

17

514/4601
Friday, April 27, 2018
9:13 AM

पावती

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

पावती क्र.: 4915 दिनांक: 27/04/2018

गावाचे नाव: कोलेकल्याण

दस्तऐवजाचा अनुक्रमांक: बदर18-4601-2018

दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: गोल्ड कोइन बिल्डर्स तर्फे भागिदार हेमचंद गांगजी गाला

नोंदणी फी रु. 1000.00

दस्त हाताळणी फी रु. 4560.00

पृष्ठांची संख्या: 228

एकूण: रु. 5560.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
9:21 AM ह्या वेळेस मिळेल.

John S.P. Andheri-7

बाजार मुल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

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

1) देयकाचा प्रकार: eChallan रक्कम: रु. 1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000935126201819E दिनांक: 27/04/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु. 4560/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping
tack of adjusted fees

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 21/5/2018

Hh. G



CHALLAN
MTR Form Number-6

GRN	MH000935683201819E	BARCODE			Date	26/04/2018-12:31:50	Form ID	36
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty				
Registration Fee				Registration Fee				
Office Name				BOR18 __JT SUB REGISTRAR ANDHERI 7				
Location				MUMBAI				
Year				2018-2019 One Time				
Full Name				GOLD COIN BUILDERS				
Flat/Block No.				CTS NO. _____ OF VILLAGE _____				
Premises/Building				KOLSEVA _____				
Account Head Details		Amount In Rs.		Road/Street				
0030045501 Stamp Duty		500.00		MUMBAI				
0030063301 Registration Fee		1000.00		Area/Locality				
				Town/City/District				
				PIN				
				0 0 5 5				
Remarks (If Any)				PAN2=APGPM9455C-SecondPartyName=ROHINI RAJIV MALDODI-				
Amount In				One Thousand Five Hundred Rupees Only				
Total				1,500.00		Words		
Payment Details				VIJAYA BANK				
FOR USE IN RECEIVING BANK								
Cheque/DD Details				Bank CIN Ref. No. 03907642018042600089 19902425				
Cheque/DD No.				Bank Date RBI Date 26/04/2018-12:04:55 Not Verified with RBI				
Name of Bank				Bank-Branch VIJAYA BANK				
Name of Branch				Scroll No. , Date Not Verified with Scroll				



NOTE:- This challan is valid for document to be registered in Sub Registrar office only Not valid for unregistered document
 सट्टर मलल केवल द्रुमम लिताक कारालिखत नोदणी करवायाच्या दस्ताखती लागू आहे नोदणी न करवायाच्या दस्ताखती सट्टर चलन लागू नाही.

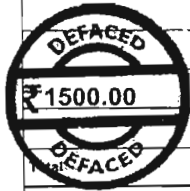
Mobile No : 9820131038

बदर-१८
 ४६०१ | १ | २२८
 २०१८



CHALLAN
MTR Form Number-6

GRN	MH000935126201819E	BARCODE	[Barcode]		Date	26/04/2018-12:28:19	Form ID	25.1
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				BDR18 __JT SUB REGISTRAR ANDHERI 7				
Location				MUMBAI				
Year				2018-2019 One Time				
Account Head Details				Amount In Rs.				
0030045501 Stamp Duty				500.00				
0030063301 Registration Fee				1000.00				
				Total Amount: 1,500.00				
Payer Details				TAX ID (If Any)				
				PAN No.(If Applicable) AAAG5170H				
Full Name				Gold Coin Builders				
Flat/Block No.				CTS NOS. 755 TO 773, 775 TO 789, 801, 651-E.				
Premises/Building				OF VILLAGE KOLEKALYAN				
Road/Street				VAKOLA,				
Area/Locality				MUMBAI				
Town/City/District								
PIN				4 0 0 0 5 5				
Remarks (If Any)				PAN2=APGPM9455C--SecondPartyName=Rohini Rajiv Maldodi-				
Amount In				One Thousand Five Hundred Rupees Only				
Words				1,500.00				
Payment Details				VIJAYA BANK				
Cheque/DD Details				FOR USE IN RECEIVING BANK				
Bank CIN				03907642018042600087				
Ref. No.				19902250				
Bank Date				26/04/2018-12:04:25				
RBI Date				Not Verified with RBI				
Name of Bank				VIJAYA BANK				
Name of Branch				Not Verified with Scroll				



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दुयम निबंधक कार्यालयत नोदणी करवायाच्या दस्तावेजां लागू आहे. बखर नसलेल्या दस्तावेजांती सदर चालन लागू नाही.

Mobile No. : 9820131038

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-514-4601	0000566689201819	27/04/2018-09:11:24	IGR555	500.00
2	(IS)-514-4601	0000566689201819	27/04/2018-09:11:24	IGR555	1000.00
Total Defacement Amount					1,500.00

1 R.M.

2 f.w.

3 R.V.

Reena

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DEED OF CONVEYANCE

THIS INDENTURE made at Mumbai this 26th day of April 2018 between (1) **Rohini Rajiv Maldodi** (2) **Rahul Rajiv Maldodi** (3) **Rashmi Shrikant Velekar alias Rashmi Rajiv Maldodi** and (4) **Reena Abhishek Surve alias Reena Rajiv Maldodi** all of Pune Indian inhabitants no (1) and (2) having their address at A30/A Mehta Towers 3rd Floor A Building Near Cantonment Hospital, Khadaki Pune 411 003 Maharashtra no (3) having her address at Meghdoot Sr No 67/1B/25 Plot No 6 Vidyannagar Pune 411 015 and no (4) having her address at A30/A Mehta Towers 3rd Floor A Building Near Cantonment Hospital, Khadaki Pune 411 003 Maharashtra; hereinafter referred to as the 'Vendors' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs executors and administrators) of the one part and **Gold Coin Builders** a firm registered under the Indian Partnership Act 1932 having its principal office at Sona Mohar Behind Municipal Market Off Jawaharlal Nehru Road Vakola Santacruz (East) Mumbai 400 055 hereinafter referred to as the 'Purchaser' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners of the firm their survivors or survivor and the heirs executors and administrators of such last survivor) of the other part

WHEREAS

- a Since prior to 1977 (1) Dattatraya Bhomaji Maldodi (2) Dattatraya Maldodi and (3) Rajiv Dattatraya Maldodi (hereinafter referred to as the 'Owners') were seized possessed and absolutely entitled to the freehold land presently situate off Pipe Line Road Vakola Santacruz (East) Mumbai 400 055 within the limits of Greater Mumbai in the revenue village of Kolekalyan taluka Andheri in the district and registration sub district of Mumbai City and Mumbai Suburban bearing CTS Nos 755 to 773, 775 to 789, 801, 651-E and bearing Survey nos 424/1, 424/2, 424/4 and 425/7 in aggregate admeasuring 3,882.50 sq mts shown by red colour outline on the plan annexed hereto as Annexure 'I' more particularly described in the Schedule hereunder written (hereinafter referred to as the 'Plot');
- b By an Agreement dated 17th June 1977 (hereinafter referred to as the 'Agreement') readwith a Deed of Confirmation dated 4th December 2001 registered under no BDR-1/8811 of 2001 on the same day with the Sub Registrar at Mumbai (hereinafter referred to as the 'Confirmation') the Owners agreed to sell and transfer inter alia the Plot subject to the various Deeds of Mortgage (as hereinafter setout) unto Surji Kunverji Gala in his capacity as the then partner of the Purchaser, for the proportionate consideration of Rs 2557/- The full consideration of Rs 3000/- under the Agreement has been paid by the Purchaser to the Owners;
- c By various Deeds of Mortgage the Owners created a first charge and lien in favour of the predecessors in title of (1) Umarbai Ganpat (2) Premji Ganpat (3) Ratansi Ganpat and (4) Jayantilal Ganpat (hereinafter

1 R.M.

2 f.w.

3 R.V.

4 Reena

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referred to as the 'Mortgagees'). By a Deed of Transfer of Mortgage dated 14th August 1978 registered under no S/1574 of 1978 on 16th August 1978 with the Sub Registrar at Mumbai (hereinafter referred to as the 'Assignment') the Mortgagees assigned and transferred all their respective rights inter alia in the Plot under various Deeds of Mortgage of the Purchaser. The Purchaser paid to the Mortgagees the amounts accrued interest and others amounts aggregating to Rs 82,500/- simultaneously upon execution of the Assignment the possession of the Plot was handed over by the Mortgagees to the Purchaser herein;



The Owner 2 died intestate at Pune on 9th November 1988 leaving her as her only heirs and next of kin the Owner 1 - her husband and Owner 3 - her son. No representations to the estate of the Owner 2 have been procured. No claim or objection has been raised in that behalf;

e The Owner 3 died intestate on 27th September 1995 at Pune leaving him surviving as his only heirs and next of kin - the Vendor 1 - his widow, the Vendor 2 - his son and the Vendors 3 and 4 - his two married daughters. Save and except the Vendors there is no other heir or legal representatives of the Owner 3. No representations to the estate of the Owner 3 have been procured. No claim or objection has been raised in that behalf;

f The Owner 1 died intestate at Pune on 3rd July 1998 leaving him surviving as his only heirs and next of kin the Vendors 1 to 4 being the heirs of his predeceased son - the Owner 3. No representations to the estate of the Owner 1 have been procured. No claim or objection has been raised in that behalf;

g Though the sale of the Plot has been completed by the Owners in favour of the Purchaser on 14th August 1978, the Property Register Cards in respect of the Plot continues to stand in the names of the Owners. The photocopies of the Property Register Card in respect of the Plot are annexed hereto as Annexures '2A' to '2AJ';

h The Agreement Confirmation and Assignment are valid subsisting and in full force and effect. The parties hereto do hereby confirm ratify admit and accept the same. The Vendors do hereby further confirm ratify admit and accept the full and absolute title of the Purchaser to the Plot. The photocopies of the Agreement dated 17th June 1977 and the Deed of Confirmation dated 4th December 2001 are annexed hereto as Annexure

1 R.M.
2 *fw*
3 R.V.
4 *Reema*
5 H.H.

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The stamp duty of Rs 16,025/- has been affixed on the Confirmation. The same has been duly registered under no BDR-1/8811 of 2001 on the same day with the Sub Registrar at Bandra Mumbai. Hence a nominal stamp duty of Rs 500/- has been affixed hereto;

j As per the provisions of the Agreement and Confirmation supra, and in pursuance thereof and at the request and direction of the Purchaser, the Vendors do hereby sell convey and transfer unto the Purchaser all their respective undivided right title and interest of whatsoever nature in the Plot in the manner hereinafter appearing:

R.M. *fw* R.V. *Reema* H.H.



NOW THIS INDENTURE WITNESSETH that in pursuance of Agreement dated 17th June 1977 Deed of Confirmation dated 2001 and Deed of Transfer dated 14th August 1978 and in consideration Rs. 2557/- (Rupees Two Thousand Five Hundred and Fifty Seven) the full consideration paid by the Purchaser to the Owners prior to hereof (the payment and receipt whereof the Vendors and each of them do hereby admit and acknowledge and of and from the same and every part thereof does hereby forever acquit release and discharge the Purchaser forever) **THEY** the Vendors do hereby confirm ratify admit and accept the title of the Purchaser under the Agreement Deed of Confirmation and the Assignment and do hereby grant sell convey transfer and assure **UNTO** the Purchaser forever all their respective undivided right title and interest of whatsoever nature in the plot of land situate off Pipe Line Road Vakola Santacruz (East) Mumbai 400 055 within the limits of Greater Mumbai I in the revenue village of Kolekalyan taluka Andheri in the district and registration sub-district of Mumbai City and Mumbai Suburban bearing CTS Nos 755 to 773, 775 to 789, 801, 651-E and bearing Survey nos 424/1, 424/2, 424/4 and 425/7 in aggregate admeasuring 3,882.50 sq mts shown by red colour outline on the plan annexed hereto as **Annexure '1'** more particularly described in the Schedule hereunder written (hereinafter referred to as the 'Plot') free from all encumbrances **TOGETHER WITH** all the trees courtyards areas ways walls compounds paths plants lights liberties casements profits privileges advantages rights members and appurtenances whatsoever to the Property belonging or in anywise appertaining to 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 to be appurtenant thereto **AND ALSO TOGETHER WITH** all the deeds documents writings vouchers and other evidences of title in possession of the Vendors relating to the Plot or any part or portion thereof **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 the Plot hereby expressed to be conveyed or assigned or any part thereof and all other premises **TO HAVE AND TO HOLD** the Plot or any part thereof and all other premises hereby confirmed ratified admitted and accepted and the Vendors respective undivided shares hereby granted conveyed transferred assigned and assured or intended so to be with the rights members and appurtenances unto and to the use and benefit of the Purchaser forever **SUBJECT TO** the payment of all the proportionate rents rates taxes assessments dues and duties now chargeable upon the same or which may hereafter become payable in respect thereof to the revenue authorities or the Government of Maharashtra or any other authority or body **AND** the Vendors do hereby for themselves and their respective heirs executors and administrators covenant with the Purchaser that notwithstanding any act deed matter or thing whatsoever by them the Vendors or any of them or any person or persons lawfully or equitably claiming by ~~from~~ through under or in trust for them made done committed or omitted or knowingly or willingly suffered to the contrary **THEY** the Vendors now have in themselves good right full power and absolute authority to grant release convey transfer assign and assure their respective undivided share in the Plot hereby granted released or assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid **AND THAT** the Vendors do hereby confirm ratify accept and admit that since 14th August 1978 the Purchaser has been in the exclusive possession of the Plot and the Purchaser shall and may at all times hereafter continue to peaceably and quietly hold enter upon have occupy possess and enjoy the Plot and receive the rents issues and profits thereof and of every part thereof to and for their own use and benefit without any suit eviction interruption claim or

1	2	3	4	5

1 R.M.

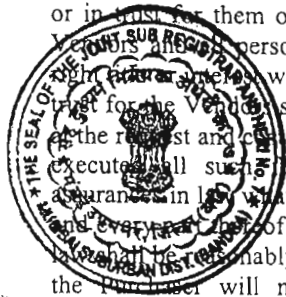
2 *fm*

3 R.V

4 *Reena*

5 Hg

demand whatsoever from or by them the Vendors or any person or persons 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 had made executed occasioned or suffered by the Vendors or by any person or persons lawfully or equitably claiming or to claim by from under or in trust for them or any of them **AND FURTHER** that they the Vendors do hereby covenant with the Purchaser that without payment of any further or other consideration the Purchaser shall and will solely exclusively and absolutely be entitled to use utilize and consume all the present and future FAR/FSI/TDR or Compensatory Fungible FSI available by payment of Premium or any other development potential benefit profit privilege or advantage arising out of the Plot or any part or portion thereof including but not limited to the FSI to be procured in respect of the balcony staircase lift and landings or any other such concessions/benefits as may be available prevalent/permmissible under the rules regulations of the local bodies/authorities that may be applicable from time to time in the construction of the Buildings on the Plot **AND FURTHER THAT** the Vendors do hereby agree undertake and covenant with the Purchaser that the Vendors will not be entitled to use utilize or consume the present or future FAR/FSI/TDR or Compensatory Fungible FSI available by payment of Premium or any other development potential or any other advantage benefit profit or privilege relating to or arising out of the Plot for any reason and under any circumstances whatsoever **AND THAT** the Vendors do hereby declare and say that the Vendors will have no right title or interest in over or to the Plot or any part or portion thereof and the same will always vest in and belong to the Purchaser alone.



The Income Tax Permanent Account Numbers of the parties hereto are as under:

बदर-३६	Rohini Rajiv Maldodi	- Vendor No.1	- APGPM9455C
२	Rahul Rajiv Maldodi	- Vendor No.2	- APGPM9456B
३	Rashmi Shrikant Vilekar alias Rashmi Rajiv Maldodi	- Vendor No.3	- ADWPV4049H
४	Reena Rajiv Maldodi alias Reena Abhishek Surve	- Vendor No 4	- AZPPM6121L

1 R.M. 2 *fm* 3 *R.V* 4 *Reena* 5 *H.R*

5 Gold Coin Builders - Purchaser - AAAG5170H

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

THE SCHEDULE HEREINABOVE REFERRED TO:
(Description of the Plot)

ALL THAT piece or parcel of freehold land situate off Pipe Line Road Vakola Santacruz (East) Mumbai 400 055 within the limits of Greater Mumbai in the revenue village of Kolekalyan taluka Andheri in the district and registration sub district of Mumbai City and Mumbai Suburban bearing CTS Nos 755 to 773, 775 to 789, 801, 651-E and bearing Survey nos 424/1, 424/2, 424/4 and 425/7 in aggregate admeasuring 3,882.50 sq mts and bounded as follows that is to say On or towards South by CTS no. 799, 774, 802 and 815 On or towards North by CTS no 651-B, 651-C, 700-C, 734-E and 754 On or towards East by CTS no 734-D, and 734-F and On or towards West by CTS no 692, 793, 700-C, 651-C and 800 .

SIGNED SEALED AND DELIVERED BY)
THE withinnamed 'Vendors' (1) Rohini)
Rajiv Maldodi (2) Rahul Rajiv Maldodi)
(3) Rashmi Shrikant Velekar alias Rashmi)
Rajiv Maldodi (4) Reena Abhishek Surve alias)
Reena Rajiv Maldodi)
in the presence of)
SHRI KANT VELEKAR *[Signature]*)

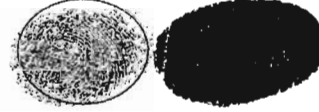


Signature

Photograph

Thumb Impression

Rohini Rajiv Maldodi
(Rohini Rajiv Maldodi)



Signature

Photograph

Thumb Impression

Rahul Rajiv Maldodi
(Rahul Rajiv Maldodi)



Signature

Photograph

Thumb Impression

Rashmi Shrikant Velekar
(Rashmi Shrikant Velekar
Alias Rashmi Rajiv Maldodi)



बंदर-१८		
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२		

Signature

Reena

(Reena Abhishek Surve
Alias Reena Rajiv Maldodi)

Photograph



Thumb Impression



SIGNED SEALED AND DELIVERED BY)
THE withinnamed 'Purchaser')
Gold Coin Builders through its present)
partner Hemchand Gangji Gala)
in the presence of)
MONIL GALA M.H. Gala)

Signature

For Gold Coin Builders

H.G.

(Hemchand Gangji Gala)
Partner

Photograph



Thumb Impression



बंदर-१८		
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२०१८		

RECEIVED of and from the withinnamed)
 Purchaser a sum of Rs 2557/-)
 (Rupees Two Thousand Five Hundred Fifty Seven)
 Only) being the full consideration under the)
 Agreement dated 17th June 1977 and the Deed of)
 Confirmation dated 4th December 2001 paid)
 prior to execution hereof as withinnamed)



Rs 2557/-

WE SAY RECEIVED

Rohini Rajiv Maldodi

1 (Rohini Rajiv Maldodi)
Vendor no 1

Rajiv Maldodi

2 (Rahul Rajiv Maldodi)
Vendor no 2

Rashmi Velekar

3 (Rashmi Shrikant Velekar)
alias Rashmi Rajiv Maldodi
Vendor no 3

Reena

4 (Reena Rajiv Maldodi)
alias Reena Abhishek Surve
Vendor no 4

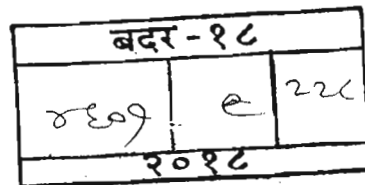
WITNESSES:

1(SHRIKANT VELEKAR)

Shrikant Velekar

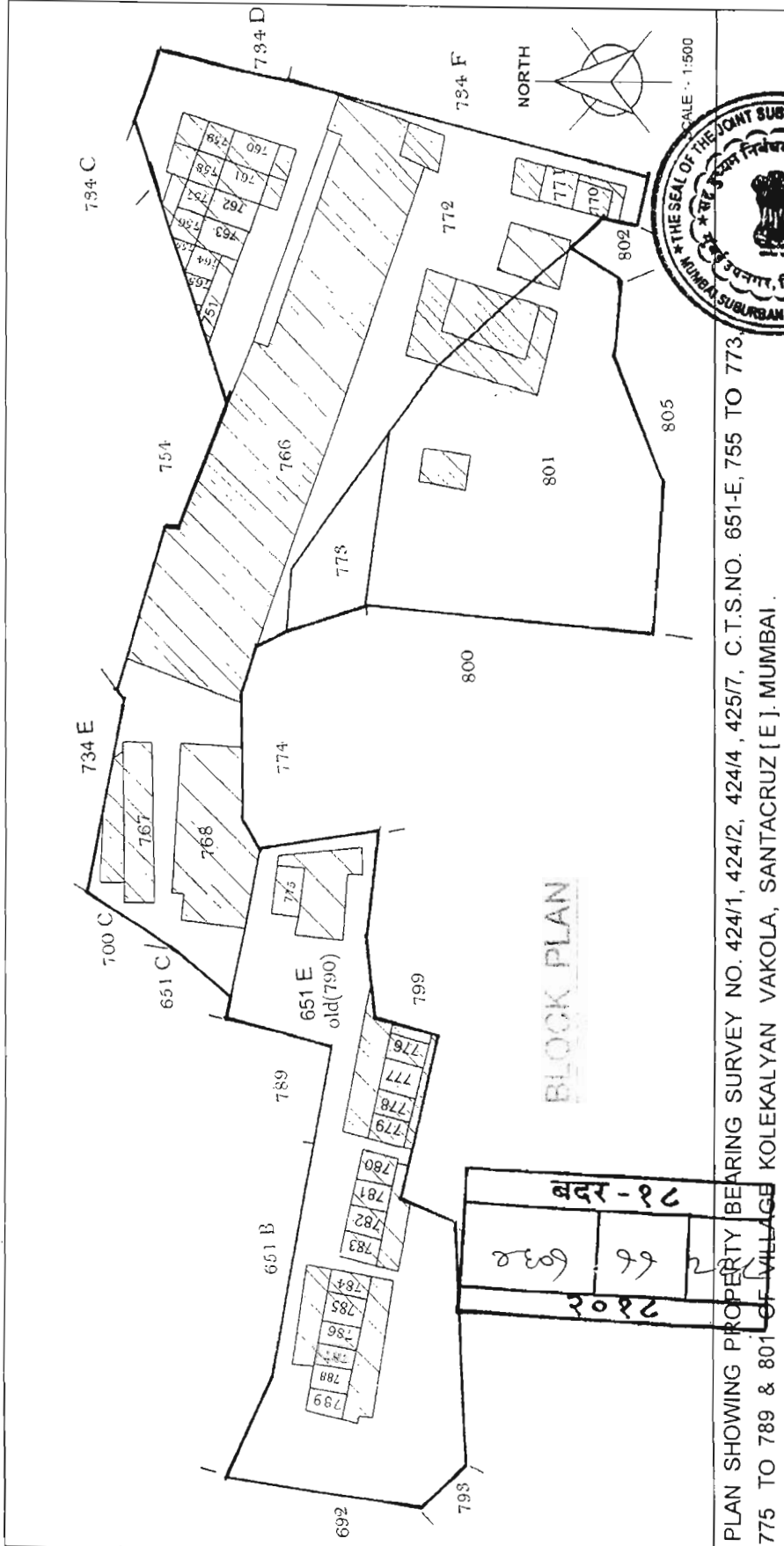
2(MONIL GALA)

M.H. Gala





बंद - १६		
२६०९	१०	२२८
२०१६		



PLAN SHOWING PROPERTY BEARING SURVEY NO. 424/1, 424/2, 424/4, 425/7, C.T.S.NO. 651-E, 755 TO 773, 775 TO 789 & 801 OF VILLAGE KOLEKALYAN VAKOLA, SANTACRUZ [E], MUMBAI.

Rohini Rajiv Malhotra

Handwritten signature

Handwritten signature

Handwritten signature



बंदर-१८		
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२०१८		