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AGREEMENT FOR SALE - FINAL

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 15th day of January 2025:

BETWEEN

MR. ZUBIN KAMLESH SHAH, aged 45 years PAN- AMIPS6846A adult, residing at Flat No. 1201, Mala Palace, Dada Bhai Cross Road No. 1, Opp. Gokli Bai School, Vile Parle (West), Mumbai-400056 hereinafter called "THE VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, legal representatives, executors, administrators and assignees) of the **ONE PART:**

AND

MR. RISHI LALIT SURI, aged 45 years PAN - BNEPS2426Q adult, residing at Flat No. 703, E-Wing, Krishna Residency 'E' CHS Ltd., Sunder Nagar, Opp. Dalmia College, Malad (West), Mumbai - 400064 hereinafter called "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, legal representatives, executors, administrators and assignees) of the **OTHER PART.** (Herein The Vendor and the Purchaser are referred to collectively as "The Parties").

WHEREAS THE VENDOR HEREBY EXPRESSLY REPRESENT AND DECLARES TO THE PURCHASER AS FOLLOWS:

a) By and under an Articles of Agreement dated 7th November 2007 lodged and registered in the office of the Sub-Registrar of Assurance Borivali under serial no. BDR-2-8335-2007 on 10/12/2007 vide receipt no. 8455 made and entered between M/s. Keystone Realtors Pvt. Ltd., therein referred to as "The Promoter" of the One Part and the Vendor herein, therein referred to as "The Purchaser" of the Other Part, the Promoter sold the Unit specifically mentioned in the schedule below jointly to **MR. ZUBIN KAMLESH SHAH and MRS. CHANDRIKA KAMLESH SHAH**. The Vendors therein purchased and owned the premises bearing **Shop No. 2109, admeasuring 10.22 sq. mts. (Carpet) equivalent to 110 sq. ft. (Carpet) area, Ground Floor, Rustomjee's Eaze Zone, in the society Ease Zone in Laxmi Singh Complex Premises Cooperative Society Ltd., Goregaon Mulund Link Road, Malad (West), Mumbai-400 064, constructed on the plot of land bearing C.T.S. No. 1214/1 of village Malad South, Taluka Borivali, within the registration jurisdiction of Mumbai Suburban District hereinafter referred to as the "said Premises/ Unit" and more particularly described in Schedule written herein under.**



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b) The origin of the title of the said premises is recited in the recitals of the above recited agreement.

c) Whereas, the various Unit Purchasers of said building "Rustomjee's Eaze Zone" formed and registered a Society under the provisions of Maharashtra Co-operative Societies Act, 1960, in the name and style of **Eaze Zone In Laxmi Singh Complex Premises Co-operative Society Ltd.**, under the Registration No. **MUM/W-P/GNL/O/3170/2019** (hereinafter referred to as 'the Said Society') and the said Society has admitted the Vendors **MR. ZUBIN KAMLESH SHAH and MRS. CHANDRIKA KAMLESH SHAH** as the members of the said Society further that a share certificate is not issued to the Vendor by the said society.

d) One of the members **Mrs. Chandrika Kamlesh Shah** expired intestate on **17/10/2019** and her husband **Mr. Kamlesh Dungarshi Shah** predeceased her on **22/08/2004** leaving behind three legal heirs to inherit her 50% shares and interest in the said Unit equally **(1) MRS. DIMPLE VIJAY SHAH, (2) MRS. FRENNY BHAVESH SACHDEV** and **(3) MR. ZUBIN KAMLESH SHAH (the Vendor herein)** as her legal heirs and legal representatives entitled to the estate and properties of the said deceased **Mrs. Chandrika Kamlesh Shah. Specifically 50% share, interest, right and title in the said Premises/ Unit.**

e) By a Deed of Release duly registered at Serial No. BRL—1/17967/2024 dated 31/12/2024, the Class I legal heirs of the late **Mrs. Chandrika Kamlesh Shah** executed a Release Deed. Through a Release deed **(1) MRS. DIMPLE VIJAY SHAH** and **(2) MRS. FRENNY BHAVESH SACHDEV (therein as The Releasors)** released, relinquished and transferred all their inherited rights, titles and interests in the **said Unit** in the sole name of **MR. ZUBIN KAMLESH SHAH (therein the Releasee)**. Thus **MR. ZUBIN KAMLESH SHAH (the Vendor herein)** became the sole and absolute owner of the **said Unit** and is entitled to deal with the same in the manner the Vendor may deem fit and proper.

AND WHEREAS the Parties hereto have agreed to reduce into writing the Terms and Conditions on which the Vendor has decided to sell and transfer and the PURCHASER has decided to purchase and acquire the rights, title and interest of the Vendor in the said Premises including the entire interest of the Vendor in the said Society;

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NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS

FOLLOWS;

(i) The Vendor is in the exclusive and absolute possession of said Premises/Unit together with the said membership, yet to be issued shares and benefits and that neither the Vendor has till date hereof at any time either agreed to induct or



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[Handwritten signature]

contemplated by law as hereunder mentioned in these presents with otherwise clear and marketable title free from all encumbrances and all doubts.

(v) The Vendor has informed the said Society as under the Bye-laws to transfer the **yet-to-be-issued shares** and interest in the capital/property of the Society and obtained the necessary permission from the said Society to sell, transfer and assign the said Premises to the Purchaser.

(vi) Now the parties hereto are desirous of executing regular these presents in respect of the said Premises and membership, yet to be issued shares of the Society building with the said benefits and accordingly the parties hereby mutually agreed upon following terms, conditions, stipulations covenants in that behalf as hereinafter appearing:



NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Vendor hereby declares and confirms that what is recited hereinabove in respect of the said premises shall be treated as representations and irrevocable declarations on their part as if the same are reproduced herein in verbatim and form part of this clause. The Vendor hereby confirms that the Purchaser has agreed to purchase the said premises relying upon the correctness of the declarations and representations made by the Vendor in these presents.

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2. The Vendor shall sell, transfer, assign and assure to the Purchaser and the Purchaser shall purchase and acquire the said premises Viz. **Shop No. 2109, admeasuring 10.22 sq. mts. (Carpet) equivalent to 110 sq. ft. (Carpet) area, on the Ground Floor, in the building Rustomjee's Eaze Zone, in the society Ease Zone in Laxmi Singh Complex Premises Cooperative Society Ltd., Goregaon Mulund Link Road, Malad (West), Mumbai-400 064, constructed on the plot of land bearing C.T.S. No. 1214/1 of village Malad South, Taluka Borivali, within the registration jurisdiction of Mumbai Suburban District** more particularly described in the schedule herein underwritten free from all encumbrances at or for the price of

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[Handwritten Signature]

the said premises in the name of the Purchaser shall be borne and paid by the parties hereto in **equal proportion**.

27. All disputes or differences whatsoever which shall at any times hereafter arise between the parties hereto or their respective successors-in-title or representatives (as the case may be) touching or concerning this Agreement For Sale or its construction or effect or as to the rights, duties, obligations and liabilities of the parties hereto or either of them under matter in any way connected with or arising out of or concerning the subject matter of this Agreement for Sale shall be referred to arbitration in accordance with and subject to the provisions of Arbitration and Conciliation Act, 1956 or any statutory modification or re-enactment thereof for the time being in force. Arbitration proceedings shall be held in Mumbai in the English Language.



28. No modification or amendment of this Agreement and no waiver of any of the terms or conditions hereof shall be valid or binding unless made in writing and duly executed by both Parties.

29. This Agreement constitutes the entire agreement between the parties concerning the subject matter herein and supersedes and cancels any agreement, representation, understanding, arrangement, communication or expression of intent relating to the subject matter of this Agreement.

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and cancels any	7/10/80	
agreement, representation, understanding, arrangement, communication or	28/24	

THE SCHEDULE HEREINABOVE REFERRED TO:

All that Shop No. 2109, admeasuring 10.22 sq. mts. (Carpet) equivalent to 110 sq. ft. (Carpet) area, Ground Floor, Rustomjee's Eaze Zone, Ease Zone in Laxmi Singh Complex Premises Cooperative Society Ltd., Goregaon Mulund Link Road, Malad (West), Mumbai-400064, constructed on the plot of land bearing C.T.S. No. 1214/1 of village Malad South, Taluka Borivali, within the registration jurisdiction of Mumbai Suburban District.

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15-01-2025

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सूची क्र.2

दुय्यम निबंधक : बोरीवली 1 (मालाड)

दस्त क्रमांक : 8335/2007

नोंदणी :

Regn:63m

गावाचे नाव : मालाड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.660000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 647500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	पालिकेचे नाव:इतर वर्णन :दुकान नं 2109 तळमजला , रूस्तमजीज इज झोन , लक्ष्मी कॉम्प्लेक्स
(5) क्षेत्रफळ	12.26 चौ मी बिल्टअप
(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:-मे किस्टोन रियल्टर्स प्रा लि चे संचालक चंद्रेश मेहता तर्फे मुखत्यार गीता मोंडकर - - वय:-??पत्ता:-पिन कोड:-६८पिन नं:- AAACK2499Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2): नाव - झुबीन कमलेश शाह - - वय:-??पत्ता:-१८पिन कोड:-६७पिन नं:-AMIPS68 3): नाव:- चौद्रिका कमलेश शाह - - वय:-??पत्ता:- वरीलप्रमाणेपिन कोड:-पिन नं:-AMQPS9657R
(9) दस्तऐवज करून दिल्याचा दिनांक	07/11/2007
(10) दस्त नोंदणी केल्याचा दिनांक	10/12/2007
(11) अनुक्रमांक, खंड व पृष्ठ	8335/2007
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	33000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	6600



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17967324

14-01-2025

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contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 17967/2024

नोंदणी :

Regn:63m

गावाचे नाव : मालाड

(1)विलेखाचा प्रकार	रिलीज डीड
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: शॉप नं 2109,तळ मजला,रुस्तमजी इज जोन,ओफ इज जोन इन लक्ष्मी सिंग कॉम्प्लेक्स प्रिमायसेस को.ऑप.सोसायटी लिमिटेड,लक्ष्मी सिंग कॉम्प्लेक्स,गोरेगाव मुलुंड लिंक रोड,गोरेगाव पश्चिम,मुंबई 400104,व्हिलेज(मालाड दक्षिण)एकूण क्षेत्रफळ 12.26 चौ.मी बिल्टअप मधून 50% अविभाजित हिश्या मधून 2/3 हिश्याचे हक्क सोड पत्र. नातेसंबंध बहीण-भाऊ.((C.T.S. Number : 1214/1 ;))
(5) क्षेत्रफळ	4.08 चौ.मीटर
(5)आकारणी किंवा जुडी देण्यात असेल व्हा.	
(7) दस्तऐवज करून देणा-या/लिहून घेणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-डिंपल विजय शाह वय:-52 पत्ता:-प्लॉट नं: रतनशी हाऊस ,, माळा नं: -, इमारतीचे नाव: विजय रोसेस प्लान्ट नर्सरी कंपाऊंड ,, ब्लॉक नं: -, रोड नं: खंटाटा लेन , ओप . वि.जे.बी. उद्यान , भायखळा (ईस्ट) , मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400027 पॅन नं:-AGLPS8939H 2): नाव:-फ्रेनी भावेश सचदेव वय:-48 पत्ता:-प्लॉट नं: फ्लॅट नं. सी/८०२ ,, माळा नं: -, इमारतीचे नाव: राहुल सी. एच. एस. एल ,स्काय बिल्ड व्हिलेज ,, ब्लॉक नं: बोरसापडा रोड , ओप पवार पब्लिक स्कूल ,, रोड नं: देरासर लेन, कांदिवली वेस्ट मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AXNPS3306D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-झुबीन कमलेश शाह वय:-45; पत्ता:-प्लॉट नं: फ्लॅट नं. १२०१ ,, माळा नं: -, इमारतीचे नाव: माला पॅलेस , दादा भाई क्रॉस रोड नं - १ , ब्लॉक नं: -, रोड नं: अपोजिट गोकली बाई स्कूल ,विले पार्ले (वेस्ट) मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AMIPS6846A
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2024
(10)दस्त नोंदणी केल्याचा दिनांक	31/12/2024
1)अनुक्रमांक,खंड व पृष्ठ	17967/2024
2)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
3)बाजारभावाप्रमाणे नोंदणी शुल्क	1000
4)शेरा	
न्यांकनासाठी विचारात घेतलेला तशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
दस्त शुल्क आकारताना निवडलेला मुद्देद :-:	



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सत्यमेव जयते

- : नोंदणीचे प्रमाणपत्र : -

नोंदणी क्रमांक : एमयुएम/डब्ल्यु-पी/जीएनल/ओ/३१७०/२०१९-२०/सन २०१९

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

ईझ झोन इन लक्ष्मी सिंग कॉम्प्लेक्स प्रिमा. को-ऑप. सोसा. लि.,
सर्व्हे नं. ४०२ अँड सिटीएस नं. १२१४/१, व्हिलेज मालाड
(साऊथ), ऑफ लिंक रोड, रुस्तमजी ओझोन टॉवर समोर,
गोरेगाव (प), मुंबई - ४०० १०४.

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६१ चे नियम १० व
महाराष्ट्र सहकारी संस्थाचे नियम १९६१ चे नियम ३० व ३१ नुसार
आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र
सहकारी संस्थांचे नियम १९६१ चे नियम १० (१) अन्वये संस्थेचे
वर्गीकरण

असून उप-वर्गीकरण सर्वसाधारण संस्था
आहे. इतर संस्था

कार्यालयीन मोहर



स्थळ : मुंबई

दिनांक : 26/11/2019



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सही

हुद्दा

Maheshwari
(डा. महेश साळुंकेपाटील,
उपनिबंधक,
सहकारी संस्था पी विभाग, मुंबई)



MUNICIPAL CORPORATION OF GREATER MUMBAI

APPENDIX XXII

PART OCCUPANCY CERTIFICATE

[CHE/8938/BP (WS)/AP of 11 July 2018]

Boman Irani, Director, M/S. Brickwork Trading Pvt. Ltd.,
Rustomjee Acres, Rustom Irani Marg, Dahisar (West), Mumbai- 400068..

Applicant/Owners,

Part 1 development work of commercial building comprising of Part Occupation Permission to the portion of the building upto 3rd (part) floor marked as washed red colour only on the plans out of the commercial building comprising of Lower Basement (for parking) + Upper Basement (for partly storage & shop) + Ground Floor + 1st to 3rd (pt) for shops + 4th (pt) for food stalls on plot bearing C.S.No./CTS No. 1214/1 of village MALAD (W)-P/S at Goregaon (West) is completed under the supervision of Shri. NITIN ANANDRAO VEDANTE , Architect , Lic. No. 97/22026 , Shri. Achuyt N Watve , RCC Consultant, Lic. No. STR/W/10 and Shri. Mukesh U. Pandya , Site supervisor, No. P/386/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued Chief Fire Officer u/no. FB/LR/R-IV/48 dated 12 July 2013.

- can be occupied with the following condition/s.
- That the tree NOC shall be submitted before asking full OCC to building.
- That the reservations in the layout shall be handed over and ownership of the same shall be transferred in the name of MCGM before asking for full OCC.
- That the layout shall be got amended before asking for full OCC.
- That all the balance conditions of IOD dtd. 08.02.2005 and Amended plans approval dtd. 21.08.2013 shall be complied with before full O.C.C



To :
Asstt. Commissioner, P/S Ward
A.A. & C. , P/S Ward
EE (V), Western Suburb II
A.I. , P/S Ward
A.E.W.W. , P/S Ward
Architect, NITIN ANANDRAO VEDANTE, E/01, Gokul Accord, Thakur Complex, Kandivali(East)
Information please

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Name : ASHOK KUMAR AGARWAL
Designation : Executive Engineer
Organization : Municipal Corporation of Greater Mumbai
Date : 11-Jul-2018 18: 45:57

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
P/S Ward

COMMENCEMENT CERTIFICATE

To
 ✓ SHRI ROMAN R. IRANI,
DIRECTOR OF BRICKWORKS TRADING PVT. LTD.,
BRICKWORKS

OFFICE OF THE
 EX. ENGR. BLDG. PROPL. (W.S.) R & P. WARD
 OF DADASAHEB AMBEDKAR MARKET BLDG.
 KANDIVALI/WEST, MUMBAI-400 067.

Sir,
 With reference to your application No. 4981 dated. 17.12.2004 for
 Development Permission and grant of Commencement Certificate under Sector 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 Commercial bldg.
 C.T.S. No. 1214
 at premises at Street _____
 Village Malad (South) Plot No. _____
 situated at Goregaon (West) Ward P/South

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

1. The land vacated in consequence of the endorsement of the widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied, 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 is not the factory.
5. This Commencement Certificate is renewable every year but shall not exceed three years provided further that such renewal shall not bar any subsequent application for fresh permission under section 14 of the Maharashtra Regional and Town Planning Act 1966
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai 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 him in such an event shall be deemed to have carried out the development work in contravention of section 14 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 P.S. Tamhane
 Assistant Engineer to exercise his power and functions of the planning Authority under
 Section 45 of the said Act.

This C.C. is restricted for work up to Top of Basement Slab as per amended
plan dt. 15.12.2005.

For and on behalf of Local Authority
 Brihanmumbai Mahanagar Palika

Smy...
 Asst. Engineer, Building Proposal (West Sub)
 P 8/R Wards
 POE

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

THE MUNICIPAL CORPORATION OF MUMBAI
 OFFICE OF THE MUNICIPAL ENGINEER & P. WORKS
 OFFICE, MUNICIPAL MARKET BUILDING,
 MUMBAI. TELEPHONE NO. 267.

E/8938/ BF (2S) / A0

6) This C.C. is now
 top of basement
 dt. 13.03.07

re-endorsed for the work upto
 as per amended plan approved
 27 SEP 2007
 with
 EEBB (475) P (S)

7) This C.C. is now further extended for the entire
 work i.e. two level basement + G + 2 + 3rd (pt) upper floors
 as per amended plan approved dt.
 E 5 OCT 2007



8) This C.C. is now further extended for the entire work
 i.e. two level basement + G + 1
 1st + 2nd + (pt) 3rd + (pt) 4th upper floors. as
 per amended plan, approved on dt. 21.08.08.
 29 AUG 2008

Ex-Engg. BPC (S) P
 बरल - १
 06C 20 80
 2024



15/01/2025 12 04:44 PM

दस्त गोषवारा भाग-2

बरल-१

दस्त क्रमांक:778/2025

दस्त क्रमांक :बरल-१ /778/2025

दस्ताचा प्रकार :-करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

ठसा प्रमाणित

1 नाव:ऋषि ललित सुरी
पत्ता:प्लॉट नं: फ्लॅट नं . ७०३ , माळा नं: -, इमारतीचे नाव: इ-विंग वय :-45
, कृष्णा रेमिडेन्सी, ब्लॉक नं: सुंदर नगर, अपॉसित दालमिया कॉलेज , रोड नं: मालाड वेस्ट मुंबई, महाराष्ट्र, MUMBAI.
पॅन नंबर: BNEPS2426Q

लिहून घेणार

वय :-45

स्वाक्षरी:-

(Signature)



2 नाव:शुवीन कमलेश शाह
पत्ता:प्लॉट नं: फ्लॅट नं . १२०१ , माळा नं: -, इमारतीचे नाव:
माला पॅलेम , ब्लॉक नं: दादा भाई क्रॉम रोड नं - १ , अजोजित गोकनी बाई स्कूल , रोड नं: विने पार्से (वेस्ट) मुंबई , महाराष्ट्र,
MUMBAI.
पॅन नंबर: AMIPS6846A

लिहून घेणार

वय :-45

स्वाक्षरी:-

(Signature)



वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 15 / 01 / 2025 12 : 02 : 24 PM

बरल - १		
७७८	४०	४०
२०२५		

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख समती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. व्यावहारीक प्रश्न सोडविती पढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार ऋषि ललित सुरी	15/01/2025 12:01:41 PM	ऋषि ललित सुरी M 1318453239176843264
2	लिहून घेणार शुवीन कमलेश शाह	15/01/2025 12:02:06 PM	शुवीन कमलेश शाह M 1297761681159049216

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण...पाने आहेत.

बरल-१/ ७७८ / ४०
पुस्तक क्रमांक १, क्रमांक.....
नोंदला. ९५१९१००२५
दिनांक:

शिक्का क्र.4 ची वेळ: 15 / 01 / 2025 12 : 03 : 00 PM

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

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

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Deface At	Deface Number	Deface Date
1	RISHI LALIT SURI	eChallan	10000502024122305388	MH013057899202425P	288000.00	SD	0007916243202425	15/01/20
2		DHC		1224237013282	800	RF	1224237013282D	15/01/20
3	RISHI LALIT SURI	eChallan		MH013057899202425P	30000	RF	0007916243202425	15/01/20

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



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15/01/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 778/2025

नोदणी :

Regn 63m

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गावाचे नाव : मालाड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4800000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2594583.8
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: शांप नं 2109, तळ मजला, रुस्तमजी इज जोन, ओफ इज जोन इन लक्ष्मी सिंग कॉम्प्लेक्स प्रीमायसिस को-ओप सोसायटी लिमिटेड, लक्ष्मी सिंग कॉम्प्लेक्स, गोरेगाव मुलुंड लिंक रोड, मालाड पश्चिम, मुंबई 400064, व्हिलेज (मालाड दक्षिण) PUI: PS4700030520000 ((C.T.S. Number : 1214/1 ;))
(5) क्षेत्रफळ	1) 12.26 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:-शुबीन कमलेश शाह वय:-45; पत्ता:-प्लॉट नं: फ्लॅट नं. १२०१, माळा नं:-, इमारतीचे नाव: माला पॅलेस, ब्लॉक नं: दादा भाई क्रॉस रोड नं - १, अपोजिट गोकली बाई स्कूल, रोड नं: विले पार्ले (वेस्ट) मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AMIPS6846A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-ऋषि ललित सुरी वय:-45; पत्ता:-प्लॉट नं: फ्लॅट नं. ७०३, माळा नं:-, इमारतीचे नाव: इ-विंग, कृष्णा रेसिडेन्सी, ब्लॉक नं: सुंदर नगर, अपासित दालमिया कॉलेज, रोड नं: मालाड वेस्ट मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-BNEPS2426Q
(9) दस्तऐवज करून दिल्याचा दिनांक	15/01/2025
(10) दस्त नोंदणी केल्याचा दिनांक	15/01/2025
(11) अनुक्रमांक, खंड व पृष्ठ	778/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	288000
(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 other area annexed to it.

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