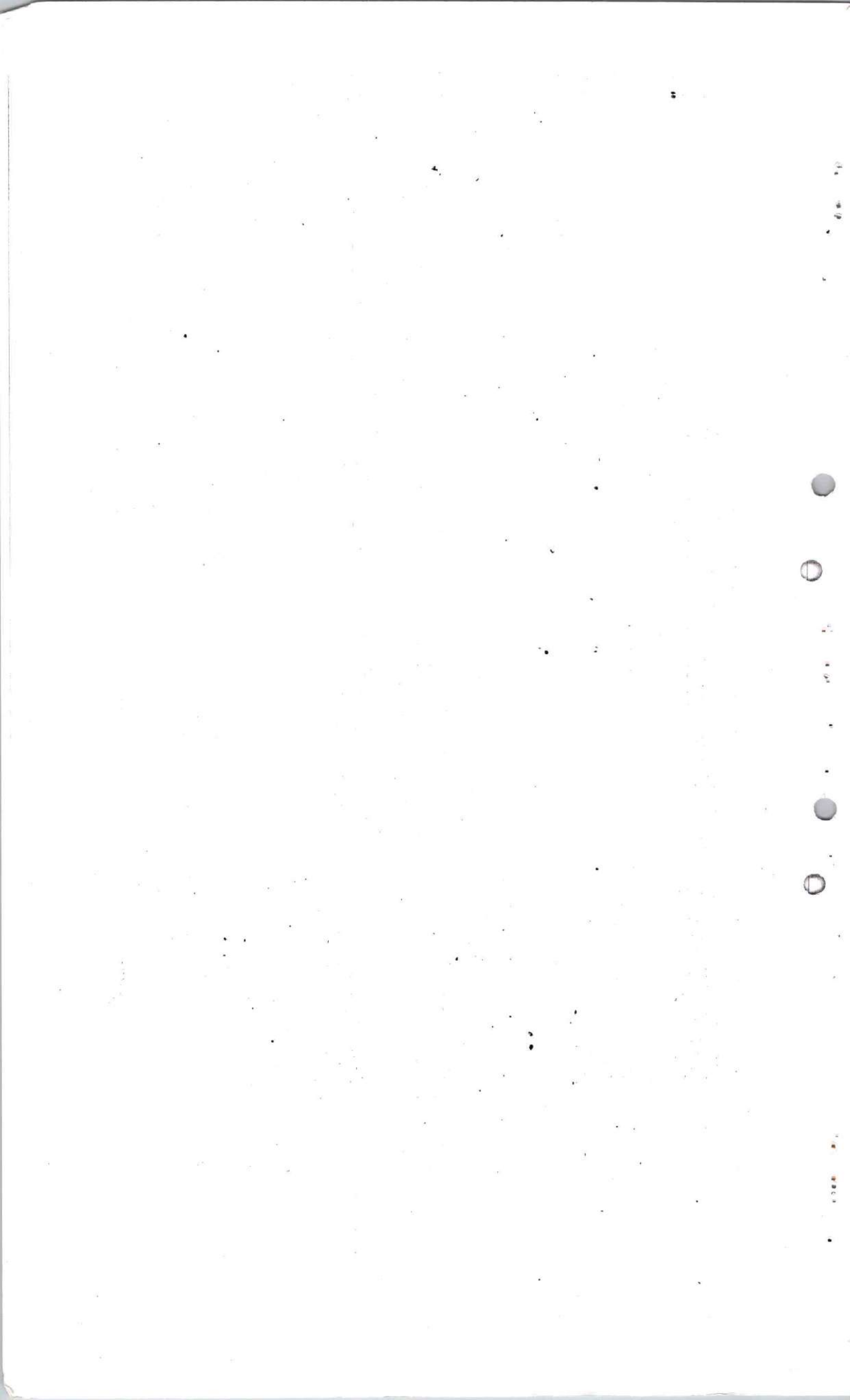


प्रतिज्ञापत्र

*सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तावेजातील संपूर्ण मालकी, विक्रीकराची मजबूती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता व प्रामाण्य याबाबत अदाकारी सत्यता, वैधता कायदेशीर बाबीसाठी दस्तऐवज दाखल करणाऱ्या व्यक्तीने जबाबदार राहतील.

[Signature]
लिहून देणारे :

[Signature]
लिहून घेणारे :





20/11/2017 1 46:55 PM

दस्त गोषवारा भाग-2

बरल-१

दस्त क्रमांक:13194/2017

दस्त क्रमांक :बरल-१ /13194/2017

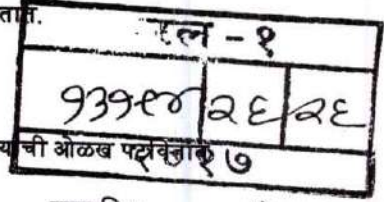
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:धनंजय रामचंद्र कोरपडे पत्ता:प्लॉट नं: एफ/502, माळा नं: -, इमारतीचे नाव: प्रभातकिरण कॉ.ऑप.सोस.लि., ब्लॉक नं: मनीष पार्क, पम्प हाऊस, अंधेरी (ईस्ट), मुंबई, रोड नं: -, , MUMBAI. पॅन नंबर:AGEPK7705L	लिहून देणार वय :-47 स्वाक्षरी:- 		
2	नाव:अक्षय वामनराव आचार्य पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लाट नं. 62, गुरुकुंज चिंटावलीस नगर नियर एन.आई.टी गार्डन बडा ताजबाग नागपूर, रोड नं: उमरेड रोड, , NAGPUR. पॅन नंबर:BQBPA4214N	लिहून घेणार वय :-25 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करताम.
शिक्का क्र.3 ची वेळ:20 / 11 / 2017 01 : 31 : 20 PM

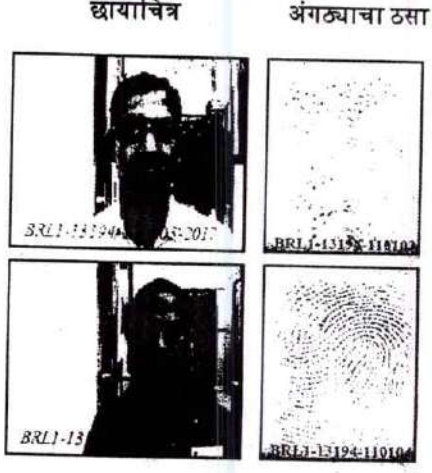
ओळख:-

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



अनु क्र.	पक्षकाराचे नाव व पत्ता
1	नाव:वामन - आचार्य वय:60 पत्ता:लिहून घेणार प्रमाणे पिन कोड:400009

स्वाक्षरी



2	नाव:कादर - अब्दुल वय:38 पत्ता:1, अशोक नगर बन्डोंगरी कांदिवली ईस्ट मुंबई पिन कोड:400101
---	---

स्वाक्षरी

प्रमाणित करणेत येते, की का
दस्तामध्ये एवज 25 पाने आहेत.

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

शिक्का क्र.4 ची वेळ:20 / 11 / 2017 01 : 32 : 06 PM

बरल १/ 93908/2017
पुस्तक क्रमांक-१, क्रमांक.....वर
नोंदला. 20199/190
दिनांक :

सह दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा. EPayment Details.

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

sr. Epayment Number
1 MH007193225201

Defacement Number
0004114199201718



13194 /2017

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21 November, 2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 13194/2017

नोंदणी 63

Regn. 63m

गावाचे नाव : मरोशी

- | | |
|---|--|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | रु.5,500,000/- |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते मसुदा करावे) | रु.6,240,436/- |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1627A, पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : , इतर माहिती: सदनिका नं: 405, माळा नं: चौथा मजला एल बिल्डिंग, इमारतीचे नाव: गार्डन व्हिव अपार्टमेंट कॉ.ऑ.ही.सोसा.ली., ब्लॉक नं: रॉयल पाल्मस गोरगाव ईस्ट मुंबई - 400065, रोड नं: आरे मिल्क कॉलनी 59.66 चौ.मीटर |
| (5) क्षेत्रफळ | |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1) नाव: धनंजय मजुंद कोरपडे ; वय: 47;
पत्ता: प्लॉट नं: ए/502, माळा नं: इमारतीचे नाव: प्रभातकिरण कॉ.ऑप.सोस.लि., ब्लॉक नं: मनीष पार्क; पम्प नं: अंधेरी (इस्ट), मुंबई, रोड नं: , MUMBAI
पिन कोड:- 400033
पॅन नंबर: AGEPK7705L |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1)नाव: अशय रामनराज आचार्य ; वय:25;
पत्ता: प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: प्लॉट नं. 62, गुरुकुज चिटणवीस नगर नियर एन.आई.;
बदा ताजवाग नागपूर, रोड नं: उमरोड रोड, NAGPUR.;
पिन कोड:- 440035;
पॅन नं:- BQBPA-214N |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 20/11/2017 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 21/11/2017 |
| (11) अनुक्रमांक,खंड व पृष्ठ | 13194/2017 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | रु.312,100/- |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | रु.30,000/- |
| (14) शेरा | |



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

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Kaustubh -

877 964 5622