

368/15213

पावती

Original/Duplicate

Friday, November 29, 2024

नोंदणी क्र.: 39म

4:41 PM

Regn.: 39M

पावती क्र.: 16207 दिनांक: 29/11/2024

गावाचे नाव: मागाजणे

वस्तुऐवजाचा अनुक्रमांक: बरल-3-15213-2024

वस्तुऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सचिन सुरेशचंद मित्तल

नोंदणी फी

रु. 30000.00

वस्तु हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 31000.00

आपणारा भूळ दस्ता, थबलेले प्रिंट, सूची-२ अंदाजे

5:00 PM हा वेळेस विकेल.

वाजारा मुल्य: रु. 25435022 42/-

मोबदला रु. 40000000/-

भरलेले मुद्रांक शुल्क: रु. 2400000/-

सह दुय्यम निबंधक बोरीवली क्र. ३,
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHO रकम: रु. 1000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1124297615430 दिनांक: 29/11/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011763299202425M दिनांक: 29/11/2024

बँकेचे नाव व पत्ता:

Sachin

मुळ दस्त परत दिला

11/29/2024

anlu

Sachin Mittal
Young Value
Vastuhar

9821133958

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ID

202411296287

मूल्यांकनाचे वर्ष 2024
 मंडळ मुंबई(उपनगर)
 विभाग 86-मागाठाणे (बोरीवली)
 मूल्य विभाग भुभाग:- 5 हेक्टर पेक्षा जास्त क्षेत्र असलेल्या मिळकती
 नंबर/न. भू. क्र.मांक : सि.टी.एस. नंबर#163

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुल्या जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
6360	158930	182770	210100	150800	चौरस मीटर

मधीव क्षेत्राची माहिती

विकास क्षेत्र(Built Up)-	126.56चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
विकासामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs.30250/-
वाहन सुविधा-	आहे	मजला -	21st floor To 30th floor		
प्रकल्पाचे क्षेत्र-	Above 2 hector	रस्ता सन्मुख -			
Sale Type - Resale		First Sale Date - 17/03/2018			
Sale/Resale of built up Property constructed after circular dt.02/01/2018					

प्रकल्पाचे क्षेत्रानुसार दर = ((मिळकतीचा प्रति चौ. मीटर मूल्यदर) * 105 %)

प्रकल्पाचे क्षेत्रानुसार निवासी सदनिका करीता प्रती चौ. मीटर दर = Rs.166876.5/-

मजला निहाय घट/वाढ = 115% apply to rate= Rs.191907/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्का) + खुल्या जमिनीचा दर
 = ((191907-62360) * (100 / 100)) + 62360)
 = Rs.191907/-

मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 191907 * 126.56
 = Rs.24287749.92/-
 बंदिस्त वाहन तळाचे क्षेत्र 27.5चौरस मीटर
 बंदिस्त वाहन तळाचे मूल्य = 27.5 * (166876.5 * 25/100)
 = Rs.1147272.5/-



Applicable Rules = .5 अ.10.4.16

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य - लगतच्या गच्चीचे मूल्य - वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + मेकॅनिकल वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 24287749.92 + 0 + 0 + 0 + 1147272.5 + 0 + 0 + 0 + 0 + 0
 = Rs.25435022.42/-

Home

Print

पु.सह दुय्यम निबंधक बोरीवली क्र. ३,
 मुंबई उपनगर जिल्हा

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CHALLAN
MTR Form Number-6



GRN	MH011763299202425M	BARCODE			Date	29/11/2024-11:32:46		Form ID	25.2	
Department Inspector General Of Registration					Payer Details					
Type of Payment Stamp Duty					TAX ID / TAN (If Any)					
					PAN No.(If Applicable)					
Office Name BRL3 JT SUB REGISTRAR BORIVALI 3					Full Name		SACHIN SURESHCHAND MITTAL			
Location MUMBAI					Flat/Block No.		Flat No.21C, Wing D, Wintergreen CHS Ltd.			
Year 2024-2025 One Time					Premises/Building					
Account Head Details				Amount In Rs.	Road/Street		Rivali Park, CCI Compound, W. E. Highway			
0030045501 Stamp Duty				2400000.00	Area/Locality		Borivali (East), Mumbai			
0030063301 Registration Fee				30000.00	Town/City/District					
					PIN		4 0 0 0 6 6			
					Remarks (If Any) SecondPartyName=ANOOP K. KHOTRA 					
					Amount In		Twenty Four Lakh Thirty Thousand Rupees Only			
Total				24,30,000.00	Words					
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	691033320P1109011113 730037507			
Cheque/DD No.					Bank Date	RBI Date	29/11/2024-12:10:51 Not Verified with RBI			
Name of Bank					Bank-Branch		IDBI BANK 2 40			
Name of Branch					Scroll No. , Date		Not Verified with Scroll 2028			
					Mobile No.		0000000000			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature

Signature

Signature

Print Date 29-11-2024 12:13:20

AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT FOR SALE is made at Mumbai this 29th day of November, in the Christian Year Two Thousand Twenty four;

BETWEEN

(1) MR. ANOOP K. MEHROTRA, an adult, age 65 years, AND (2) MRS. RASHMI MEHROTRA, an adult, age 63 years, both are Indian Inhabitants, having address at Flat No.10/B, Tower D, Viceroy Park, Thakur Village, Kandivali (East), Mumbai 400101, hereinafter referred to as "the TRANSFERORS" (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

(1) MR. SACHIN SURESHCHAND MITTAL, an adult, age 48 years, AND (2) MRS. SWATI SACHIN MITTAL, an adult, age 46 years, both are Indian Inhabitants, having address at Flat No.301, Avon Plaza 2, Thakur Complex, W. E. Highway, Kandivali (East), Mumbai 400101, hereinafter referred to as "the TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART:



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Ak Mehrotra

(Transferor No.1)

Sachin Mittal

(Transferee No.1)

Rashmi Mehrotra

(Transferor No.2)

Swati Mittal

(Transferee No.2)

WHEREAS:

1. By an Agreement for Sale dated 17th day of March 2018, duly stamped and registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BRL-2/2716/2018 dated 17/03/2018, made and executed between CCI PROJECTS PRIVATE LIMITED, therein called the Promoter and CABLE CORPORATION OF INDIA LIMITED, therein called the Confirming Party, AND (1) MR. ANOOP K. MEHROTRA, AND (2) MRS. RASHMI MEHROTRA, therein called the Allottees, the said Promoter and Confirming Party agreed to sale and sold and transferred a residential premises on ownership basis being Flat No.21C admeasuring 115.02 sq. mtrs. Carpet area as per RERA, on the 21st Floor in the Wing "D" of the building known as "WINTERGREEN", situated at Rivali Park, CCI Compound, W. E. Highway, Borivali (East), Mumbai 400066, alongwith Two number of covered parking spaces, constructed on the property being all that piece and parcel of land forming Part of C.T.S. No.163-A & 165 of Village Magathane, Taluka Borivali, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban more particularly described therein which is same as described in the Schedule hereunder written (for brevity's sake hereinafter referred to as "the said Flat"); at or for the consideration and on the terms and conditions as recorded therein;
2. The said Promoter therein allotted Two parking spaces by Allotment dated 17th day of June 2021, for permits to use Two Car Parking spaces No.P1-130/131, situated on parking Level



Anoop K. Mehrotra
(Transferor No.1)

Rashmi Mehrotra
(Transferor No.2)

Pritika
(Transferee No.1)

[Signature]
(Transferee No.2)

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P1, for the purpose of parking their own light motor vehicle only (for brevity's sake hereinafter referred to as "the said Car Parking Spaces");

3. The Transferees of the premises/flats in the said building known as "WINTERGREEN" formed and registered a Co-operative Society, namely, "WINTERGREEN CO-OPERATIVE HOUSING SOCIETY LIMITED", addressed at Rivali Park, CCI Compound, W. E. Highway, Borivali (East), Mumbai 400066, under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. MUM/WR-N/HSG/TC/16070/2021-22/2021 (for brevity's sake hereinafter referred to as "the Society");
4. On necessary application being made, the said Society from and out of its share capital issued unto and in favour of and in the name of the said (1) MR. ANOOP K. MEHROTRA, AND (2) MRS. RASHMI MEHROTRA, 10 (Ten) fully paid up Shares of Rs.50/- each bearing distinctive Nos. 4781 to 4790 (both inclusive) vide Share Certificate No.464, given under the common seal of the said Society dated 17th day of November 2022 (for brevity's sake hereinafter referred to as "the said Shares");



For the sake of brevity and convenience, the said Flat, the said Car Parking Spaces and the said Shares collectively hereinafter referred to as "the said Premises" and more particularly described in the Schedule hereunder written.

5. Pursuant to mutual negotiation ensued by and between the parties hereto, the Transferors herein have agreed to sell, transfer, assign and assure unto and in favour of the Transferees and the Transferees have agreed to acquire and purchase from

Anoop K. Mehrotra
(Transferor No. 1)

Rashmi Mehrotra
(Transferor No. 2)

Fitted
(Transferee No. 1)

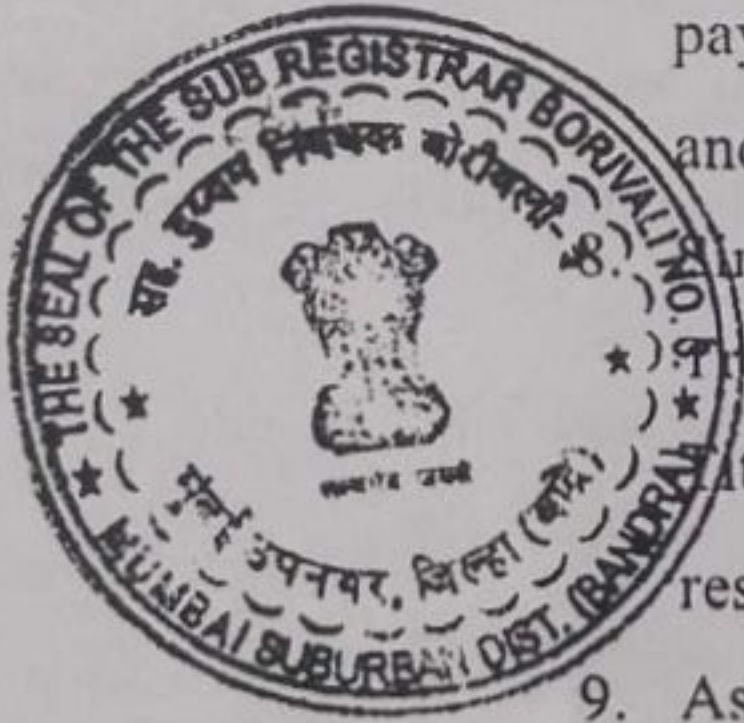
(Transferee No. 2)

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the said Transferors all their right, title and interest in respect of the said premises and the said shares' at or for the lumpsum consideration of Rs.4,00,00,000/- (Rupees Four Crore only) (subject to applicable TDS deduction); free from all encumbrances, claims and demands.

6. On an application and representation being made by the Transferors, the said Society vide its Letter dated 21/10/2024 granted it's No Objection/Consent for transfer of the said Shares and said Premises by the Transferors unto and in favour of the Transferees;

7. On or before execution of these presents, from and out of the above agreed consideration amount, the Transferees have paid to the Transferors an aggregate sum of Rs.1,96,00,000/- (Rupees One Crore Ninety six Lakh only) and will further pay to the account of the Transferors an aggregate sum of Rs.4,00,000/- (Rupees Four Lakh only) being TDS deduction on the total consideration amount as per section 194-IA of the Income Tax Act, 1961 within the prescribed time, leaving a balance sum of Rs.2,00,00,000/- (Rupees Two Crore only) payable by the Transferees to the Transferors within the period and in the manner as agreed and recorded hereinbelow.



Simultaneously upon execution of these presents, the Transferors have handed over to the Transferees all the original Title Deeds, Share Certificate, writings, vouchers, bills, etc. in respect of the said premises.

9. As per the understanding, simultaneously against receipt of the balance consideration amount, the Transferors shall hand over to the Transferees the actual, vacant, peaceful and physical possession of the said premises.

Akshay...
(Transferor No.1)

Pittal
(Transferee No.1)

Salini...
(Transferor No.2)

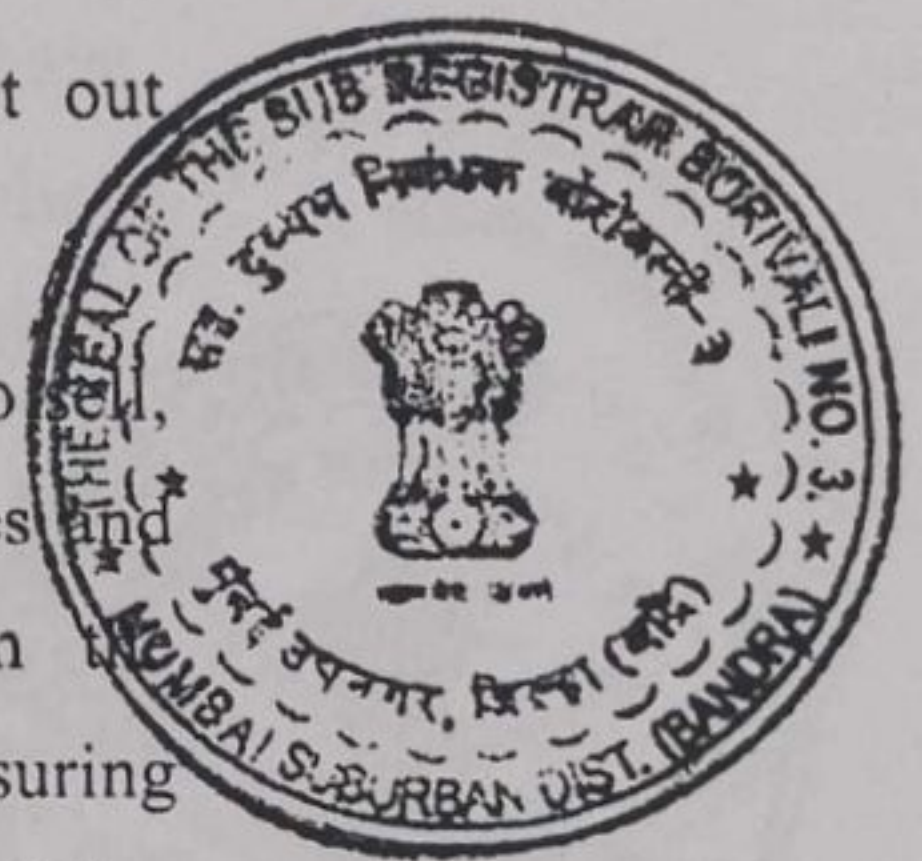
...
(Transferee No.2)

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10. The parties have agreed to record the transaction by and between them in respect of the said Premises as hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Transferors do and each of them doth hereby declare and confirm that what is recited hereinabove with regard to their right, title and interest in the said premises described in the Schedule hereunder written and the said Shares shall be treated as declarations/representations on their part, as if the same are set out herein in verbatim and forming an integral part of this clause.
2. The Transferors do and each of them doth hereby agree to transfer, convey and assign, unto and in favour of the Transferees and the Transferees hereby agree to acquire and purchase from the Transferors a residential premises being Flat No.21C admeasuring 115.02 sq. mtrs. Carpet area as per RERA on the 21st Floor in the Wing "D" of the building known as "Wintergreen Co-operative Housing Society Limited", situated at Rivali Park, CCI Compound, W. E. Highway, Borivali (East), Mumbai 400066, alongwith Two number of covered parking spaces No.P1-130/131, more particularly described in the **Schedule** hereunder written, together with 10 (Ten) Shares of Rs.50/- each bearing distinctive no. 4781 to 4790 (both inclusive) vide Share Certificate No.464 and also together with all the rights, benefits and advantages attached thereto free from all encumbrances, claims and demands, at or for the total lump sum consideration of Rs.4,00,00,000/- (Rupees Four Crore only) subject to applicable TDS deduction as per the



Akshayrohan
(Transferor No.1)

Pittel
(Transferee No.1)

Rohini Delekar
(Transferor No.2)

for
(Transferee No. बरल - 31)

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provisions of Income Tax Act, 1960 and on the terms and conditions as agreed upon by and between them and as hereinafter appearing. As agreed amongst the Transferors, the above consideration amount shall be received by them in equal share.

3(a). As mutually agreed, the consideration amount of Rs.4,00,00,000/- (Rupees Four Crore only) shall be paid by the Transferees to the Transferors in the following manner:-

i. Rs.1,96,00,000/- (Rupees One Crore Ninety six Lakh only)

on or before execution of these presents as and by way of part-consideration amount (the payment and receipt whereof the Transferors do and each of them doth hereby admit and acknowledge);

ii. Rs. 4,00,000/-

(Rupees Four Lakh only) being TDS deduction on the total consideration amount as per section 194-IA of the Income Tax Act, 1961, which will be paid by the Transferees to the Account of the Transferors in equal share within prescribed time;

iii. Rs. 2,00,00,000/-

(Rupees Two Crore only) being the balance consideration amount to be paid by the Transferees to the Transferors within 15 (Fifteen) days after the Transferors produce Mortgage NOC issued by Society and all the original title deeds/documents in the manner as



Akshay Kumar
(Transferor No.1)

Rajni Deewan
(Transferor No.2)

Fitted
(Transferee No.1)

[Signature]
(Transferee No.2)

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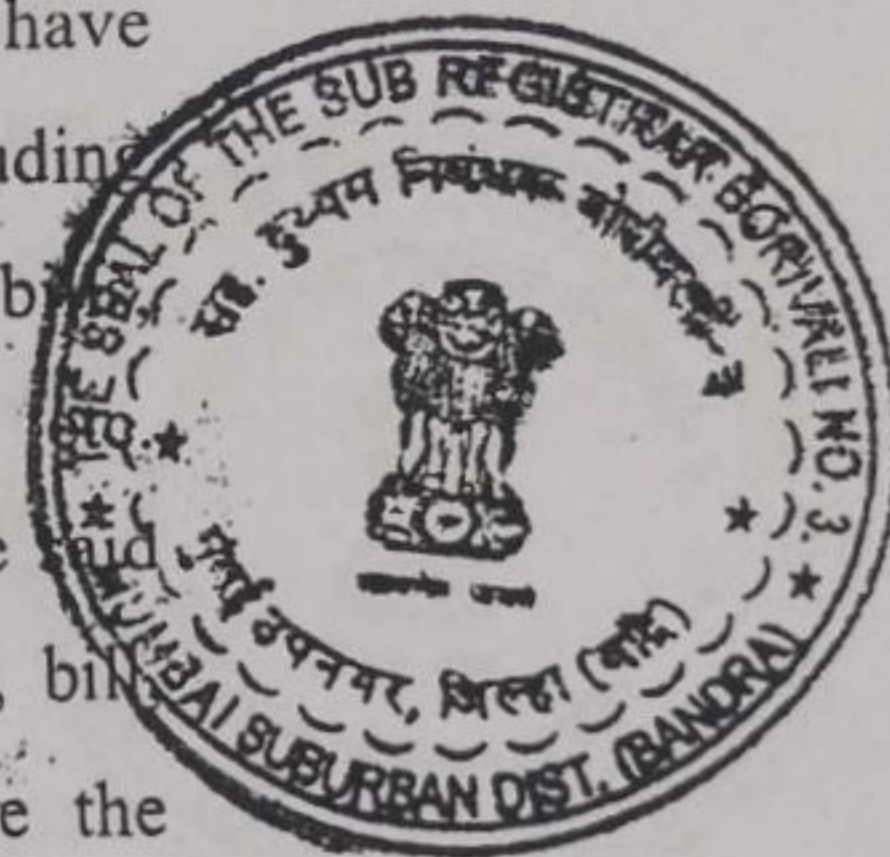
stipulated in clause 3(b) below; however
subject to clause 4(b) hereinafter;

3(b). The Transferees have represented and the Transferors agree and confirm that the balance consideration amount of Rs.2,00,00,000/- (Rupees Two Crore only) payable as per Clause 3a(iii) above shall be paid by the Transferees through their Banker/Financial Institution and/or by Self.

3(c). As agreed amongst the Transferees, each of them shall be entitled to equal undivided share, right, title and interest in the said premises and the said shares.

4(a). Simultaneously upon execution hereof, the Transferors have handed over to the Transferees the original of the Title Deeds including all the original Title Deeds, Share Certificate, writings, vouchers, photocopies of applications, affidavits, bonds, submitted by the Transferors to the said Society for transfer of the Shares in their favour and also photocopies of the said writings, vouchers, etc. in respect of the said premises; so as to enable the Transferees to forward the same to their Banker/Financial Institution for disbursement of the balance consideration amount.

4(b). Based on the documents/title deeds provided by the Transferors and other representations made by the Transferors as recorded hereunder, the Transferees have primarily satisfied themselves as regard the title of the Transferors in respect of the said premises and the said shares, However, for the purpose of disbursement of the balance consideration amount as above, if the Transferee's Banker/Financial Institution requires any document, writing, deed, etc., the Transferors shall make, sign and hand over the same to the Transferees/their



Akshay
(Transferor No.1)

P. S. D. D. D.
(Transferor No.2)

P. S. D. D. D.
(Transferee No.1)

P. S. D. D. D.
(Transferee No.2)

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Banker/Financial Institution, immediately, so as to enable the Banker/Financial Institution to disburse the consideration amount.

5. The Transferors hereby declare and confirm that they have borne, paid and discharge all the maintenance charges, outgoing, taxes, etc. payable in respect of the said premises as per the bill issued by the said society hereby agree and undertake to bear, pay and discharge the same till handing over of the possession of the said Premises to the Transferees. Upon handing over possession of the said premises in terms of this agreement, the Transferees shall bear and pay and discharge all the maintenance, charges, statutory outgoing, taxes etc. in respect of said premises.

6. The Transferors hereby declare and confirm that they have borne, paid and discharged the electricity charges and Mahanagar Gas charges in respect of the said premises hereby agree and undertake to bear, pay and discharge the same till handing over of possession of the said Premises to the Transferees.

7. The Transferors do and each of them doth hereby declare, represent and covenant with the Transferees that:



a. by virtue of and under the said Agreement dated 17th day of March 2018, they are absolutely seized and possessed of and well and sufficiently entitled to, as Owners of the said premises and also bonafide members and shareholders of the said Society holding the said shares.

c. save and except the Transferors, there is/are no other person/s claiming right, title or interest of any nature whatsoever in respect of the said premises and/or the said Shares and that the Transferors are competent and

Akshay
(Transferor No.1)

Delvin Mahesh
(Transferor No.2)

Fitted
(Transferee No.1)

[Signature]
(Transferee No.2)

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entitled to sell and transfer the same unto and in favour of the said Transferees, as provided in these presents.

- d. their right, title and interest in respect of the said Premises and the said shares is free from all encumbrances, claims and demands including claims by way of sale, transfer, assignment, mortgage, lease, tenancy, license, possession, gift, exchange or otherwise.
- e. they have neither entered into any agreement, arrangement or otherwise with any person or persons nor done, omitted or committed to do any acts, deeds, things or matters whereby or by reason whereof they have been prevented or prohibited from dealing with their right, title and interest in the said Premises and the said shares in favour of the Transferees under these presents.
- f. the said premises and/or the said Shares are not attached either before or after judgment or at the instance of a taxation authority or any other authorities.
- g. the Transferees shall, upon the payment of the balance consideration as stated above, be entitled to quietly and peacefully possess, occupy and enjoy the said premises without any hindrance, denial, interruption or eviction or claim by the Transferors and/or through under or in trust for them and the Transferors shall not have right, title, claim or interest of whatsoever nature in the said premises and/or the said Shares, as the same are duly transferred and assigned to the Transferees.



Akshay Kumar
(Transferor No. 1)

P. K. K.
(Transferee No. 1)

Pravin K. K.
(Transferor No. 2)

P. K. K.
(Transferee No. 2)

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- h. the Transferors have duly complied with and observed all the Rules, Regulations and Bye-Laws of the said Society and that the Transferors have neither received any notice from the said Society for or in relation to any breach of any of the Rules, Regulations and Bye-laws of the said Society nor there is any action or proceeding pending against the Transferors instituted by the said Society or any member of the said Society in respect of the said premises including any notice or action for expulsion or termination of the Transferors as members of the said Society;
- i. there is/are no proceedings instituted by or against the Transferors in respect of the said premises and/or pending in any Court of Law or before any authority. No lispendens notices are existing in respect of the said premises and/or the said Shares;
- j. from time to time and at all times hereafter, at the request and cost of the Transferees herein, the Transferors shall do and execute all documents, deeds and writings whatsoever as may be necessary for better and more perfectly transferring right, title, interest and benefit of the Transferors in the said premises, the said Shares and every part thereof to the exclusive use, benefit and entitlement of the Transferees, as aforesaid.
- k. upon payment of the balance consideration amount, the Transferees shall peaceably and quietly be entitled to hold, possess and own the said premises including the right to enter upon and remain in occupation and



Akshay Kumar
(Transferor No. 1)

Pittel
(Transferee No. 1)

Selvin De Silva
(Transferor No. 2)

[Signature]
(Transferee No. 2)

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enjoyment of the said premises and every part thereof together with all deposits and amounts lying to the credit of the Transferors in the said Society's account in the Transferees' own right without any interference, disturbance, interruption, claim or demand whatsoever from the Transferors and/or any person or persons lawfully and/or equitably claiming by, from, through, under or in trust for the Transferors provided the Transferees shall do and perform all acts, deed, things and matters, which is ought to be done and perform by the members of the Society;

1. The Transferors shall be liable and responsible for and undertake to pay their debts, taxes, dues and liabilities including Income Tax and undertake to indemnify the Transferees from any liability, claims or demands made on the Transferees on account of non-payment thereof.



The Transferors hereby confirm that the Transferees have agreed to acquire and purchase the said Premises and the said shares from them, free of all encumbrances, claims and demands; relying on the representations made and declarations given by them under these presents.

8. It is agreed and recorded that simultaneously against receipt of the aforesaid balance consideration amount of Rs.2,00,00,000/- (Rupees Two Crore only) from the Transferee's Banker/Financial Institution and/or by Self, the Transferors shall handover to the Transferees the actual, vacant, peaceful and physical possession of the said premises.

- 9(a). In the event of any discrepancy being found in the title

Akshay Vohra
(Transferor No.1)

[Signature]
(Transferee No.1)

[Signature]
(Transferor No.2)

[Signature]
(Transferee No.2)

बर्तल - ३१		
१५२२३	९८	५०
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documents in respect of the said premises and/or the said shares and/or any encumbrance being found in the title of the Transferors and the Transferors have failed or refused to do and perform the act, deed, thing or matter as may be required by the Transferees/their Banker/Financial Institution or to clear its title to the satisfaction of the Transferees; then the Transferees at their sole and absolute option and discretion be entitled to terminate/cancel these presents, in writing. Upon such termination/cancellation, the Transferors shall repay back to the Transferees the consideration amount received by them from the Transferees within 7(Seven) days of such termination/cancellation. Till the time the entire amount received by the Transferors is paid to the Transferees, the Transferees shall have a legal, valid and enforceable charge on the said flat and the said shares and the Transferors shall not deal with the same.

9(b). In the event Transferees herein fails to pay the balance consideration as mentioned in clause 3(b)(iii), then the Transferees are liable to pay interest @18% p.a. on the balance consideration amount for grace period of One Month and Transferees fail to pay balance consideration after completion of grace period, then the presence agreement shall be treated as cancelled and will stand null and void and upon such termination/cancellation, the Transferors shall repay back to the Transferees the consideration amount received by them from the Transferees within 7(Seven) days of such termination/cancellation. Till the time the entire amount received by the Transferors is paid to the Transferees, the Transferees shall have a legal, valid and enforceable charge on the said flat and the said shares and the Transferors shall not deal with the same.

10. Upon receipt of the said balance consideration payment, the



Ak Murrohan
(Transferor No.1)

Fitted
(Transferee No.1)

Relin Helmut
(Transferor No.2)

[Signature]
(Transferee No.2)

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suffered incurred or sustained by the Transferees by reason of the Transferees acquiring the said premises, the said shares and all the rights, benefits attached thereto in the manner herein contained AND THAT the Transferors shall immediately on being called upon, reimburse to the Transferees the said cost, charges and expenses on being incurred or borne by the Transferees. It is expressly agreed upon that this clause shall be in effect and operative only upon completion of the transaction, as contemplated in clause 10 hereinabove.

13. The Stamp duty and registration charges payable on these presents shall be borne and paid by the Transferees alone. The Transfer charges payable to the said Society shall be shared equally between the parties hereto.

14. The Permanent Account Number of the parties hereto are as follows:-

TRANSFERORS

MR. ANOOP K. MEHROTRA
MRS. RASHMI MEHROTRA

TRANSFEREES

MR. SACHIN SURESHCHAND MITTAL
MRS. SWATI SACHIN MITTAL

PAN NO.

ACMPM3

AMXPM371E

PAN NO.

AANPM7617E

AHUPM3646F



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१५२३	२५	४०
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AK Mehrotra

(Transferor No.1)

Sachin Mittal

(Transferor No.2)

Sachin Mittal

(Transferee No.1)

Swati Mittal

(Transferee No.2)

transfer of the said Premises and the said Shares together with all rights, benefits and advantages attached thereto by the Transferors to the Transferees shall stand ipso facto completed without execution of any further writings, instruments and/or any other assurances and the present Agreement shall be considered as a "Deed of Transfer/Sale Deed" in respect of the said premises and the said Shares by the Transferors in favour of the Transferees.

11. At the time of payment of the balance consideration amount as stated in clause 3a(iii) above, (i) the Transferors shall by an appropriate writing resign as the members of the said Society and request the said Society to admit the Transferees as the members of the said Society in place of the Transferors; (ii) the Transferees shall apply to the said Society to become members of the said Society with an undertaking to abide by and observe and perform all the rules and regulations and bye laws of the said Society in force from time to time; and (iii) the Transferors and the Transferees shall duly complete and sign the requisite Transfer Forms and other relevant Forms and declarations for transfer of the said premises from the names of the Transferors to the name of the Transferees.



12. The Transferors do and each of the them doth hereby agree to indemnify and shall at all times keep indemnified the Transferees against all claims, demands, suits, proceedings, etc., that may be taken, made, initiated or claimed by any person or persons or authority or authorities of Government or Semi-Government whatsoever in respect

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of their right, title and interest in the said premises and/or if any of the representation made by the Transferors is/are found to be incorrect or false and hereby further indemnify the Transferees as regards costs, charges, and expenses and against any loss or damages that may be

A. S. M. John
(Transferor No. 1)

[Signature]
(Transferee No. 1)

[Signature]
(Transferor No. 2)

[Signature]
(Transferee No. 2)

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

:THE SCHEDULE ABOVE REFERRED TO:

Residential premises being Flat No.21C admeasuring 115.02 sq. mtrs. Carpet area as per RERA on the 21st Floor in the Wing "D" of the building known as "Wintergreen Co-operative Housing Society Limited", situated at Rivali Park, CCI Compound, W. E. Highway, Borivali (East), Mumbai 400066, alongwith Two number of covered parking spaces No.P1-130/131 situated on parking Level P1 AND 10 (Ten) fully paid up Shares of Rs.50/- each bearing distinctive Nos. 4781 to 4790 (both inclusive) vide Share Certificate No.464, given under the common seal of the said Society dated 17th day of November 2017, particulars of which are as under:-

1. Date of Occupation Certificate : 07-Apr-2021
2. Area of Flat : 115.02 sq. mtrs. Carpet area
3. No. of Floor of Building : 2 level basement + stilt for parking + 1st (part) podium + 1st to 42nd upper floors
4. Lift : Yes
5. C.T.S. Nos. : 163-A and 165
6. Village : Magathane.
7. Taluka : Borivali.
8. District : Mumbai Suburban District



Ak Mohan
(Transferor No.1)

Rohini Mehta
(Transferor No.2)

[Signature]
(Transferee No.1)

[Signature]
(Transferee No.2)

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२०२४		

SIGNED AND DELIVERED
by the withinnamed "TRANSFERORS"

(1) MR. ANOOP K. MEHROTRA



AK Mehrotra

(2) MRS. RASHMI MEHROTRA



Rashmi Mehrotra

in the presence of.....

Witness :-

1) Pawan Chaudhari, *Pawan*



PANKAJ KOCHAN

Pankaj

SIGNED, SEALED AND DELIVERED
by the withinnamed "Transferees"

(1) MR. SACHIN SURESHCHAND MITTAL



S Mittal

(2) MRS. SWATI SACHIN MITTAL



in the presence of.....

Witness :-

1) Pawan Chaudhari, *Pawan*

2) Pankaj Kochan, *Pankaj*

Pankaj

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RECEIVED from the withinnamed)
 Transferees an aggregate sum of)
 Rs.1,96,00,000/- (Rupees Forty Lakhs)
 Fifty One Thousand Five Hundred Seventy)
 Six Only) being the part)
 consideration amount payable)
 by them to us under these presents,)
 particulars of which are as follows.)

<u>Bank</u>	<u>Cheque No.</u>	<u>Date</u>	<u>Amount</u>
Central Bank of India	436528	06/10/2024	Rs.11,10,000/-
Central Bank of India	478341	15/10/2024	Rs.50,00,000/-
Central Bank of India	436529	30/10/2024	Rs.5,00,000/-
Central Bank of India	436530	10/11/2024	Rs.30,00,000/-
Central Bank of India	478373	20/11/2024	Rs.40,00,000/-
Central Bank of India	478374	20/11/2024	Rs.1,90,000/-
Central Bank of India	478342	27/11/2024	Rs.15,00,000/-
Central Bank of India	478375	27/11/2024	Rs.43,00,000/-
Total			Rs.1,96,00,000/-

Rs.1,96,00,000/-
 We say Received

Akshay Mehrotra
 (1) MR. ANOOP K. MEHROTRA,

Rashmi Mehrotra
 (2) MRS. RASHMI MEHROTRA

WITNESS:

1. Pawan Chaudhary - *Pawan Chaudhary*

2. Pankaj Kochan - *Pankaj Kochan*



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2716367

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 2

29-11-2024

दस्त क्रमांक : 2716/2018

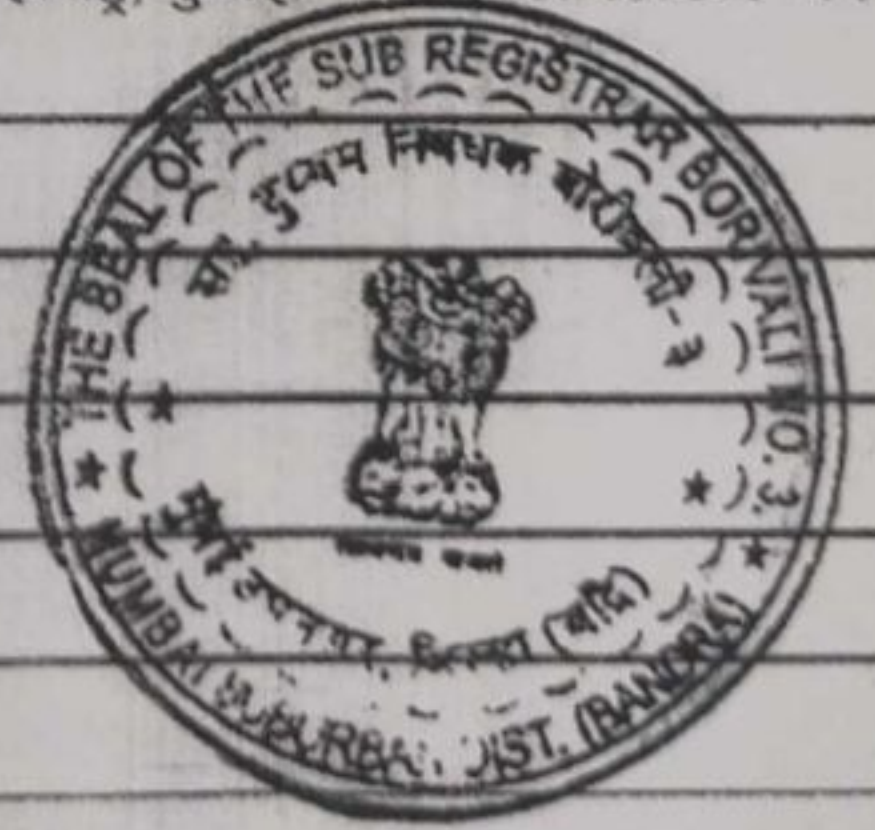
Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

नोदणी :

Regn:63m

गावाचे नाव : 1) मागाठाणे

(1) विलेखाचा प्रकार	विवरणनामा
(2) मोबदला	301120
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	18496893.135
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 21सि, माळा नं: 21 वा मजला 21 विंग, इमारतीचे नाव: विंटर ग्रीन रीवाली पार्क सि सि आय कंपाऊंड, ब्लॉक नं: बोरीवली पु मुं-400066, रोड : वेस्टर्न एक्सप्रेस हायवे, इतर माहिती: दोन कवर्ड कार पार्किंग स्पेस((C.T.S. Number : 163A/1 163A/2 165 ;))
(5) क्षेत्रफळ	1) 126.56 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सि सि आय प्रोजेक्टस प्रा ली चे ऑथोराईज सिग्रेटरी सुरेश - ठाकरे वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रीवाली पार्क सि सि आय कंपाऊंड, ब्लॉक नं: बोरीवली पु, रोड नं: वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-AABCT4694B 2): नाव:-केबल कॉर्पोरेशन ऑफ इंडिया ली चे ऑथोराईज सिग्रेटरी मनोज - सरैया (मान्यता देणारा) वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: ऑफिस 4 था मजला, इमारतीचे नाव: लक्ष्मी बिल्डिंग, ब्लॉक नं: बल्लाड इस्टेट, रोड नं: 6 शुरजी वल्लभदास मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAACC2936J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनुप के मेहरोत्रा वय:-59; पत्ता:-प्लॉट नं: 10-बि, माळा नं: -, इमारतीचे नाव: टॉवर-डी व्हाइस रॉय पार्क, ब्लॉक नं: ठाकुर व्हिलेज कांदिवली पु, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-ACMPM3253H 2): नाव:-रश्मी - मेहरोत्रा वय:-57; पत्ता:-प्लॉट नं: 10-बि, माळा नं: -, इमारतीचे नाव: टॉवर-डी व्हाइस रॉय पार्क, ब्लॉक नं: ठाकुर व्हिलेज कांदिवली पु, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-AMXPM8071E
(9) दस्तऐवज करून दिल्याचा दिनांक	17/03/2018
(10) दस्त नोंदणी केल्याचा दिनांक	17/03/2018
(11) अनुक्रमांक, खंड व पृष्ठ	2716/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1015500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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WINTERGREEN CO-OP HSG. SOCIETY LIMITED

Rivali Park, Western Express Highway, Borivali - East, Mumbai - 400 066.

Ref No: WNG/CHSL/OUT/OCT/008/24-25

Date: 21-10-2024

To,
Mr. Anoop K Mehrotra & Mrs. Rashmi Mehrotra
Flat no Wing D-21C
Wintergreen CHSL, Rivali Park,
CCI Compound,
Borivali East,
Mumbai - 400 066

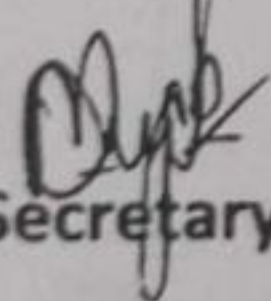
Dear Sir,

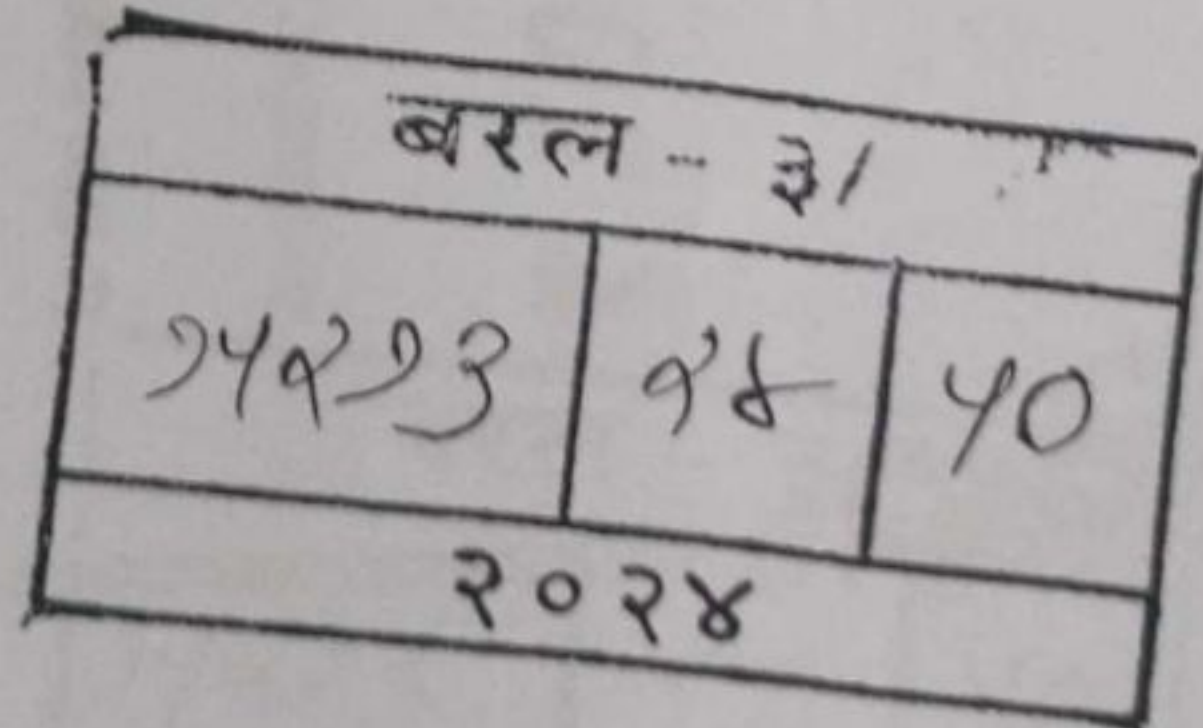
Subject: Provisional NOC to sale out the flat no Wing D-21C @ Wintergreen, Rivali Park

This is to inform you that Mr. Anoop K Mehrotra & Mrs. Rashmi Mehrotra, owner of the flat No. Wing- D-21C, of Wintergreen CHSL, wide registered agreement number BRL2-2716-2018 dated 17th March 2018 has approached the society for seeking the NOC towards sale of the said flat.

We here by confirm that owner Mr. Anoop K Mehrotra & Mrs. Rashmi Mehrotra, has paid society dues up-to 30th September 2024 to Wintergreen CHSL & Buyer is responsible for all dues going to impose by society post 30th September 2024. We here by confirm that society have NO Objection if Mr. Anoop K Mehrotra & Mrs. Rashmi Mehrotra sell above flat to **Sachin Sureshchand Mittal & Mrs. Swati Sachin Mittal**. This NOC is valid subject to the realization of all payment issued to Society.

For Wintergreen CHS Ltd.


Secretary



Share Certificate

Share Certificate No. 464 Member's Register No. 464 No. of Shares 10

WINTERGREEN CO-OPERATIVE HOUSING SOCIETY LTD.

Rivall Park, Western Express Highway, Borivali East, Mumbai - 400066

(Authorized shares capital of Rs. 5,00,000/- divided into 10,000 shares of Rs. 50 each)
(Registration Number - MUM/WR-N/HSG/ TC/ 16070/2021-22/ 2021)

This is to certify that Mr. / Mrs. Mrs. Anoop K. Mehrotra &
Mrs. Rashmi Mehrotra

..... having Flat No. D-21.C are / is
to the registered holder of 10 fully paid up shares of Rs. 50/- each numbered from 4781 to 4790 both
inclusive in Wintergreen Co-operative Housing Society Ltd. Subject to the Bye-laws of the Society.

₹ 500/-

Seal
Chairman



Member of The Committee

2022	84	90
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WINTERGREEN CO-OPERATIVE HOUSING SOCIETY LTD.

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

२०२४	१५५१३	३६	५०	बाल - ३/	Date of Transfer	Transfer No.	Regd. No. of Transferor	To Whom Transferred	Regd. No. of Transferee	
								Authorised M. C. Member	Chairman	Secretary
								Authorised M. C. Member	Chairman	Secretary
								Authorised M. C. Member	Chairman	Secretary
								Authorised M. C. Member	Chairman	Secretary
								Authorised M. C. Member	Chairman	Secretary
								Authorised M. C. Member	Chairman	Secretary

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१३
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MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
PART OCCUPANCY CERTIFICATE
[CHE/A-3016/BP(WS)/AR/OCC/4/New of 07 April 2021]

To,
M/S. CABLE CORPORATION OF INDIA LTD.
Laxmi bldg. 6, S.V.Marg, Ballard Estate, Mumbai..

Dear Applicant/Owners,

The Part 3 development work of Residential building comprising of (Wing 4/2) i.e Winter Green having six wings i.e. A, B, C, D, E & F. wing 'A' & 'D' is comprising of 2 level basement + stilt for parking + 1st (part) podium + 1st to 42nd upper floors and Wing 'B' & 'E' is comprising of 2 level basement + stilt floor for parking & 1st (part) podium + 1st to 7th upper floors and Wing 'C' & 'F' is comprising of 2 level basement + stilt floor for parking & 1st (part) podium + 1st to 11th upper floors on plot bearing C.S.No./CTS No. 163-A & 165 of village MAGATHANE R/C at Datta Pada Flyover. is completed under the supervision of Shri. **SHASHIKANT LAXMAN JADHAV**, Licensed Surveyor, Lic. No. J/167/LS, Shri. **NIKHIL SURESH SHANGHVI**, RCC Consultant, Lic. No. STR/S/193 and Shri. **Amol S. Utekar**, Site supervisor, Lic.No. U/28/SS-III and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/A-3016/BP(WS)/AR-CFO/1/NEW dated 19 January 2021.

It can be occupied with the following condition/s.

Compliances of all balance conditions shall be submitted before requesting full OCC/BCC.

Copy To :

1. Asstt. Commissioner, R/C Ward
 2. A.A. & C., R/C Ward
 3. EE (V), Western Suburb II
 4. M.I., R/C Ward
 5. A.E.W.W., R/C Ward
 6. Licensed Surveyor, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please



Name : VINOD KONDIRAM
KEKAN
Designation : Executive
Engineer
Organization : MUNICIPAL
CORPORATION OF
GREATER MUMBAI
Date : 07-Apr-2021 16:33:10

✓

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Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
R/C Ward

BRIHANMUMBAI MAHANAGAR PALIKA

Received with Thanks from :-

Assessment and Collection

PG

Billing Name :

Anoop k Mehrotra Mrs. Rashmi Mehrotra

PG.Trn No.10011702024032901146

Date : 29/03/2024 17:39:18

Receipt No : 2024ACR04554984

Tax : Property

Account No RC1405171430109

Assessee's Name :

CABLE CORPORATION OF INDIA / WINTERGREEN WING 'D'

State Code		PAN No.		GST No.		UIN No.		Place of Supply		Registered					
Bill No.		Bill Dt.		Amount		ND+W.Fee+M.Pnlty+G.Pnlty+ Dischq.F.+Unlawful+Adm.		Total Dues		Early BIRD Discount		Net Payable		Cash/ Chq Amt.	
202310BIL20976979		26/02/2024		13389											
202320BIL20976980		26/02/2024		13389		0+0+0+0+0+0+0		13389		0		13389		13389	
						0+0+0+0+0+0+0		13389		0		13389		13389	

Seq.No.	Instrument type	Date	No.	MICR No.	Bank Status	Amount
1/	e-Pay/	29/03/2024/	202408907063237/	///	26778 Online Payment(CC)	26778
						0
						26778
						26778

Net Amount	CGST	SGST	UGST	IGST	Gross Value
26778	0	0	0	0	26778
Total In Words:	Twenty Six Thousand Seven Hundred Seventy Eight Only				

Advance Payment

Remark :

Type of Collection

Note :- All amount in Rupees

Full Payment

HSN/SAC NO. : 990000

MCGM PAN NO. : AALM0042L324

MCGM GST NO. : 27AALM0042L324

IP-



Created By State Bank of India

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Printed On : 29/03/2024 17:39

Rivali Park, CCI Compound, Western Express Highway, Borivali (E), Mumbai 400 066.
T: +91 22 2870 9200 / 2854 3100 | sales@rivalipark.com | www.rivalipark.com

Date: 17/06/21

1. CCI Projects Private Limited ("Promoter")
Rivali Park, CCI Compound,
Western Express Highway,
Borivali East, Mumbai - 400 066.
2. Mr. Anoop k Mehrotra & Mrs. Rashmi Mehrotra ("Allottee/s")
10-B, Tower-D, Vice Roy Park, Thakur Village,
Kandivali (East), Mumbai -, 400101



Sub: Allotment of Car Parking Space to the Allottee

Ref: Flat No. WG-D-21C, D Wing, Wintergreen Building situated at Rivali Park, CCI Compound, Western Express Highway, Borivali (E), Mumbai 400 066

1. By the registered Agreement for Sale dated 17/3/2018 bearing Sr. No. BRL-2716-2018 the Promoter has allotted and sold to the Allottee/s, the Flat No.21C on the 21 floor ("the said Flat") of Wing D of the residential building known as "Wintergreen" ("the said Building") for the consideration and on the terms and conditions contained therein.

2. The Allottee/s has requested the Promoter to allot car parking space/s to the Allottee/s free of consideration.

3. Pursuant to discussions, the Promoter hereby permits the Allottee/s to use 2(TWO) car parking space No/s. P1-130/131 situated on Parking Level P1 / P2 / P3 level ("Car Parking Space/s"), for the purpose of parking their own light motor vehicles only and for no other purpose.

4. The Promoter and the Allottee/s confirm and agree that notwithstanding the entitlement of the said Flat for the minimum number of car parking spaces under the applicable laws, the said Flat and the Allottee/s shall be entitled to use only 2(TWO) number of Car Parking Space/s as mentioned in paragraph 2 above and the Allottee/s

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have released and relinquished their entitlement in respect of any further car parking spaces, if any, as may have been available/ provided for under the applicable laws as mentioned above in respect of the said Flat and the Allottee/s confirms, agrees and undertakes that the Allottee/s shall have no claim and demand in respect of the further car parking spaces in respect of the said Flat.

5. On and from the date of this Letter of Allotment of Car Parking, the Allottee/s' right to use the said Car Parking Space/s shall commence and the use of the Car Parking Space/s as permitted hereunder is also *inter alia* subject to the terms and conditions as mentioned below:

- (a) The Allottee/s shall observe and perform all the terms and conditions and covenants contained in the Agreement and shall abide by all bye-laws, rules and regulations of the Government, Local Bodies and Authorities, Electricity Supply Company, of the Society/ Company/ Association referred to in the Agreement, as the case may be, and shall attend to, answer and be responsible for all actions and violations of any of the terms and conditions of covenants or bye-laws, rules and regulations and shall keep the Promoter indemnified against any breach thereof by the Allottee/s.

- (a) The right to use the said Car Parking Space/s is irrevocably annexed to the usage of the said Flat and cannot be separated therefrom and shall continue only till such time as the Allottee/s continues to own the said Flat in terms of the Agreement.

- (b) In the event the Allottee/s sells or transfers the said Flat or parts with his/her/their/its right, title and interest in respect of the said Flat or parts with his/her/their/its possession of the said Flat to any other person in any manner whatsoever then and in that event the Allottee/s shall also assign the right to use the said Car Parking Space/s in favour of such person only in whose favour rights have been created in respect of the said Flat to any other person.

- (c) The Allottee/s shall not sell or transfer or part with his/her/their/its interest or benefit in respect of the said Car Parking Space/s and/or part with possession



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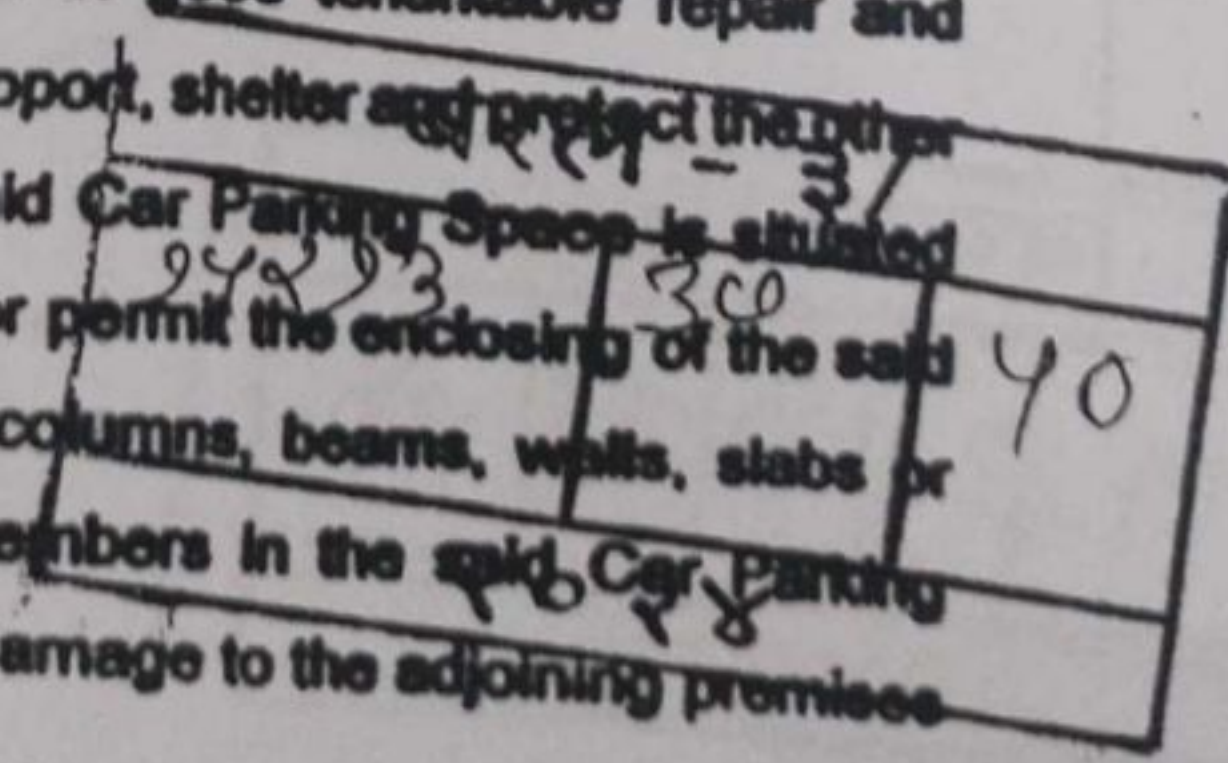
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of the said Car Parking Space/s to any other person in any manner contrary to what is stated above.

- (d) The Allottee/s shall be permitted to assign his/her/their/its right to the use of the said Car Parking Space/s only in case of the sale, transfer etc. of the said Flat as stated hereinabove and not otherwise.
- (e) The management and maintenance of the Car Parking Space/s and other car parking spaces/area in the said Building and for the usage of the premises in the said Building, shall be under a Property Management Agency to be appointed as stated in the Agreement.
- (f) The Allottee/s shall be liable to make payments relating to the management and maintenance of the Car Parking Space/s to the Property Management Agency as may be intimated by the Promoter/ Society from time to time.
- (g) The Allottee/s shall be liable to pay appropriate tax and all other taxes including property tax as may be leviable from time to time under the applicable taxation laws, in respect of the Car Parking Space/s.
- (h) The Allottee/s shall:
- (i) not use the said Car Parking Space/s for any purpose other than for parking a light motor vehicle / two wheeler;
- (ii) not demolish or cause to be demolished the said Car Parking Space/s or supports or any part thereof, nor at any time make or cause to be made any addition or alteration in the said Parking Space/s;
- (iii) keep the said Car Parking Space/s in good tenable repair and condition and in particular so as to support, shelter and protect the other parts of the Building in which the said Car Parking Space is situated and the Allottee/s shall not enclose or permit the enclosing of the said Car Parking Space or damage the columns, beams, walls, slabs or R.C.C. Piers or other structural members in the said Car Parking Space/s. In case there shall be any damage to the adjoining premises



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or to the premises situated above or below the said Car Parking Space on account of any act or omission of the Flat-holder in the said Car Parking Space/s the Flat-holder shall at his/her/their/its own costs and expenses repair such damage (including recurrence of such damages);

- (iii) To bear and pay any increase in local taxes, insurance and such other levies, if any, which are imposed by the concerned Local Authority and/or Government and/or other Public Authority, on account of any usage and/or violation of any laws, rules, regulation etc. by the Allottee/s in respect of the said Car Parking Space/s; and
- (iv) Park his/her/their/its vehicle/s on the said Car Parking Space/s at his/her/their/its own risk.



It is expressly clarified that the Promoter has neither charged nor received any consideration or sale price from the Allottee/s in respect of the Car Parking Space/s.

In the event of the Flat-holder committing any act in contravention of the above provisions, the Flat-holder shall be responsible and liable for the consequences thereof to the Promoter, the society/ company/ association or concerned local authority and/or other public authority.

For CCI Projects Private Limited

(Authorised Signatory)

Allottee/s

Name: Mr. Anoop k Mehrotra & Mrs. Rashmi Mehrotra

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CIN : U70102MH2000PTC128732

शुक्रवार, 29 नोव्हेंबर 2024 4:42 म.नं.

दस्तावेज क्रमांक: 15213/2024

Scanned by SCANit App

9/11/2024

गावाचे नाव : मागाठाणे

2024	1) विलेखाचा प्रकार	करारनामा
	2) मोबदला	40000000
2024	3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार	25435022.42
	आकारणी देतो की पट्टेदार ते नमुद करावे)	

4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 21सी, विंग डी, माळा नं: 21 वा मजला, इमारतीचे नाव: विंटरग्रीन को ऑप ही सोसा लि., ब्लॉक नं: रिबाली पार्क, सीसीआय कंपाऊंड, रोड : वे. एक्स. हायवे, बोरीवली (पूर्व), मुंबई 400066, इतर माहिती: पार्किंग लेव्हल पी1 बरील दोन कव्हर्ड कार पार्किंग स्पेस क्र. पी1-130/131 सहित PUI: RC1405171430109 ((C.T.S. Number : 163-A and 165 ;))
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5) क्षेत्रफळ	1) 126.56 चौ.मीटर
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6) आकारणी किंवा जुडी देण्यात असेल तेव्हा:	
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7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- अनूप के मेहरोत्रा वय:- 65; पत्ता:- प्लॉट नं: सदनिका क्र. 10/बी, टॉवर डी, माळा नं: ., इमारतीचे नाव: व्हाईसरॉय पार्क, ब्लॉक नं: ठाकूर व्हिलेज, रोड नं: कांदिवली (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:- 400101 पॅन नं:- ACMPM3253H 2): नाव:- रश्मी मेहरोत्रा वय:- 63; पत्ता:- प्लॉट नं: सदनिका क्र. 10/बी, टॉवर डी, माळा नं: ., इमारतीचे नाव: व्हाईसरॉय पार्क, ब्लॉक नं: ठाकूर व्हिलेज, रोड नं: कांदिवली (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:- 400101 पॅन नं:- AMXPM8071E
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8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सचिन सुरेशचंद मित्तल वय:- 48; पत्ता:- प्लॉट नं: सदनिका क्र. 301, माळा नं: तिसरा मजला, इमारतीचे नाव: एबॉन प्लाझा 2, ब्लॉक नं: ठाकूर कॉम्प्लेक्स, रोड नं: कांदिवली (पूर्व), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:- 400101 पॅन नं:- AANPM7617E 2): नाव:- स्वाती सचिन मित्तल वय:- 46; पत्ता:- प्लॉट नं: सदनिका क्र. 301, माळा नं: तिसरा मजला, इमारतीचे नाव: एबॉन प्लाझा 2, ब्लॉक नं: ठाकूर कॉम्प्लेक्स, रोड नं: कांदिवली (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:- 400101 पॅन नं:- AHUPM3646F
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9) दस्तऐवज करून दिल्याचा दिनांक	29/11/2024
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10) दस्त नोंदणी केल्याचा दिनांक	29/11/2024
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11) अनुक्रमांक, खंड व पृष्ठ	15213/2024
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12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2400000
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13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
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14) शेरा	
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सह दुय्यम निबंधक सह दु.नि. बोरीवली क्र. ३,
मुंबई उपनगर जिल्हा

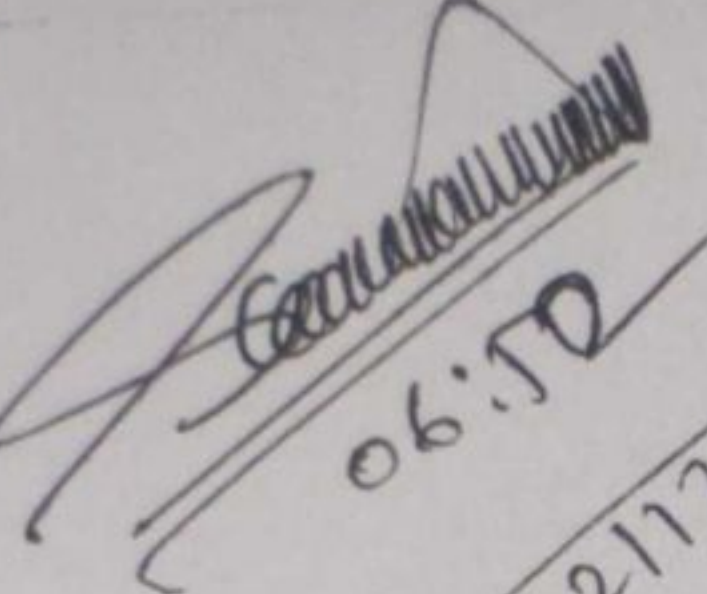


मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



सह दुय्यम निबंधक बोरीवली क्र. ३,
मुंबई उपनगर जिल्हा


06:52
02/12/2024

DEED OF RECTIFICATION

Mr. YOGENDRA N. MEHTA

----- Owner/Vendor

Mrs. ADITI RAJ LUNKAR

----- Purchaser

Dated this 02nd day of December 2024



Kamdhenu Associate

Advocates & Legal Advisers
Flat No. 103, 1st Floor, Wing C, Gokul Horizon,
Opp. Gundecha's Trillium, Near Mumbai Zaika
Rest. Thakur Village, Kandivali (East), Mumbai
400101
Phones: +91 22 28460444, 28460499
Email: kamdhenu.associates@gmail.com

Krishna Kumar

Prem K. Pandey

Shreeprakash Pandey