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इतर पावती

Original/Duplicate

Tuesday, 05 November 2024 1:49 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 16957 दिनांक: 05/11/2024

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: बरल-१ -0-2024

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: मनीष सिंह

वर्णन बरल 1/2109/2013 या दस्ताची प्रमाणित प्रत

दासताची परत

रु. 185.00

एकूण:

रु. 185.00

1); देयकाचा प्रकार: eChallan रक्कम: रु.185/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH010620009202425U दिनांक: 05/11/2024

बँकेचे नाव व पत्ता:

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

11/5/2024

महाराष्ट्र शासन-पोस्टल व मुद्रा विभाग
मूल्यांकन अहवाल रकम २०१३/२०१४

१. दस्ताचा प्रकार :- CD 212-11111
२. पक्षकाराचे नाव :- महाधारी
३. तालुका :- बोरिवली,
४. गावाचे नाव :- मरी २१
५. नगर भूमापन क्रमांक / सर्व्हे क्र./अद्वितीय नमुद क्रमांक - 1624
६. दरविभाग (झोन) :- 54/2543
७. मिळकतीचा प्रकार :- खुली / निश्चाली / धर्मालय / दुकान / औद्योगिक
दर :- 78304/-
८. दस्तांत नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 50-18 चौ.गज
९. नजला क्रमांक :- 10011 अद्वितीय नमुद आहे/नाही :-
१०. बांधकाम वर्ष :-
११. बांधकामाचा प्रकार :- पारआरती / उतर पक्के / अर्धे पक्के / कच्चे
१२. बाजारमुल्य / दस्तांततील मुल्य / अद्वितीय नमुद क्र. (५) ज्या अन्वये दिलेले आहे/नाही
१३. भाडकरी :-
१. न्यायिक बांधकामाला श्रेय
२. सर्व्हे इत्यादीत दिलेले श्रेय
३. अज्ञात
१४. लिहू अँड लायसन्सचा दर :- १. प्रकृत वापू करवत :-
२. लिहणी वॉ डिपॉझिट व आगाऊ दिलेली रक्कम
१५. निर्धारित केलेले बाजारमुल्य / दस्तांतमधे निर्धारित केलेले बाजारमुल्य - 4125550/-
१६. देय नुद्रांक शुल्क :- 208500/- बाजारमूले नुद्रांक शुल्क 208500/-
१७. देय नोंदणी फी :- 30,000/-



वरील लिपिक

दरल-११	
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महाराष्ट्र शासन
महानगरपालिका क्षेत्रीय विकास विभाग
मुंबई उपनगर विभाग



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INDIA NON JUDICIAL

Government of Maharashtra

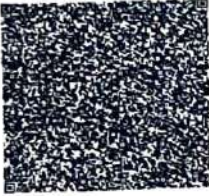


सत्यमेव जयते

e-Stamp

Issued by: ADITYA DHAWALE
Stock Exchanging Corporation of India Ltd.
Location: Goregaon
Signature: [Signature]
Details can be verified at www.shcilstamp.com

Certificate No. : IN-MH-19-10750627089L
 Certificate Issued Date : 27-Feb-2019 01:36 PM
 Account Reference : SHCIL (FI) mhshcil01/ GOREGAON/ MH-MSU
 Unique Doc. Reference : SUBIN-MHMHSKCIL0117331313971188L
 Purchased by : MANISH SINGH
 Description of Document : Article 25(b)to(d) Conveyance
 Property Description : FLAT NO 1011 L BUILDING ON 10TH FLR GARDEN VIEW APT
 CHSL AAREY MILK COLONY GOREGAON E MUM 65
 Consideration Price (Rs.) : 33,00,000
 (Thirty Three Lakh only)
 First Party : MANISH SINGH
 Second Party : MANIKALA GOPAL BAO AND MANIKALA LAKSHMI
 Stamp Duty Paid By : MANISH SINGH
 Stamp Duty Amount(Rs.) : 2,06,500
 (Two Lakh Six Thousand Five Hundred only)



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Please write or type below this line

m.v = 50.18 x 78300 x 1.05

m.v = 41,26,000

Manish

[Signature]

M. Lakshmi

0001153178

Statutory Alert:

- The authenticity of the Stamp Certificate can be verified at Authorized Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
- The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilstamp.com"



Stamp Duty Paid by
 Cash Cheque RTGS Account to Account Transfer

Type of Payment
 1st Party 2nd Party

Branch Name
 Pay-Order NEFT

Date: 27/02/2013

Branch Name: H.C.I.C. 27/1/13

REGD. OFFICE: BANK KADAPUR

REGD. OFFICE: PO UTTRI

REGD. OFFICE: WITH BRANCH

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Handwritten signature: M. Lakshmi





M. Lakshmi
Ch. Gadhars
Manish

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 6th day of March, 2013 BETWEEN (1) MR. MANIKALA GOPAL RAO, Age 56 years, and (2) MRS. MANIKALA LAKSHMI, Age 55 years, both adults, Indian Inhabitants, Owners of Flat No.1011 in "L" Building on 10th Floor, Garden View Apartment Co-op. Housing Society Ltd., Aarey Milk Colony, Goregaon (East), Mumbai - 400 065, hereinafter referred to as "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their legal heirs, executors, administrators and assigns) of the **ONE PART**;

AND

MR. MANISH SINGH, an adult, Age 31 years, Indian Inhabitant, having address at Flat No.B-611, Harmony CHS Ltd., Raheja Vihar Complex, Chandivali, Powai, Mumbai - 400 072, hereinafter referred to as "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his legal heirs, executors, administrators and permitted assigns) of the **OTHER PART**.



Ch. Gadhars
M. Lakshmi

Manish

WHEREAS the Transferors hereinabove are the owners of and are absolutely seized and well possessed of or otherwise well and sufficiently entitled to residential flat bearing Flat No.1011 in "L" Building on 10th Floor, Garden View Apartment Co-op. Housing Society Ltd., Aarey Milk Colony, Goregaon (East), Mumbai - 400 065, hereinafter referred to as 'the said Flat' and more particularly described in the Schedule Annexed hereto.

AND WHEREAS by an Agreement for Sale dated 27th day of December, 2007 executed between ROYAL PALMS (INDIA) PVT. LTD. formerly known as AMIR PARKS AND AMUSEMENT PVT. LTD., a Company registered under the companies Act 1956 and having its registered office at Survey No.169, Aarey Milk Colony, Near Unit No.26, Goregaon (E), Mumbai - 400 065, therein referred to as the "the Owners" of the One Part and MR. MANIKALA GOPAL RAO and MRS. MANIKALA LAKSHMI, the Transferors herein, therein referred to as "the Purchasers" of the Other Part, the Transferors herein had purchased/acquired the above said flat on ownership basis for the consideration and on the terms and conditions mentioned therein.

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The above said Agreement for Sale dated 27 th day of December, 2007 is duly registered with the Sub-Registrar of Assurances, Borivali-2 (Kandivali) having Registration No. BDR5-10470-2007 dated 29/12/2007.	

AND WHEREAS the Transferors are the bonafide members of Garden View Apartment Co-op. Housing Society Ltd. which is registered under the provisions of the Maharashtra Co-op. Societies Act and rules made thereunder, having Registration No. MUM/HSG/(TC)/14953 of 2010-11 Dt. 03/02/2011 (hereinafter referred to as "the said Society") and the said Society has not yet issued any shares and share certificate to its members.



AND WHEREAS the Transferors declare that their membership in the said society is valid and subsisting and not terminated by the said society and they have not received any notice of expulsion from the membership of the said society, or any other notice restraining them from transferring the said flat.

M. Lakshmi

M. Gopal Rao

Manish

AND WHEREAS the Transferors on this day have agreed to sell, assign and transfer unto the Transferee herein, their entire right, title, interest and benefits in the said flat, the said shares of the said society (as and when allotted) and also the deposit money, reserved funds including sinking funds etc. for lumpsum consideration of Rs.33,00,000/- (Rupees Thirty Three Lakh only).

AND WHEREAS it has become necessary and desirable to record and reduce the terms of the agreement for the sale, assignment and transfer as mutually agreed by and between the parties as under:-

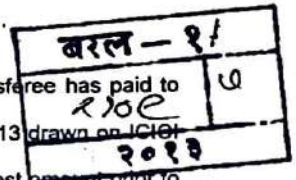


NOW THIS AGREEMENT WITNESSETH AS UNDER:-

1. The Transferors have agreed to sell, assign and transfer their rights, title and interest in the said flat being Flat No.1011 in "L" Building on 10th Floor, Garden View Apartment Co-op. Housing Society Ltd., Aarey Milk Colony, Goregaon (East), Mumbai – 400 065, inclusive of Share Money, Deposit Money, Reserved Funds including Sinking Funds and the Transferee has agreed to purchase the same alongwith the said shares of the said society and all rights, title and interest of the Transferors in respect of the said flat for a lumpsum consideration of Rs.33,00,000/- (Rupees Thirty Three Lakh only).

2. The aforesaid amount of Rs.33,00,000/- (Rupees Thirty Three Lakh only) shall be payable by the Transferee to the Transferors in the manner described below:-

(a) Rs.50,000/- (Rupees Fifty Thousand only) the Transferee has paid to the Transferors by Cheque No.115170 dated 07/01/2013 drawn on ICICI Bank, Powai, Mumbai – 400 076, as confirmation/earnest amount prior to the execution of this Agreement for Sale.



M. Lakshmi

M. Lakshmi

M. Lakshmi



- (b) Rs.4,50,000/- (Rupees Four Lakh Fifty Thousand only) the Transferee has paid to the Transferors by Cheque No.115175 dated 25/02/2013 drawn on ICICI Bank, Powai, Mumbai - 400 076, as part payment.
- (c) The balance amount of Rs.28,00,000/- (Rupees Twenty Eight Lakh only) the Transferee shall pay to the Transferors within 30 days from the date of registration of this Agreement for Sale; as he intends to avail loan from LIC Housing Finance Ltd. or any other Bank/Financial Institution. Time is the essence of this contract.

3. On receiving the full consideration the Transferors do hereby agree to assign and transfer absolutely and forever to the Transferee all their right, title and interest in the said flat and the said shares together with all their right, title and privileges held enjoyed with or appurtenant to and reputed or known so to be. The Transferors also undertake to handover all the original agreements/ documents, papers, etc. in their possession in respect of the aforesaid flat to the



4. The Transferors hereby declare that all the rights, title and interest of the

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 Transferors in the said flat and the said shares and everything appurtenant hereto assigned and transferred to the Transferee on receiving the full consideration, is free from encumbrances of whatsoever nature and undertake that the Transferors shall at all the times save harmless and keep the Transferee indemnified against all proceedings, cost, claims and expenses of whatsoever nature arising out of any charges, lien or encumbrances of whatsoever nature in that belief. The Transferors hereby assure the Transferee that no other person/s has/have any right, title or interest in the said flat and the said shares.



C. H. Ganthas
M. Lakshmi

Mansh

5. On receiving the full consideration the Transferors hereby agree to undertake.

- i) To apply to the said society for transfer of their entire interest in the said flat and said shares with everything appurtenant thereto to the name of the Transferee herein and to sign and execute such forms and documents in order to give all effect to these covenants as may be necessary.
- ii) To sign and execute such forms as are necessary to approach the electricity company to have the electricity meter together with the deposit transferred and assigned in the name of the Transferee.

6. The Transferors agree to pay all taxes, all other outgoings and other relevant bills upto the date of possession of the said flat and obtain NOC from the said society to admit the Transferee as a member of the said society. The Transferee has agreed to pay all dues arising for the said flat including municipal, government and any other statutory dues, flat maintenance charges to the society, electricity charges and other relevant bills effective from date of taking possession of the said flat.



7. The Transferors undertake to provide all the relevant documents and papers and also to sign, execute any documents/papers/letter/indentures/NOC from the said Society etc. as required by the Transferee to facilitate availing of loan from LIC Housing Finance Ltd. or any other Bank/Financial Institution as and when required by the Transferee.

8. The Transferee do hereby covenant with the Transferors that they shall bear stamp duty, registration charges and other related expenses for completing the transfer and the Transferors do hereby covenant with the Transferee that they will sign all documents as may be required by the Transferee for the transfer of the said flat as may be required by law.

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the Transferee 2/00	e
expenses for २०१३	

[Handwritten signature]

M. Laxmi

[Handwritten signature]



9. The Transferors do hereby covenant with the Transferee that notwithstanding any act, deed, matter or thing done or committed the Transferors have full right and absolute authority to transfer, sell and assign the said flat, shares and their shares in the funds and reserves of the said society on to the Transferee.
10. The Transferors do hereby declare that the said flat, their shares in the funds and reserves of the said society is free from all encumbrances, claims and demand whatsoever.
11. The Transferors do hereby declare that the Transferors have not done, committed or committed to any act, deed, matter or thing, nor have been party or privy to any act, deed or thing whereby the Transferors are prevented from selling, transferring and assigning the flat, shares and their shares in the funds of the said Society, Electricity Company, or such other deposits unto the Transferee.

12. The Transferors do hereby declare that the Transferors have observed and performed all rules and regulations and bye-laws as framed by the Society and Transferors have not done any act, deed, matter or things contrary to the bye-laws framed by the society.

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13. The Transfer Fee that may be payable to the said society shall be borne and paid by both the parties in equal proportion (i.e. 50:50).



The Transferors hereby agree to do and execute all other acts, deeds, matters and things as may be required by the Transferee for the purpose of completing the transfer of the aforesaid flat, in all respects, if required, even after effecting the transfer, subject to receipt of entire consideration.

M. Lakshmi

M. Lakshmi

M. Lakshmi



15. The Transferors agree and declare that they will have no right, title and interest in the said flat and the said shares in the said society from the date of receipt of entire consideration. After receipt of entire consideration, the Transferee shall be entitled to have and to hold the same and enjoy the same and its benefits thereof free from any interruptions and interference from the Transferors or any other person claiming through or under them.
16. The Transferors hereby undertake and declare that any nomination, assignment, lien or will in regard to the said flat and the said shares if made by the Transferors or their constituted attorney with the said society, person or other than the Transferee shall hereafter be deemed to be inoperative cancelled, revoked, withdrawn and null and void.
17. Should there be any claim in respect of the said flat from any person or persons or authority regarding non payment/deficit payment of stamp duty, registration charges etc. pertaining to any period prior to the transfer of the said flat in the name of Transferee in the books/records of the society, the Transferors hereby agree to honour such commitments, indemnify and keep indemnified the Transferee against such claims and losses, and shall make good the same.
18. The Transferors shall handover vacant and peaceful possession of the said flat to the Transferee immediately as and when they shall receive the full consideration amount of **Rs.33,00,000/- (Rupees Thirty Three Lakh only)** under this agreement and put the Transferee in exclusive use, occupation and possession of the said flat and thereafter they themselves or anybody on their behalf, shall not disturb peaceful possession of Transferee. The Transferors shall admit and acknowledge receipt of the full and final payment by signing a separate receipt.



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M. G. G. G.

M. Lakshmi

Handwritten signature

19. The Transferee shall abide himself by the rules of the said society and other regulations and pay the taxes and all other outgoings in respect of the said flat with effect from the day he takes over possession of the said flat.
20. It is specifically agreed and understood that the Transferors on receiving and realising of Rs.33,00,000/- (Rupees Thirty Three Lakh only) from the Transferee as mentioned hereinabove shall handover vacant and peaceful possession and assignment of the said Flat No.1101 in "L" Building of Garden View Apartment Co-op. Housing Society Ltd. to the Transferee and this Agreement for Sale shall be deemed as Deed of Sale & Assignment. The Transferee shall then be the absolute owner of the said flat and said shares.



The Transferors shall, on request of the Transferee, present themselves at the office of the Sub-Registrar of Assurances, Mumbai and admit execution of this agreement.

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THE SCHEDULE OF THE SAID FLAT

REFERRED TO ABOVE:

A residential flat with the area admeasuring 50.18 sq.ft. (Built Up) being the Flat No.1011 in "L" Building on 10th Floor, Garden View Apartment Co-op. Housing Society Ltd., Aarey Milk Colony, Goregaon (East), Mumbai - 400 065, situated at Survey No.169, CTS No.1627 (part) of Village ~~Maroshi~~ Maroshi, Taluka Andheri in the Registration District and Sub-District of Mumbai Suburban within the limits of Greater Mumbai in P/South Ward of Municipal Corporation. The said building is constructed in the year 2006 and has Still plus 20 Upper Floors with Lift.

M. Lakshmi

M. Lakshmi

Mumbai



IN WITNESS WHEREOF all the parties to this agreement have put their respective hands and signature to this deed on the day and the year first hereinabove mentioned.

SIGNED AND DELIVERED BY THE
withinnamed "THE TRANSFERORS"

(1) MR. MANIKALA GOPAL RAO
[PAN No. ACJPM 9120 G]

Ch. Gopal Rao



(2) MRS. MANIKALA LAKSHMI
[PAN No. BUUPM 4286 M]

M. Lakshmi



in the presence of.....

WITNESSES:

1) Kishor G.T

2) _____



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SIGNED AND DELIVERED BY THE
withinnamed "THE TRANSFEREE"

MR. MANISH SINGH
[PAN No. BHJPS 6373 R]

Manish



in the presence of.....

WITNESSES:

1) Kaushal Singh

2) _____



RECEIPT

RECEIVED from the withinnamed **TRANSFEREE, MR. MANISH SINGH** a sum of **Rs.50,000/- (Rupees Fifty Thousand only)** as confirmation/earnest amount out of total consideration of **Rs.33,00,000/- (Rupees Thirty Three Lakh only)** by Cheque **No.115170** dated **07/01/2013** drawn on **ICICI Bank, Powai Branch**, towards the sale of our Flat No.1011 in "L" Building on 10th Floor, Garden View Apartment Co-op. Housing Society Ltd., Aarey Milk Colony, Goregaon (East), Mumbai – 400 065, as per the terms and conditions of this Agreement for Sale.

Receipt is valid subject to realisation of cheque.

WE SAY RECEIVED Rs.50,000/-



M. Manikala
(MR. MANIKALA GOPAL RAO)
THE TRANSFEROR

M. Lakshmi
(MRS. MANIKALA LAKSHMI)
THE TRANSFEROR



WITNESS :

1. Kishor G. T

2. Kaushal Singh

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RECEIPT

RECEIVED from the withinnamed TRANSFEREE, MR. MANISH SINGH a sum of Rs.4,50,000/- (Rupees Four Lakh Fifty Thousand only) as part payment out of total consideration of Rs.33,00,000/- (Rupees Thirty Three Lakh only) by Cheque No.115175 dated 25/02/2013 drawn on ICICI Bank, Powai, Mumbai – 400 076, towards the sale of our Flat No.1011 in "L" Building on 10th Floor, Garden View Apartment Co-op. Housing Society Ltd., Aarey Milk Colony, Goregaon (East), Mumbai – 400 065, as per the terms and conditions of this Agreement for Sale.

Receipt is valid subject to realisation of cheque.

WE SAY RECEIVED Rs.4,50,000/-


(MR. MANIKALA GOPAL RAO)
THE TRANSFEROR

M. Lakshmi

(MRS. MANIKALA LAKSHMI)
THE TRANSFEROR

WITNESS :

1. Kishor G.T
2. Kaushal Singh



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Garden View Apartment Co-op. Hsg Society Ltd.

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



Date: February 27, 2013.

TO WHOMSOEVER IT MAY CONCERN

This is to confirm that Mr. MANIKALA GOPAL RAO and Mrs. MANIKALA is a bona-fide member of our society and is the owner of Flat No.1011, on 10. th floor, of Garden View Apartment CHS Ltd, Royal Palms, Goregaon (E), Mumbai - 400 065, admeasuring carpet are 387.36. sq ft. i.e. 50.18 sq. mtrs. Super built-up Area (approx. 540. Sq ft)

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. MANIKALA GOPAL RAO and Mrs. MANIKALA, selling his flat No.1011, 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.

For Garden View Apartment CHS Limited

Hon. Secretary/Authorized Signatory



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Garden View Apt. CHS Ltd, Aarey Milk Colony, Survey No 169 (Pt), CTS No 1627, Royal Palms Estate, Goregaon (E), Mumbai - 400065, INDIA. • Email: gardenview.royalpalms@gmail.com



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BAC 8500

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नोटणी 39 म.
Page. 39 P

Monday, December 29, 2007
12:26 PM

पावती

पावती क्र. : 10472

पक्षे नाव मरेशी

दिनांक 29/12/2007

पक्षेजाच: अनुक्रमांक वदरड - 10470 - 2007

पक्षेजाचा प्रकार करारनामा

करार करणाराचे नाव: मणिकला गोपाल राय

एकूण

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एकूण (अ. 11(1)), पुढांकनाची नक्कल (अ. 11(2)),

1100 00/

पुढांत (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (55)

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प्राप्त हा दस्त अदाजे 5.04PM ह्या वेळेस मिळाले

(Handwritten signature)

दुय्यम निबंधक
बंगलोर 2 (कावेरीगो)

एकूण मूल्य: 2107560 रु.

नोबयल: 1020000 रु.

एकूण मुद्राक शुल्क 93100 रु.

मह दुय्यम निबंधक बंगलोर-2,

प्राप्त प्रकार: डीडी/धनाच/अंतर.

मुंबई उपनगर जिल्हा

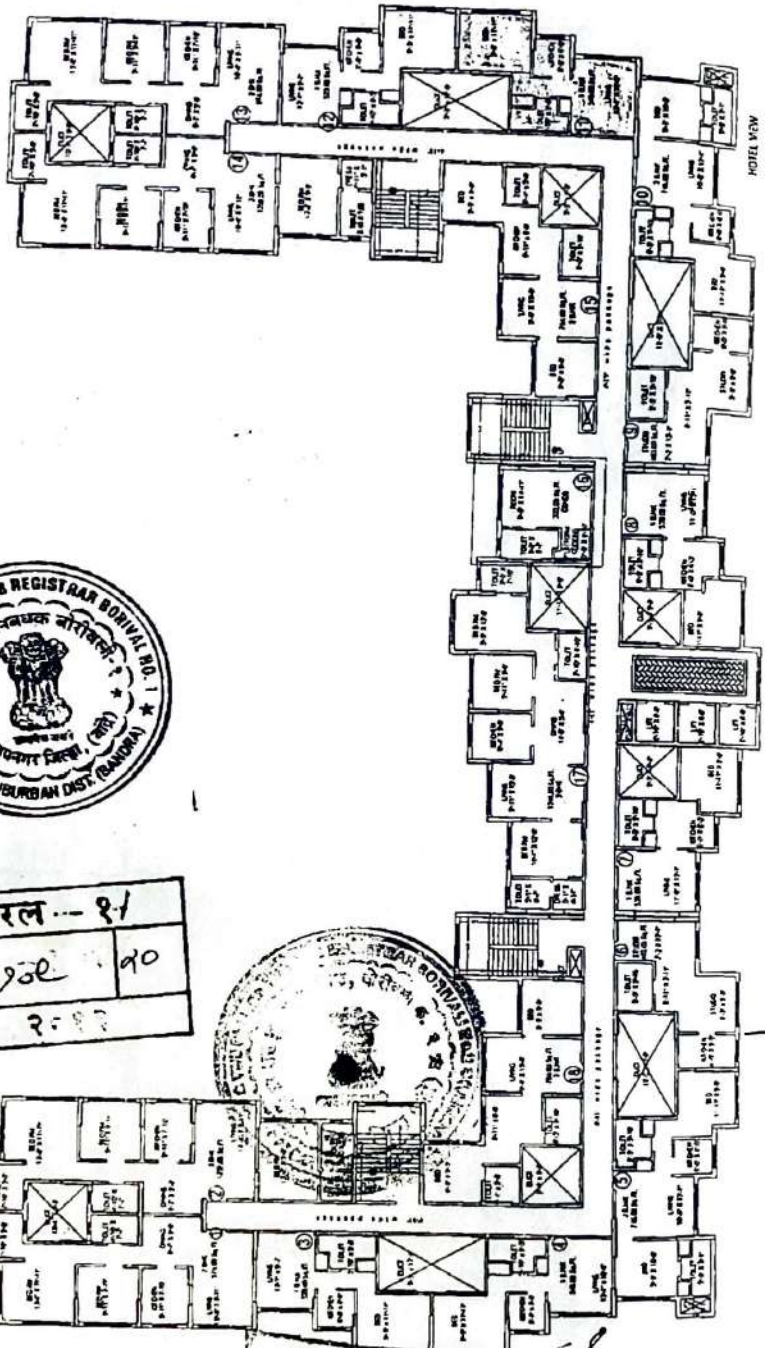
प्राप्त वेळ: घना देऊ गारुबाय पु.

प्राप्त कार्य क्रमांक: 232980, रजनाम 29107 रु., दिनांक 29/12/2007



बरत - ११
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ANNEXURE 'C'



बदल - १/	
२१०८	१०
२-०३	



210806
1/2/2006
M. Lakshmi

GARDENVIEW APARTMENT AT ROYAL PALMS
THE SEAL OF THE SUB REGISTRAR - 30000
MUMBAI SUBURBAN DIST. (RANPUR)

M. Lakshmi

ANNEXURE "D"

416
 No. 6616, dated 16-9-2003
 RULED CARD No. 09300
 (290344-06)
 (20042-3)
 2004-1
 2004-1
 2004-1

THE SEAL OF THE STATE REGISTRAR GENERAL
 THE STATE REGISTRAR GENERAL
 KANPUR SUBURBAN DIST. (U.P.)

पृ. ५१५५ मा. निवा. धिकाशी. गु. उपनगर. निवा.
 धा. के. की. आदेश क्र. सी. कार्या. २६।
 लि. शि. ल. व. सी. २७०२३२६. १५। १६। १५।
 मन्व. ये. मि. ण. व. र. दा. र. व. व. अ. व. के. ११. ०६. १५. २.
 पौ. मि. शि. व. र. क. र. न. नो. २७७३५५. ००. १०. १०.
 अ. हो. दा. र. व. व. के.

१०/१५/०३
 सि. नि. सु. व. १०/१५/०३
 तथा न. सु. न. क्र. १०/१५/०३
 प. व. नि. सु. व. १०/१५/०३



बल - १।	
२१०६	२१
२०१३	

१०१००३२
 २००७

M. Lakshmi

१११५
 मा. जि. शा. वि. कारी. मुंबई उपनगर जिल्हा.
 मा. नो. ८८७१३ दिनांक १८/११/१९५५ अन्वये नगर प्रमाण
 नं. ४७७३८०० म. म. देवजी माता ६४८६२३
 अन्वये दारवाज केठे व दि. ५१/५/५५ ची नोंद रद्द केली.
 त्याचा खरोबर म. म. १६२० पैकी अर्जदार यांचे
 प्रत्यक्ष ताब्यात असणारे क्षेत्र ८१३५७६-००
 चौ. मि. अर्धून १०३५७६-०० चौ. मि. क्षेत्र हे
 वादातीत आहे परंतु अदरचे वादातीत क्षेत्र
 म. म. १६२० अन्वये आणखी ताब्यात गा. जि. शा. वि. कारी.
 म. म. १६२० अन्वये अर्जदार यांनी काही-२५ (सि. वि. शा.)
 वादातीत क्षेत्र १०३५७६-०० चौ. मि. देवजी ६४८६२३
 चौ. मि. क्षेत्र आहे ताब्यात अदरचे क्षेत्र म. म. १६२०
 जरीन ग. जि. शा. वि. कारी १६६६-०० म. म. १३६
 १३८ अर्जात चौकशीचे कारण आहे.

१११५
 १६६६
 १३६



बरल - १११५	
२१०६	२१
२०१३	



वदर - १११५
१०४०० ४०
२००३

Handwritten signature or mark.

१११५
 १६६६
 १३६

M. Lakshmi

नगर प्रकाशक - मरोड, लाडवा, - ४०१०१, २०१०-११
 वे. का. पु. - २५,००० - १-८५ - का. ५५ - (सीए) २०१
 सा. नि. म. वि. क. ८९९१, दि. १९-१-२९; न. प्र. मा. २१ म. सुरकर्ता
 सा. प. म. व. का वि. क. २५३२२१ म. दि. १-१-९९.] C. T. S. 2 III.

कोरी पत्रिका

20131111 मा० मि० वडा भेदकी, कुंवर उषाकार जिल्हा
 श्री. के. वडोबा ओरेडा ३० री०/ का. ५५ - ३५
 / कलम - १३८ / एत० आर० २१/८८ दि० १९/१९
 २०१३/८८ नुसार मोजे मरोड (मरोडी)
 न० १०००९८०० मा० वर उषाकार दारन व डे
 २००. ५६० - ७ सौ. मी० वर ८२५७३८८
 सौ. मी० (२२ एकर - २० सु०) दाखल
 केने न न० १०००९८३०० ची द० सुरकर्ता
 केली.



२००० मा० उपर आणवला कोकण विभाग मुंबई
 उक्त फुडू एना डे - ६६/२००० दि० १९/१२/०० न
 लि० १५१००० मुंबई उपनगर जिल्हा कोकण विभाग
 कापडि २०/कलम - १३८/ एत० आर० २१/८८ दि० १९/१९
 अन्वये मा० जिल्हाधिकारी मुंबई उपनगर जिल्हा कोकण विभाग
 दि० २९/११/१६ चे आदेशास मा० उपर आणवला कोकण विभाग
 मुंबई कोकण विभाग कापडि काचमा अतीत नि० १५१००० -
 २३ कोकण विभाग मुंबई कोकण विभाग

दि. २९/११/१६
 स. म. व. वि. क. २५३२२१ म. दि. १-१-९९.]

(हु. गणेश)



बरत - १/ १०८ २५ २०१३

बदल - २/ १०००० ४ २००९

Handwritten signature/initials.

M. Lakshmi



1

दस्तावेजांक नं वर्ष: 10470/2007

दुय्यम निवधक. बोरीवली 2 (कादिबली)

11/01/2008
11/01/2008

सूची क्र. दोन INDEX NO. II

पृ. नं. 60

11/01/2008

गावाचे नाव : मरोशी

- (1) विलेखापा प्रकार, मोबदल्याचे स्वरूप कारारनामा
प बाजारभावे (भाडेपट्ट्याच्या)
बाबतील पट्टाकार आकारणे देतो
की पट्टेदार ते भूद करावे) गोंददास रु. 1,620,000.00
क. भा. रु. 2,107,560.00
- (2) भू-मापन, पॉटहेरसा व घरक्रमांक (असल्यास)
(1) सिटिएस क्र. 1627 वर्णन विभागाचे नाव - मरोशी, उपविभागाचे नाव - 54/254/अ - भूभाग
रॉयल पाम वसहत सि.स.क. 1627 रादिका क 1011, 10 वा मजला. एत
डिस्ट्रिक्ट गार्डन वसु उपवर्ग
(2) गोंददास गिः/वसु कथकाट 50.05 वा. भा. अति
- (3) संश्रमक
- (4) आकारणी किया जुडी देण्यात आरेल तका (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किया दिवाणी न्यायालयाचा हुकुमनामा किया आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे/- रॉयल पाल्म (इं) प्रा लि फॉर्मली नॉन ऑइग अनिर पार्स ऑइगअनुवर्गमेट प्रा लि व सवालक श्री दिलावर नेन्सी तर्फे मुखत्यार श्री दिलीप गोविंद डण्डेकर :- घर/प्लॅट नं: मुनि नं 26 रॉयल पाम्स आरे कॉलनी गोरेगाव प मु 65, गल्ली/रस्ता: :- ईमारतीचे नांव: :- ईमारत नं: :- पेट/वसाहत :- शहर/गाव: :- तालुका: :- पिन: :- पॅन नम्बर: AABCR9424R.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किया दिवाणी न्यायालयाचा हुकुमनामा किया आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मणिकला गोपाल राय - :- घर/प्लॅट नं: 1103, अंके ईलाईट को ओ एी सो लि, अचेणी पू मु-93, गल्ली/रस्ता: :- ईमारतीचे नाव: :- ईमारत नं: :- पेट/वसाहत: :- शहर/गाव: :- तालुका: :- पिन: :- पॅन नम्बर: ACJPM9120G.
(2) मणिकला लक्ष्मी - :- घर/प्लॅट नं: वरीतप्रमाणे, गल्ली/रस्ता: :- ईमारतीचे नाव: :- ईमारत नं: :- पेट/वसाहत: :- शहर/गाव: :- तालुका: :- पिन: :- पॅन नम्बर: :-
- (7) दिनांक करून दिल्याचा 27/12/2007
- (8) नोटणीचा 07/01/2008
- (9) अनुक्रमांक. खड व एष्ट 10470/2007
- (10) बाजारभावाप्रमाणे नुद्दांक शुल्क रु 88000.00
- (11) बाजारभावाप्रमाणे नोटणी रु 22100.00
- (12) शेरा



बरल - ११
२०६ २५
२०१३





बसल - ११	
२१०८	२६
२०१३	



COMMENCEMENT CERTIFICATE

To Anir Park
AMBIENT PVT. Ltd.

OFFICE OF THE
EX. ENGR. BLDG. PROPS. (W&R) P & R WARD
DE. BABASAHEB AMBEDKAR MARKET BLDG
LANDYALWEST, MUMBAI-400 607.

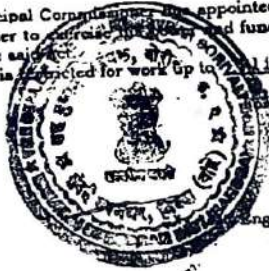
Sir,
With reference to your application No. 5149 dated 25.4.06 for Development Permission and grant of Commencement Certificate under Section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed Road III at premises at Street Village Marol Maroshi Gorrison S.W.C. 160 (P) situated at Gorrison Plot No. Ward D/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 remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act.
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 same 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 is contravened or not complied with.
 - (c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under such an event 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 successors and every person deriving title through or under him.



The Municipal Commissioner has appointed Shri V.H. Patil as Ex. Assistant Engineer to perform the functions of the planning Authority under Section 45 of the said Act. This C.C. is intended for work up to plinth level only.



and on behalf of Local Authority
Brihanmumbai Mahanagar Palika
Engineer, Building Proposal (West Sub)
P & R Wards

बल-२/	
1102	10
२०२३	

बल-२/

११०२ १०

२०२३

Handwritten signature and initials.

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

OFFICE OF THE
M. ENGR. BLDG. PROPL. (W.S.) P & R. WARD
12, BABASAHEB AMBEDKAR MARKET BLDG
CANDIVALA WEST, MUMBAI-400 067.

→ This c.c. is now further extended for the
work upto stilt + 7 - upper floors as per approved
plans dt 15/5/2006

22 DEC 2006

[Signature]
E.E.P. (W.S.) P & R/W.

9) This c.c. is now further extended for
the work upto stilt + 1st to 16th upper floor
as per approved plan dt 15-5-2006.

[Signature]
E.E.P. (W.S.) P & R/West

11 MAY 2007



बदल - १/	
२१०८	५८
२-१३	



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
GOPAL RAO MANIKALA
SUBBAIAH MANIKALA
 01/05/1955
 Permanent Account Number
ACJPH91200


M. Gopaldas

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
MANIKALA LAKSHMI
LENMURTY KETHINSEDI
 14/04/1957
 Permanent Account Number
BUUPM4285M


M. Lakshmi

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
MANISH SINGH
BABU LAL SINGH
 07/03/1981
 Permanent Account Number
BHIPS6373R




Manish



बरल - १/	
१०२	१६
२०१३	



बर्ल - ११	
२१०९	३०
२०१३	



घोषणा पत्र (जवाब)

नाव: Mawish Singh
 पत्ता: F. No B-611, Harmony Building
Rohija Vihar, Chondivali
Mumbai - 400072. (लिहून घेणार)

नाव: Manikala Gopal Rao @ Manikala
Lakshmi,
 पत्ता: Flat No: 1103, Elite co-op. Hsgy.
Society, Mahakali caves Road,
 देणार: Pookam Nagar, Andheri (E)
Mumbai-93. (लिहून)

निळकतीचे वर्णन:

Flat No: 1011, Garden view Apartment, HSL,
Aarey ^{Milk} Colony, Goregaon - Mumbai-65,



1. लिहून देणार आणि लिहून घेणार यांनी मिलन बाबत नागदपत्र दिवाणेचे उरदाउत/संघटना/चित्रीउत/करारनामा/विकसन करारनामा तयार झालेले आहेत यातील दिलेले मजकूर त्यांच्या नाहितीनुसार बरोबर व सत्य असल्याची पुष्टी करून देण्यात निबंधक जबाबदार राहणार नाही.
2. लिहून देणार यांनी लिहून घेणार्याला जे मुळतयारपत्र दिलेले आहे. त्याची पूर्ण नाहिती लिहून घेणार्याला आहे त्याबाबत कोणताही वाद निर्माण झाल्यास त्यात सह-दुव्यभ निबंधक जबाबदार राहणार नाही. त्यास फक्त लिहून देणार व लिहून घेणारच जबाबदार राहणार.

बरल - १/	
२/०६	३१
२०२३	

3 लिहून घेणार यांनी मिळकतबाबत चे कागदपत्र व्यवस्थितपणे तपासून घेतलेली असून याबाबतची हमी लिहून घेणार या घोषणावद्दारे (जबाब) देत आहे. सदर बाबतीत लह-दुष्यन निबंधक जबाबदार राहणार नाही.

वरील केलेली विधाने तथ्य व बरोबर आहे व लिहून घेणार आणि लिहून देणार यांच्यावर बंधनकारक राहिल.

ठिकाण: मुंबई.

दिनांक: _____

M. Lakshmi

(लिहून घेणार)

M. Lakshmi

M. Lakshmi

(लिहून देणार)



बदल - ११	
११०८	३१
२०१३	




भारत सरकार / PERMANENT ACCOUNT NUMBER
 ASDPS9094H

नाम / NAME
 DHIRUBHAI CHANDULAL SONI

पिता के नाम / FATHER'S NAME
 CHANDULAL KESHAVLAL SONI

जन्म तिथि / DATE OF BIRTH
 01-08-1953

प्रत्यक्ष हस्ताक्षर / DIRECT SIGNATURE


कर्माध्यक्ष (अभ्युक्त) / Commissioner of Income Tax (Inspector)
 Commissioner of Income Tax/Computer Operator

आयकर विभाग / INCOME TAX DEPARTMENT
 भारत सरकार / GOVT OF INDIA

MANESH DHARMA GOLATE
 DHARMA GOLATE
 13/07/1951
 Permanent Account Number
 AYEPGD878N
 Signature



आयकर विभाग / INCOME TAX DEPARTMENT
 भारत सरकार / GOVT OF INDIA

BALIRAM SAMPATI NADE
 SAMPATI NADE
 05/06/1975
 Permanent Account Number
 AJIPN2639K
 Signature

बल - ११	
१०८	३३
२०१३	





बरल - १/	
२१०८	३४
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बदल - १/	
290e	३५
०-६३	



Summary I (GoshwaraBhag-1)

गुल्बारा, 07 मार्च 2013 8:47 म.पू.

दस्त गोश्वारा भाग-1

बरल-१
दस्त क्रमांक: 2109/2013

दस्त क्रमांक: बरल-१ /2109/2013

बाजार मूल्य: रु. 41,25,548/- योशवला: रु. 33,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,06,500/-

दु. नि. सह. दु. नि. बरल-१ बांधे कार्यालयात
अ. क्रं. 2109 वर दि.07-03-2013
दोजी 8:42 म.पू. वा. हजर केला.

पावती:2411

पावती दिनांक: 07/03/2013

सादरकरणाबाबे नाव: मनीष - सिंह

मोबणी फी रु. 30000.00
दस्त हावाळणी फी रु. 740.00
पृष्ठांची संख्या: 37

एकूण: 30740.00

दस्त हजर करणाऱ्याची सही:

मुंबई न्यायालय
मुंबई उपनगर जिल्हा - १,
मुंबई उपनगर जिल्हा.

मुंबई न्यायालय
मुंबई उपनगर जिल्हा - १,
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 07 / 03 / 2013 08 : 41 : 12 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 07 / 03 / 2013 08 : 42 : 09 AM ची वेळ: (फी)

बरल - १

2900 3E

२०१३



प्रतिज्ञापत्र

* सदर दस्तऐवज हा मॉडेल अन्वयेत आणि अमलेच्या तरतुदीनुसारच मोबणीस दाखला वेगवेगळ्या प्रकारे घेतला जाऊ शकतो. याबाबत संपूर्ण काळजी घ्यावी. याबाबतची संपूर्ण जबाबदारी घ्यावी. याबाबतची संपूर्ण जबाबदारी घ्यावी. याबाबतची संपूर्ण जबाबदारी घ्यावी.

लिहून देणारे :

मनीष - सिंह



07/03/2013 8 47:30 AM

दस्त गोषवारा भाग-2

वरल-१
दस्त क्रमांक:2109/2013

दस्त क्रमांक :वरल-१ /2109/2013
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मनीष - सिंह पत्ता:प्लॉट नं: B-611, माळा नं: 6, इमारतीचे नाव: हार्मोनी को ओप हा सो लि, ब्लॉक नं: राहेजा विहार कॉम्प्लेक्स , रोड नं: चांदिवली पवई मुंबई . महाराष्ट्र, मुम्बई. पिन नंबर: BHJPS6373R	लिहून देणार वय :-31 स्वाक्षरी: <i>Manish</i>		
2	नाव:माणिकला गोपाल राव पत्ता:प्लॉट नं: 1011 एन बिल्डिंग, माळा नं: 10, इमारतीचे नाव: गार्डन व्यू अपार्टमेंट को ओप हा सो लि , ब्लॉक नं: आरे मिल्क कॉलोनी , रोड नं: गोरेगाव इन्ट मुंबई , ... पिन नंबर: ACJPM9120G	लिहून देणार वय :-56 स्वाक्षरी: <i>M. Gaurav</i>		
3	नाव:माणिकला - लक्ष्मी पत्ता:प्लॉट नं: 1011 एन बिल्डिंग, माळा नं: 10, इमारतीचे नाव: गार्डन व्यू अपार्टमेंट को ओप हा सो लि , ब्लॉक नं: आरे मिल्क कॉलोनी , रोड नं: गोरेगाव इन्ट मुंबई , ... पिन नंबर: BUUPM4286M	लिहून देणार वय :-55 स्वाक्षरी: <i>M. Lakshmi</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:07 / 03 / 2013 08 : 43 : 19 AM

वरल - १
2902 30
२०१३

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:बलीराम एस नाई वय:33 पत्ता:जी 114 शगुन आर्केड मिल्क कॉम्प्लेक्स निम्नरी रोड मालाई इन्ट मुंबई 400097 पिन कोड:400097	स्वाक्षरी <i>B. Ramesh</i>		
2	नाव:महेश डी गोनाप वय:22 पत्ता:जी 114 शगुन आर्केड मिल्क कॉम्प्लेक्स निम्नरी रोड मालाई इन्ट मुंबई 400097 पिन कोड:400097	स्वाक्षरी <i>M. Mahesh</i>		



शिकका क्र.4 ची वेळ:07 / 03 / 2013 08 : 44 : 04 AM

वरल-१/२९०२/२०१३
पुस्तक क्रमांक १, क्रमांक..... वर
नोंदला. ७१३१९३
नोंदनांक :

शिक्का क्र.5 ची वेळ:07 / 03 / 2013 08 : 44 : 13 AM नोंदणी पुस्तक 1

सह मुख्य निबंधक, बोरिवली - १,
मुंबई उपनगर, जिल्हा.

सह मुख्य निबंधक, बोरिवली क्र. १,
मुंबई उपनगर जिल्हा



खरी प्रत

(Signature)

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

ग/प्राप्तता मनीष सिंह
दस्ताव्याचे ता. ५/११/२०२४
द्वारा मजदुरीनुसार नक्कल दिवशी १६/११/२४
दिनांक ५/११/२०२४

(Signature)

सह. दुय्यम निबंधक, बोरीवली क्र.-१

1

10470/2007

दुय्यम निगंधक: गोरीवली 2 (कांठियली)

सूची क्र. दोन INDEX NO. II

गावाचे नाव : मरोशी

(1) विलेखापा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोगदला रु. 1,620,000.00
रा.भा. रु. 2,107,560.00

(2) मू-मापन, फोटोहिस्ता व घरकमांक (असल्यास)

(1) सिटिरेस क्र. 1627 वर्णन विभागाचे नाव - मरोशी, उपविभागाचे नाव - 54/254/अ - मूभाग
रॉयल पाम वसाहत सि.स.क्र.1627 रटनिका क्र.1011, 10 वा मजला, एल
मिडिंग मार्गटन येथु अपार्टमेंट
संभागाचे विभागाचे क्षेत्रफळ 50.16 चौ.मी.अंति

अ.से.प्र.फ.व.

(4) आकारणी केल्या जुडी देण्यात आलेले तंख्या

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) मे/- रॉयल पाम (इ) प्रा लि कॉर्मली नान अंड अमिर पार्स अॅण्डअयुअरमेंट प्रा लि व संचालक श्री दिलावर नेन्ती तर्फे मुखत्यार श्री दिलीप गोविंद उपळेकर :- घर/प्लॉट नं: युनिट नं 28 रॉयल पाम्स आर कॉलनी गोरेगाव व मु.65: गल्ली/रस्ता: :- ईमारतीचे नाव: :- ईमारत नं: :- पेट/वसाहत :- शहर/गाव: :- तालुका: :- पिन: :- पॅन नम्बर: AABCR9424R.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) मणिकला गोपाल राय :- घर/प्लॉट नं: 1103, अॅल्के ईलाईट को ऑ ही सो लि, अॅपॅरी गू मुं-93: गल्ली/रस्ता: :- ईमारतीचे नाव: :- ईमारत नं: :- पेट/वसाहत: :- शहर/गाव: :- तालुका: :- पिन: :- पॅन नम्बर: ACJPM9120G.
(2) मणिकला लक्ष्मी :- घर/प्लॉट नं: वरीलप्रमाणे, गल्ली/रस्ता: :- ईमारतीचे नाव: :- ईमारत नं: :- पेट/वसाहत: :- शहर/गाव: :- तालुका: :- पिन: :- पॅन नम्बर: :-

(7) दिनांक करून दिल्याचा 21/12/2007
(8) नोंदणीचा 07/01/2008
(9) अनुक्रमांक, खंड व पृष्ठ 10470/2007

(10) बाजारभावाप्रमाणे नुद्राक शुल्क रु. 88000.00

(11) बाजारभावाप्रमाणे नोंदणी रु. 22100.00

(12) शंरा



बॅरल - ११
२१०६ २५
२०१३