

गावाचे नाव: एक्सर

दस्तऐवजाचा अनुक्रमांक: बरल-5-9633-2019

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: उषा राजेंद्र रेड्डी

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 40रु. 30000.00
रु. 800.00

एकूण:

रु. 30800.00

आपणास मूळ दस्त, थलनेलपेट, सूची-२ अंदाजे
11:33 AM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक बोरीवली-5

सह दुय्यम निबंधक बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा

बाजार मूल्य: रु.23268432 /-

मोबदला रु.27500000/-

भरलेले मुद्रांक शुल्क : रु. 1650000/-

- 1) देयकाचा प्रकार: eSBR/SimpleReceipt रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004207460201920R दिनांक: 25/07/2019
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: DHC रक्कम: रु.800/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2507201901534 दिनांक: 25/07/2019
बँकेचे नाव व पत्ता:

Usha R. Reddy

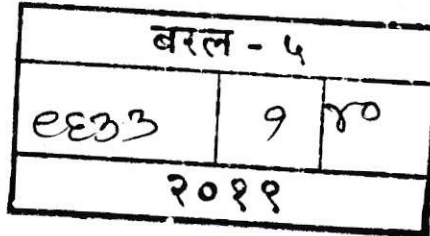
BORIVALI-5

Delivery Date :



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20190725689				
25 July 2019, 11:02:51 AM बरल-5					
मूल्यांकनाचे वर्ष	2019				
जिल्हा	मुंबई(उपनगर)				
मुल्य विभाग	87-एकसर (बोरीवली)				
उप मुल्य विभाग	87/406भूभाग: उत्तरेस देविदास मार्ग, पुर्वेस एस.व्ही.रोड, दक्षिणेस लोकमान्य टिळक रोड व पश्चिमे 1 एकसर रोड व टिळक रोड जोडणारा रस्ता.				
सर्व्हे नंबर/न. भू. क्रमांक :	सि.टी.एस. नंबर#1448				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
70800	139700	178600	228700	139700	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	159.59चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.139700/-
उद्दवाहन सुविधा-	आहे	मजला -	1st floor To 4th floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 100% apply to rate= Rs.139700/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर					
= (((139700-70800) * (100 / 100)) + 70800)					
= Rs.139700/-					
A) मुख्य मिळकतीचे मुल्य	= वरील प्रमाणे मुल्य दर * मिळकतीचे क्षेत्र				
	= 139700 * 159.59				
	= Rs.22294723/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	27.88चौरस मीटर				
बंदिस्त वाहन तळाचे मुल्य	= 27.88 * (139700 * 25/100)				
	= Rs.973709/-				
एकत्रित अंतिम मुल्य	= मुख्य मिळकतीचे मुल्य + तळघराचे मुल्य + मेझॅनॉईन मजला क्षेत्र मुल्य + लगतच्या गच्चीचे मुल्य + वरील गच्चीचे मुल्य + बंदिस्त वाहन तळाचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + इमारती भोवतीच्या खुल्या जागेचे मुल्य + बंदिस्त बाल्कनी				
	= A + B + C + D + E + F + G + H + I				
	= 22294723 + 0 + 0 + 0 + 973709 + 0 + 0 + 0 + 0				
	=Rs.23268432/-				

Home Print





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल :- 2019-20

1. दस्ताचा प्रकार :- करारनामा अनुच्छेद क्रमांक 256
2. सादरकर्त्याचे नाव :- श्रीम. उषा राजेंद्र रेड्डी
3. तालुका :- मुंबई / अंधेरी / बोरीवली / फुर्ला
4. गावाचे नाव :- रुकर
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 1448/8/A
6. मूल्य दरविभाग (झोन) :- 87 उपविभाग 406
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औदयोगिक
प्रति चौ मी. दर :- 70800 139700
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 159.59 ~~करपेट~~ / विल्ट अप चौ. मीटर / फूट
9. कारपार्किंग :- 2 गच्ची :- — पोटमाळा :- —
10. मजला क्रमांक :- 1st उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- — घसारा :- —
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- — ज्यान्वये दिलेली घट / वाढ
14. भाडेकरू व्याप्त मिळकत असल्यास :- 1. त्याच्या ताब्यातील क्षेत्रफळ :- —
2. नवीन इमारतीत दिलेले क्षेत्र :- —
3. भाड्याची रक्कम :- —
15. लिख अॅन्ड लायसन्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम :- —
निवासी/अनिवासी 2. अनामत रक्कम / आगावू भाडे :- —
3. कालावधी :- —
16. निर्धारित केलेले बाजारमूल्य :- 2,22,95,000/- 19,74,600/- 232,69000/-
2,75,00,000/-
17. दस्तामध्ये दर्शविलेली मोबदला :- —
18. देय मुद्रांक शुल्क :- 16,50,000/- भरलेले मुद्रांक शुल्क :- 16,80,000/-
19. देय नोंदणी फी :- 30,000/-



लिपिक

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सहस्रयुग्म निबंधक

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH004207460201920R	BARCODE	Form ID :	Date: 19-07-2019
Department	IGR		Payee Details	
Receipt Type	RM		Dept. ID (If Any)	
Office Name	IGR190-BRL1_JT SUB REGISTRAR BORIVALI	Location	PAN-AAHPR3171J	
Year	Period: From : 19/07/2019 To : 31/03/2099		PAN No. (If Applicable)	
Object	Amount in Rs.	Full Name		
0030045501-75	1650000.00	RAJENDRA S REDDY		
0030063301-70	30000.00	Flat/Block No, Premises/ Bldg		
	0.00	FLAT NO B 103 1ST FLR B WING		
	0.00	Road/Street, Area /Locality		
	0.00	AQUARIA GRANDE TOWER A B CHSL		
	0.00	Town/ City/ District		
	0.00	DEVIDAS LANE BORIVALI WEST MUMBAI Maharashtra		
	0.00	PIN		
	0.00	4 0 0 1 0 3		
	0.00	Remarks (If Any) :		
Total	1680000.00	Amount in words		
Payment Details: IDBI NetBanking Payment ID : 224032383		Rupees Sixteen Lakhs Eighty Thousand Only		
Cheque- DD Details:		FOR USE IN RECEIVING BANK		
Cheque- DD No.		Bank CIN No : 69103332019071950914		
Name of Bank		Date		
IDBI BANK		19-07-2019		
Name of Branch		Bank-Branch		
		571 Borivali [West]		
		Scroll No.		



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Data of Bank Receipt for GRN MH004207460201920R
Bank - IDBI BANK

Bank/Branch :
 Pmt Txn Id : 224032383 Simple Receipt
 Pmt DtTime : 19/07/2019 18:44:21 Print DtTime :
 Challan No : 69103332019071950914 GRAS GRN : MH004207460201920R
 District : 7101 / MUMBAI GRN Date : 19/07/2019 18:44:20
 Office Name : IGR190 / BRL1_JT SUB REGISTRAR BORIVALI 1

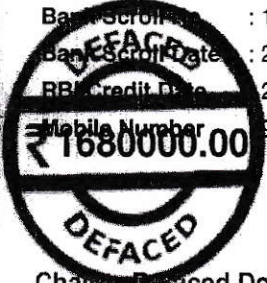
StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 16,50,000.00/- (Rs Sixteen Lakh Fifty Thousand Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

Article : B25
 Prop Mvilty : Immovable Consideration : 2,75,00,000.00/-
 Prop Descr : FLAT NO B 1031ST FLR B WINGAQUARIA GRANDETOWER A B CHSL , DEVIDAS LANE BORIVALI WESTMUMBAI
 : Maharashtra
 : 400103
 Duty Payer : PAN-AAHPR3171J RAJENDRA S REDDY
 Other Party : PAN-AACCJ7397N J B TRADING AND INVESTMENT CO PRIVATE LIMITED

Bank Scrip : 100
 Bank Scrip Date : 20/07/2019
 RBI Credit Date : 20/07/2019
 Mobile Number : 919820968049



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-388-9633	0002312717201920	25/07/2019-11:13:30	IGR194	30000.00
2	(IS)-388-9633	0002312717201920	25/07/2019-11:13:30	IGR194	1650000.00
Total Defacement Amount					16,80,000.00



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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2507201901534	Date 25/07/2019
Received from USHA R REDDY , Mobile number 8888888888, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Borivali 5 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 25/07/2019
Bank CIN 10004152019072501323	REF No. IGAGQUXFF0
This is computer generated receipt, hence no signature is required.	



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२०१९		

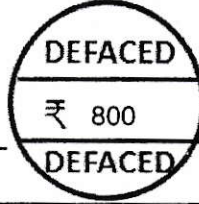


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2507201901534	Receipt Date	25/07/2019
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Received from USHA R REDDY , Mobile number 8888888888, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 9633 dated 25/07/2019 at the Sub Registrar office Joint S.R. Borivali 5 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIN	Payment Date	25/07/2019
Bank CIN	10004152019072501323	REF No.	IGAGQUXFF0
Deface No	2507201901534D	Deface Date	25/07/2019

This is computer generated receipt, hence no signature is required.



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AGREEMENT FOR SALE

Anil
R. Reddy
Reddy

THIS AGREEMENT MADE AT MUMBAI this 25th day of July, Two Thousand NINETEEN BETWEEN M/S. J.B. TRADING INVESTMENTS COMPANY PRIVATE LIMITED., a company incorporated and registered under the Companies Act, 1956, having registered address at A-503, Pratap Heritage, Opp. Veer Savarkar Garden, L.T. Road, Borivali (west), Mumbai-400092 Through its Director Mr. Anil Kothari., hereinafter called "THE VENDORS" (which expression shall, unless it be repugnant to the context or meaning thereof shall mean and include the Director or the Directors for the time being and from time to time of the said firm, the survivor or survivors of them and the heirs executors and administrators of such survivors and their assigns) of the One Part;

AND 1) MRS. USHA RAJENDRA REDDY 2) MR. RAJENDRA SHRINIVAS REDDY, adults, Indian Inhabitants residing at B/9, Modern Shashi Tara, S.V.P. Road, Near Union Bank of India, Borivali (west), Mumbai-400103., hereinafter called "THE PURCHASERS" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include them and/or their heirs, executors, administrators and assigns) of the Other Part:

Anil

Usha R. Reddy

R.S. Reddy

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WHEREAS:-

(a) By an Articles of Agreement for sale dated 24th December, 2013, (**said Agreement**) executed by and between M/s. Club Aquaria Enterprises [as Promoters therein] and M/s. J.B. Trading & Investment Company Private Limited [therein referred to as the Purchasers]. The said M/s. Club Aquaria Enterprises agreed to sell unto and in favour of the said M/s. J. B. Trading & Investment Company Private Limited the Flat No. B-103, admeasuring 1431 sq. ft. Carpet area on 1st Floor, B wing together with Two Car parking spaces in the building known as "Aquaria Grande" Tower "A/B" situated at Devidas Lane, Borivali (west), Mumbai-400092, more particularly described in the schedule mentioned hereunder written (hereinafter collectively referred to as said Flat). The said Agreement is duly registered with the Sub-Registrar of Assurances at Mumbai vide serial No. PS. 3502/81 Dated 3/11/1981. Since then they are in lawful occupation of the said Flat No. B-103 as absolute owners thereof.

(b) Thus, The Vendors are seized and possessed of or otherwise well and sufficiently entitled to the said Flat No. B-103 and also the registered members and Shareholders of "Aquaria Grande" Tower A Co-operative Housing Society Limited, registered under the Maharashtra co-operative Societies Act, 1960, under registration No. MUM/WR-N/HSG/TC/15630/2016-17 Dated 29/08/2016 (hereinafter referred to as

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the said society"). The Vendors have represented that the share certificate in respect of the said Flat has not been issued so far.

Usha R. Reddy

R.S. Reddy



- (c) The Vendors are entitled to sell, transfer, convey and assign their rights, title and beneficial interest in the said Flat No. B-103 on the 1st Floor B wing together with the two Car Parking spaces in the building known as "Aquria Grande" Tower A Co-operative Housing Society Limited of the said Society and also the said shares in favour of the Purchasers.
- (e) The Purchasers have agreed to purchase and acquire from the Vendors all the rights, title and interest of the Vendors in the said Flat No. B-103, admeasuring 1431 Sq. ft. Carpet area on the 1st Floor, B wing together with the two Car Parking spaces of the said building in the said Society and in the said shares free from all encumbrances and reasonable doubts, which the Vendors have agreed to do upon the terms and conditions recorded hereinafter;

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

1. That the Vendors hereby agree to sell, transfer, convey and assign their rights, title and interest in the said Flat No. B-103, admeasuring 1431 sq. ft. Carpet area on 1st Floor in B wing together with the two Car Parking spaces in the building known as "Aquria Grande Tower A, Co-operative Housing Society Limited" situated at Devidas Lane, Borivali (west), Mumbai-400092 and all their rights, title and beneficial interest, free from all encumbrances and reasonable doubts for the total



Usha R. Reddy

R.S. Reddy

[Handwritten Signature]

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consideration of Rs. 2,75,00,000/- (Rupees Two Crores Seventy Five Lakhs only) to be paid in the following manner:-

- (a) A sum of Rs. 25,00,000/- (Rupees Twenty Five Lakhs only) paid by Cheque No. 000707 dated 03/05/2019 drawn on ICICI Bank, Borivali (west) branch in favour of M/s. J.B. Trading Investments Company Private Limited;
- (b) A sum of Rs. 25,00,000/- (Rupees Twenty Five Lakhs only) paid by Cheque No. 930806 dated 19/07/2019 drawn on Bharat Bank, Borivali (west) Branch in favour of M/s. J.B. Investments Company Private Limited;
- (c) A sum of Rs. 22,00,000/- (Rupees Twenty Two Lakhs only) paid by Cheque No. 753347 dated 19/07/2019 drawn on Bharat Bank, Borivali (west) Branch in favour of M/s. J.B. Investments Company Private Limited;
- (d) A sum of Rs. 16,00,000/- (Rupees Sixteen Lakhs only) paid by Cheque No. 930805 dated 19/07/2019 drawn on Bharat Bank, Borivali (west) Branch in favour of M/s. J.B. Investments Company Private Limited;
- (e) A sum of Rs. 12,00,000/- (Rupees Twelve Lakhs only) paid by Cheque No. 148641 dated 19/07/2019 drawn on Bharat Bank, Borivali (west) Branch in favour of M/s. J.B. Investments Company Private Limited; and being paid as part payment prior to

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execution of these presents (the payment and receipts whereof

the Vendor hereby admits and acknowledges)

Usha R. Reddy

R.S. Reddy



(Handwritten signature)

(f) An amount of Rs. 2,75,000/- (Rupees Two Lakhs Seventy Five Thousand only) is being deducted as Tax deduction at source (TDS) and being remitted in the account of the Income Tax department as which the Vendors doth hereby acknowledge and confirm;

(g) Balance Consideration of Rs. 1,72,25,000/- (Rupees One Crore Seventy Two Lakhs Twenty Five Thousand only) shall be paid on or before 30/08/2019 by obtaining financial assistance from financial institutions.

Simultaneously upon receipt of the balance consideration as stated in sub-clauses 1(g), above, the sale shall be complete and on completion of the sale, the Vendors shall deliver vacant and peaceful possession of the said Flat to the Purchasers as owners thereof along with the two car parking spaces and handover the original title deeds of the prior transactions pertaining to the said flat and car parking spaces.

2. The Vendors shall obtain No Objection Letter from the said Society inter alia to the effect that the Society has no objection to the Purchasers being admitted as members of the said Society and for the transfer of the said shares by the Vendors in favour of the Purchasers and all incidental rights as such shareholders including transfer of the said Flat and allotment thereof to the name of the Purchasers in the records of the said Society and No objection certificate for obtaining financial assistance from financial institutions. It shall be the sole obligation of the



Usha R. Reddy

R.S. Reddy

[Handwritten Signature]

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Vendors to obtain such no objection. Upon obtaining such letter from the said society, the Vendor shall at the time of completion of the sale as provided under this agreement, apply to the said society for transfer of the said Flat and the said shares along with the required documents to the name of the Purchasers.

3. The sale shall be completed on or before 30/08/2019 against payment of the balance consideration of Rs. Rs. 1,72,25,000/- (Rupees One Crore Seventy Two Lakhs Twenty Five Thousand only) by the Purchasers to the Vendors.
4. Upon payment of balance consideration:-
 - (a) The Vendors and the Purchasers shall duly complete and sign the requisite transfer forms and other relevant forms, declarations for transfer of the said shares from the name of the Vendors to the name of the Purchasers.
 - (b) The Vendors shall, by an appropriate writing, resign as the members of the said society and request the society to admit the Purchasers as members of the society in place of the Vendors.
 - (c) The Purchasers shall apply to the said society to become members of the said society
 - (d) The Vendors shall handover the vacant and peaceful possession of the said flat and the two car parking spaces.
5. The Vendors doth hereby covenant with the Purchasers as follows:-

Usha R. Reddy

R.S. Reddy

(Handwritten signature)

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MUMBAI SUBURBAN DIST. (C-118)

- (a) That the Vendors have duly paid and discharged in full all the dues and liabilities in respect of the said Flat including the Municipal outgoing, taxes, rates, maintenance charges etc. payable to the said Society upto the date hereof and shall pay all the dues till the completion of sale;
- (b) That the Vendors are the absolute owners and beneficiaries of the said Flat duly standing in the names of the Vendors in the books and all other same and to incidental right thereto and to exclusive rights to the use, enjoyment and occupation of the said Flat and except the Vendors no other person or persons have any rights, title, interest, claim or demand of any nature whatsoever unto or upon the said Flat ;
- (c) That notwithstanding any act, deed matter or thing whatsoever done, omitted by the Vendor or any person or persons lawfully and equitably claiming by, from, through, or in trust for the Vendor, the Vendors have full power and absolute authority in their own right to transfer the said Flat and to relinquish and transfer all their rights, title, and interest therein in favour of the Purchasers;
- (d) That neither the Vendors nor any one on their behalf has committed or omitted any act, deed, matter or thing whereby their holding of the said shares and incidental rights thereto including the right to peaceful use, occupation, ownership and enjoyment of the said Flat and other right and benefits in respect thereof may become or may be compromised or jeopardized



Usha R. Reddy

R.S.Reddy

[Signature]

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whereby the said shares and their other rights, title and interest therein may become liable to attachment and/or sale whether by a decree order of the Competent Court or otherwise;

(e) That the Vendors have not created or purported to create any tenancy, license, charge, lease, mortgage, lien or any kind of third party rights over the said Flat and no other person or party has any rights, title, or interest, claim or demand in to or upon the same either by way of mortgage, gift, trust, inheritance, lease or otherwise and that the same are free from all encumbrances and there is no pending litigation of any kind whatsoever and further that the Vendors shall, so long as this agreement is valid, not enter into any agreement/writing with any third party for creating any right of whatsoever nature in respect in the said Flat;

(t) That the Purchasers shall, on completion of the transfer, peacefully and quietly be entitled to hold and own the said Flat and the said shares and all incidental thereto including the right to enter upon and remain in joint occupation and enjoyment of the said Flat and or any part thereof in the Purchasers own right without any interference disturbance, interruption, claim or demand whatsoever and/or any person or persons lawfully and equitably claiming by, from, through, under or in trust for the Purchasers;

Usha R.Reddy

R.S.Reddy

बरल - ५		
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- (g) That the Vendors have duly complied with, observed, performed with all the Rules, regulations and Bye-Laws of the said Society and that the Vendors 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 are there any actions or proceedings pending against the Vendors instituted by the said Society or any member of the said society in respect of the said Flat including any notice or action for expulsion or termination of the Vendors as the members of the said society;
- (h) That the Vendors have not received any notice for acquisition or requisition of the said Flat and/or the said shares; and
- (i) That the Vendors herein doth hereby indemnify and keep indemnified the Purchasers against any defect in title, omission, or mischief of any person wrongfully claiming any rights, title or beneficial interest in the said Flat and/or the said shares or compensation, claim, demand, fines, penalties, costs, charges and expenses or any other liabilities whatsoever made or brought, against or incurred, suffered, levied or imposed pursuant to the transfer thereof under the terms of this Agreement and/or by reason or by virtue of the non-performance and non-observance of any of the terms and conditions of the Agreement, covenants and provisions.

Usha R. Reddy

R.S. Reddy



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6. The Vendors hereby declare and confirm that what is recited hereinabove in respect of the said Flat and said shares 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 Vendors hereby confirm that the Purchasers have agreed to purchase the said Flat relying upon the correctness of the declarations and representations made by the Vendors in the presents.
7. The Vendors shall bear and pay all outgoing in respect of the said Flat including all rates, taxes and charges for consumption of electricity, water etc. and all dues and charges payable to the said society till the date of completion of the sale and the Purchasers shall bear and pay all such outgoing, dues and charges to the said society from the date of completion of sale and receiving possession of the said Flat.
8. The Vendors shall also transfer in favour of the Purchasers the amounts standing to their credit all the deposits, if any, or the sinking fund maintained by the said society and for that purpose, the Vendors shall sign and execute all necessary applications and other assurances as may be necessary or as may be determined or required by the said society.
9. The Purchasers doth hereby agree and covenant to become members of the said society and to abide by and observe and perform all the rules and regulations and bye-laws of the said Society from time to time in force.

Usha R. Reddy

R.S. Reddy



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10. The Vendors shall sign and execute in favour of the Purchasers necessary applications, forms, deeds and other documents or writings as may be reasonably required by the society for transfer of the said shares and the said Flat and right to possess, use, occupy and enjoy the said Flat in favour of the Purchasers and for implementing the terms of the this agreement.
11. The stamp duty, and registration fees /charges, as applicable, shall be borne and paid by the Purchasers only. The parties have also agreed to pay and bear equally the transfer fees/donations etc. of the said Society for the transfer of the said Flat in favour of the Purchasers.

THE SCHEDULE ABOVE REFERRED TO:

All the rights, title, interest in respect of flat No. B-103 admeasuring 1431 square feet Carpet area on 1st Floor, B wing and two Car Parking in the building known as "Aquaria Grande Tower A Co-operative Housing Society Limited" situated at Devidas Lane, Borivali (west), Mumbai-400092., plot bearing C.T.S. No. 1448/8/A and 1448/8/D of Village Eksar, Taluka Borivali. The said building has Ground Plus 38 upper floors with lift.

IN WITNESS WHEREOF the Vendors and the Purchasers have set and subscribed their respective hands, the day and year first hereinabove written.

Usha R. Reddy

R.S. Reddy



[Handwritten Signature]

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SIGNED, SEALED AND DELIVERED by)

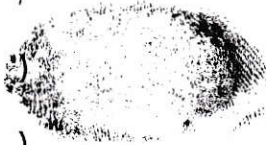
the withinnamed "the Vendors")

M/S. J.B. TRADING INVESTMENTS)

COMPANY PRIVATE LIMITED)

Through its Director)

Mr. Anil Kothari)



For J. B. TRADING INVESTMENT CO. PVT. LTD.
DIRECTOR / AUTH. SIGNATORY

in the presence of Yogesh)

Sharma)

Sharma)

SIGNED, SEALED AND DELIVERED by)

the withinnamed "the Purchasers")

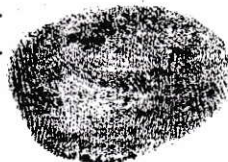
MRS. USHA RAJENDRA REDDY)



Usha R. Reddy

MR. RAJENDRA SHRINIVAS REDDY)

R. S. Reddy



in the presence of Soumya Reddy)

SR Reddy)

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RECEIPT

RECEIVED of and from the Purchasers a sum of Rs. 1,00,00,000/- (Rupees One Crore only) as follows:

a) A sum of Rs. 25,00,000/- (Rupees Twenty Five Lakhs only) paid by Cheque No. 000707 dated 03/05/2019 drawn on ICICI Bank, Borivali (west) branch in favour of M/s. J.B. Trading Investments Company Private Limited;

(a) A sum of Rs. 25,00,000/- (Rupees Twenty Five Lakhs only) paid by Cheque No. 930806 dated 19/07/2019 drawn on Bharat Bank, Borivali (west) Branch in favour of M/s. J.B. Investments Company Private Limited;

(b) A sum of Rs. 22,00,000/- (Rupees Twenty Two Lakhs only) paid by Cheque No. 753347 dated 19/07/2019 drawn on Bharat Bank, Borivali (west) Branch in favour of M/s. J.B. Investments Company Private Limited;

(c) A sum of Rs. 16,00,000/- (Rupees Sixteen Lakhs only) paid by Cheque No. 930805 dated 19/07/2019 drawn on Bharat Bank, Borivali (west) Branch in favour of M/s. J.B. Investments Company Private Limited;

(d) A sum of Rs. 12,00,000/- (Rupees Twelve Lakhs only) paid by Cheque No. 148641 dated 19/07/2019 drawn on Bharat Bank, Borivali (west) Branch in favour of M/s. J.B. Investments Company Private Limited; and being paid as part payment prior to execution of these presents as mentioned herein above in respect of the said flat No. B-103

admeasuring 1431 square feet Carpet area on 1st Floor, B wing, in the



Usha R. Reddy

R.S. Reddy

(Handwritten signature)

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building known as "Aquaria Grande Tower A Co-operative Housing Society Limited" situated at Devidas Lane, Borivali (west), Mumbai-400092., sold to **MRS. RAJENDRA SHRINI VAS REDDY and MRS. USHA RAJENDRA REDDY** as per the terms of this Agreement.

We say received

Rs. 1,00,00,000/-




**M/S. J.B. TRADING INVESTMENTS
COMPANY PRIVATE LIMITED**

Through its Director


Mr. Anil Kothari

WITNESSES:-

1. Name: Yogesh B. Sharma

Signature: 

2. Name: Soumya Reddy

Signature: 

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Date: 2 July 2019

To,

M/s. J B. Trading Investments Co. Pvt. Ltd.

Flat no 103, Tower B

Aquaria Grande

Mumbai - 400103.



Subject:- No objection for sale of Flat no 103 ("Said Flat"), Tower B, Aquaria Grande, Devidas Lane, Borivali (W), Mumbai - 103.

REF: Your request letter dated 14.06.2019

We are in receipt of your above referred letter dated 14.06.2019, wherein you have expressed your willingness to sale of the Said Flat.

In reply thereto we state that we have No Objection if you wish to sell off the above mentioned said flat to

Mrs. Usha Rajendra Reddy & Mr. Rajendra Shrinivas Reddy, as mentioned in your letter.

We confirm that maintenance and other receivables by Society in respect of the Said Flat have been paid till date.

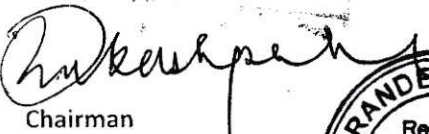
Share certificate is yet not issued by the society and once processed the same shall be informed accordingly.

New purchasers shall be liable to follow the bye-laws as per the MCS Act of the society that may be implemented from time to time.

The above letter is issued on request of M/s. J.B. Trading Investments Co. Pvt. Ltd. for the purpose to sale his flat. The information provided above is to the best of society's knowledge and the society or the managing committee or its members will not bear any liability whatsoever arising out of the use of these letter.

Thanking You,

For Aquaria Grande Tower A CHS Ltd.


Chairman



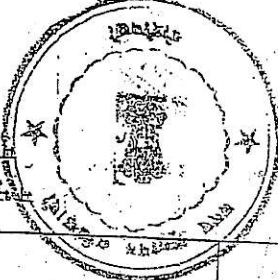
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दिनांक २०/०१/२०११
 मालिका क्र. २३३/२०
 प्लॉट क्र. ५-१२१
 मालिका क्र. २३३/२०
 प्लॉट क्र. ५-१२१
 मालिका क्र. २३३/२०
 प्लॉट क्र. ५-१२१



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दिनांक २०/०१/२०११
 मालिका क्र. २३३/२०
 प्लॉट क्र. ५-१२१
 मालिका क्र. २३३/२०
 प्लॉट क्र. ५-१२१
 मालिका क्र. २३३/२०
 प्लॉट क्र. ५-१२१



MUNICIPAL CORPORATION OF GREATER MUMBAI

APPENDIX XXII

PART OCCUPANCY CERTIFICATE

[CHE / A-4541 / BP (WS) / AR of 27 July 2017]

To,
M/s. Wadhwa group Holding Pvt. Ltd.
One BKC, 1401, P. No. C-66, 'G' Block Bandra-Kurla Complex, Bandra (East) Mumbai 400051.

Dear Applicant/Owners,

The Part 2 development work of _____ building comprising of Wing B having Stilt floor for parking +1st to 32nd upper floors (for residential flats) alongwith Fire Check Floor above 18th floor, on plot bearing C.S.No./CTS No. 1448/8/A & 1448/8/D of village EKSAR (N) R/N at NA is completed under the supervision of Shri. TARUN H MOTTA , Licensed Surveyor , Lic. No. M/63/LS , Shri. Hiten R Mahimtura , RCC Consultant, Lic. No. STR/M/63 and Shri. N.M. KARANJAWALA , Site supervisor, Lic.No. K/198/SS-1 and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. FB/HRC/R-IV/09 dated 21 July 2017.

Copy To :

1. Asstt. Commissioner, R/N Ward
 2. A.A. & C. , R/N Ward
 3. EE (V), Western Suburb II
 4. M.I. , R/N Ward
 5. A.E.W.W. , R/N Ward
 6. Architect, TARUN H MOTTA, 3RD FLOOR, NINE SQUARE BUILDING, RAMDAS SUTRALE MARG, OFF. CHANDAVARKAR LANE, BORIVALI (WEST), MUMBAI - 400 092.
- For information please



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

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- : नोंदणीचे प्रमाणपत्र : -

नोंदणी क्रमांक: एमयुएम/डब्ल्यूआर-उ/एचएसजी/टिसी/१५६३०/२०१६-१७/२०१६

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

अॅक्वारीआ ग्रँड टॉवर अे को-ऑप.हौसिंग सोसायटी लिमिटेड,
सी.टी.एस.नं.१४४८/अे ते डी,व्हिलेज एक्सर,दविदास रोड,
बोरीवली (पश्चिम),मुंबई ४०० १०३.

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ९ (१) व
महाराष्ट्र सहकारी संस्थाचे नियम १९६१ चे नियम ५ अन्वये नोंदण्यात
आलेली आहे .

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र
सहकारी संस्थांचे नियम १९६१ चे नियम १० (१) अन्वये संस्थेचे
वर्गीकरण " गृहनिर्माण संस्था " .
असून उप-वर्गीकरण " भाडेकरू सहभागीदारी गृहनिर्माण संस्था " .
आहे.



स्थळ

दिनांक : २९.८.१९



सही (राजकुमार पाटील)

उपनिबंधक/

सहकारी संस्था, आर-उत्तर विभाग, - मुंबई

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- 2) मोर
- 3) बा
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बेटेट
- 4) भू
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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 5

दस्त क्रमांक : 653/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) एक्सर ✓

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	24097500
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टागर आकारणी देतो की पट्टेदार ते नमूद करावे)	14766000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अगल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: 103, माळा नं: पहिला मजला, बी टॉवर, इमारतीचे नाव: एकेरीया ग्रांडे, ब्लॉक नं: बोरीवली वेस्ट, रोड नं: देवीदास लेन, इतर माहिती: सोबत 2 कार पार्किंग सहित, सदनिकाचा क्षेत्रफळ 1431 चौ फूट कार्पेट ((C.T.S. Number : 1448/8/a ;))
(5) क्षेत्रफळ	1) 159.59 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:- मेसर्स क्लब एकेरीया इंटरप्राइझेस चे अथोराइस सिग्रेटरी संजय छाब्रीया तर्फे मुखत्यार श्री तुषार - गांधी वय:-35; पत्ता:- प्लॉट नं: 301, माळा नं: 3 वा माळा, इमारतीचे नाव: प्लटीना, ब्लॉक नं: बांद्रा पूर्व, रोड नं: प्लॉट नंबर सी 59, बी के सी, महाराष्ट्र, मुंबई. पिन कोड:-400051 पॅन नं:- AAAFC9490J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मेसर्स जे बी ट्रेडिंग ऍण्ड इनवेस्टमेंट कं प्रा लिमी चे संचालक ललित जीतमल कोठारी वय:-43; पत्ता:- प्लॉट नं: ए 503, माळा नं: -, इमारतीचे नाव: प्रताप हेरिटेज, ब्लॉक नं: बोरीवली प, रोड नं: ऑप वीर सावरकर गार्डन एल टी रोड, पिन कोड:-400092 पॅन नं:- AACCI7397N ✓
(9) दस्तऐवज करून दिल्याचा दिनांक	24/12/2013
(10) दस्त नोंदणी केल्याचा दिनांक	21/01/2014
(11) अनुक्रमांक, खंड व पृष्ठ	653/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1205000
(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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आयकर विभाग
INCOME TAX DEPARTMENT
J.B. TRADING AND INVESTMENT
CO. PRIVATE LIMITED

भारत सरकार
GOV. OF INDIA

29/12/2011
Permanent Account Number
AACCJ7397N

10/12/2012

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आयकर विभाग

भारत सरकार

TAX DEPARTMENT

GOVERNMENT OF INDIA

ANIL KOTHARI

1 BROTHER

15/11/1964

Registration Number

AT/PK/2074



Anil K.



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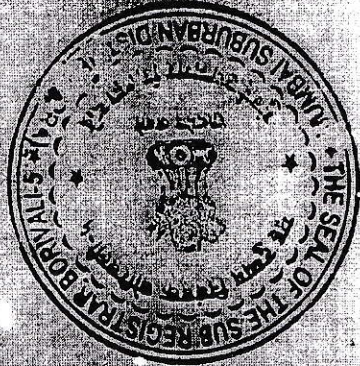
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आचार्य नारायण रामदास शिंदे



3892 6424 2426

Sex / Male
Date of Birth / 1964

नाम / नारायण रामदास शिंदे
नाम / NARAYAN RAMDAS SHINDE

आचार्य नारायण रामदास शिंदे

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आधार क्रमांक / Your Aadhaar No. :



EV/05989362 6 IN

Ref. No. : 12052011-02807

Date: 12/03/2011
Mandya, 400092
Borivali West
District: Mumbai
Office: Survey & Census
Lottery, 1st Road
A/1, 1st Floor
Borivali West, Mumbai

आधार क्रमांक / Aadhaar No. : 121817739/01016

आधार क्रमांक / Aadhaar No. : 121817739/01016

आधार क्रमांक / Aadhaar No. : 121817739/01016



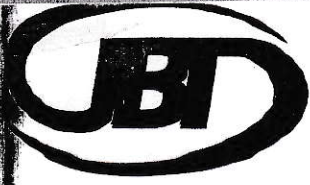


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**J.B. TRADING
AND INVESTMENT CO. PVT LTD**
CIN No.: U51101MH2011PTC225513
G.S.T.No.: 27AACCJ7397N1ZQ

ABSTRACT OF THE BOARD MEETING OF THE BORAD OF DIRECTORS OF M/S. J.B. TRADING INVESTMENTS COMPANY PRIVATE LIMITED, HELD ON 17th JUNE.2019 AT 4:30 P.M. AT THE REGISTERED OFFICE OF THE COMPANY AT A-503, Pratap Heritage, Opp. Veer Savarkar Garden, L.T. Road, Borivali (west), Mumbai-400092 (WEST), MUMBAI-400092.

RESOLVED THAT ANIL KOTHARI, Director of Companies be and is authorised to:

- To sign and execute Agreements, Deeds of Transfer, Deed of Rectification, Indemnities, Affidavits, Declarations, Letters and such other documents in respect of the Flat No. B-103, admeasuring 1431 sq. ft. Carpet area on 1st Floor, B wing together with Two Car parking ___ the building known as "Aquadria Grande" Tower "A/B" Co-operative Housing Society Limited" situated at _____.
- Also to appear before the Registrar of Assurances of any District or Sub- District Registrar of Assurances appointed or any registering authorities to be appointed under any act or law for the time being in force or otherwise for the registration of deeds, assurances, contracts, writings or other instruments and then and there or at any time thereafter to present and register or cause to be registered any deeds, assurances, contracts, writings or other instruments and to pay such fees as shall be necessary for registration.

For, M/S. J.B. TRADING INVESTMENTS COMPANY PRIVATE LIMITED

Name: ANIL J. KOTHARI (DIRECTOR),

LALIT J. KOTHARI (DIRECTOR)

For J. B. TRADING INVESTMENT CO. PVT. LTD.

DIRECTOR / AUTH. SIGNATORY



ANIL J. KOTHARI
DIRECTOR / AUTH. SIGNATORY

बरत - ५		
२६३३	३०४०	
२०१९		



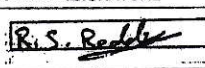

1005-B, PANCHRATNA BUILDING, MAMA PARMANAND MARG, NEAR ROXY CINEMA, MUMBAI-400004.

☎: +91-022-49787964 ☎: +91-9820062092 ✉: jltradinginv@gmail.com



5066		

2

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER		
AAHPR3171J		
	नाम /NAME	RAJENDRA SRINIVAS REDDY
	पिता का नाम /FATHER'S NAME	SRINIVAS VENKAT REDDY
	जन्म तिथि /DATE OF BIRTH	20-01-1968
हस्ताक्षर /SIGNATURE		
		आयकर निदेशक (पद्धति) DIRECTOR OF INCOME TAX (SYSTEMS)

R.S. Reddy



S-1

बरल - ५		
२६३३	३९	४०
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Usha f. Reddy



बरल - ५		
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सरकार
GOVERNMENT OF INDIA



उषा राजेंद्र रेड्डी
Usha Rajendra Reddy
DOB: 06-11-1968
Gender: Female



3915 7732 6945

आधार - आम आदमी का अधिकार

Usha R. Reddy



निकाशिता विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार
माडर्न शशितारा बी/९, एस.वी.पी.रोड,
युनियन बँक जवळ, बोरिवली वेस्ट,
मुम्बई, महाराष्ट्र, 400103

Address:
Modern Shashitara B/9, S.v.p
Road, Near Union Bank, Borivali
West, Mumbai (Sub Urban),
Maharashtra, 400103



1947
1800 300 1947

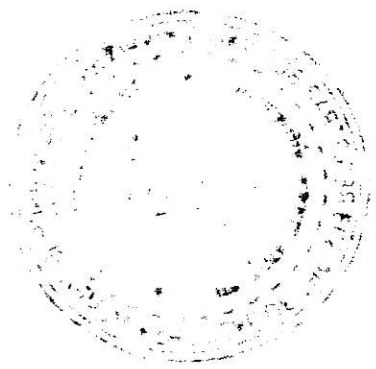
help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

बरत - ५		
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राजेंद्र श्रीनिवास रेड्डी
 Rajendra Shrinivas Reddy
 DOB: 20-01-1968
 Gender: Male

9951 1340 9210

आधार - आम आदमी का अधिकार

R.S. Reddy



विवेक प्राधिकरण
 OF INDIA

वी/ ९, मॉडर्न शशी तारा, एस वी पी रोड,
 युनिव्हर्सिटी ऑफ इंडिया जवळ,
 बोरीवली वेस्ट, मुंबई, महाराष्ट्र,
 400103

Address:
 B/ 9, Modern Shashi Tara, SVP
 Road, Near Union Bank Of India,
 Borivali West, Mumbai,
 Maharashtra, 400103



1947
 1800 300 1947

help@uidai.gov.in

www. uidai.gov.in

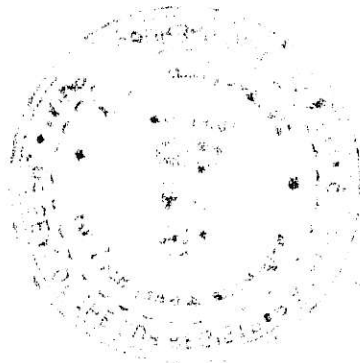
P.O. Box No. 1947,
 Bengaluru-560 001

वरल - ५		
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11-11-11	





भारत सरकार



आधार

भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/61184/25929

To,
योगेश ब्रीजमोहन शर्मा
Yogesh Brijmohan Sharma
A/502, Hrishikesh Apartment
Jaywant Sawant Road
Near Rustomji Cambridge Disilwa Wadi, Dahisar West
Mumbai
Dahisar Mumbai Mumbai
Maharashtra 400068
9821360600

Ref: 12/26H/23924/23940/P



SH188349003FT



Yogesh

आपला आधार क्रमांक / Your Aadhaar No. :

7223 8067 7745

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

Government of India



योगेश ब्रीजमोहन शर्मा
Yogesh Brijmohan Sharma
जन्म वर्ष / Year of Birth : 1971
पुरुष / Male



7223 8067 7745

आधार - सामान्य माणसाचा अधिकार

बरल - ५		
९९३३	३५	४०
२०१९		

कोरा कागद



बरल - ५		
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२०१९		

११०९		

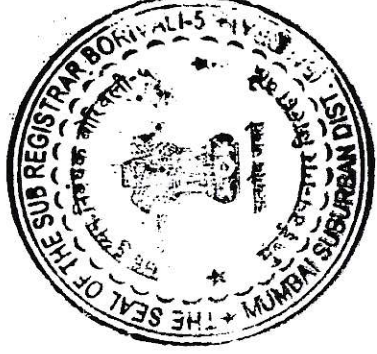




श्रीमन्महाश्री
 Sanyal Rajendra Reddy
 DOB: 16-05-2001
 Gender: Male

5810 1612 8862

संयल राजेंद्र रेड्डी



बरत - ५	
०३३७	३३०००

18



भारतीय डाक
 भारत - INDIA

पिन कोड: ४००००३
 डाक स्थान: मुंबई
 डाक कार्यालय: मुंबई

Address
 E/9, 2nd Floor, Modern Shanti
 Tara, SVF Road, Near Union Bank
 Of India, Borivali West, Mumbai,
 Maharashtra, 400103

(Handwritten signature)



भारतीय डाक
 भारत - INDIA
 पिन कोड: ४००००३
 डाक स्थान: मुंबई
 डाक कार्यालय: मुंबई



			5068

388/9633

रुवार, 25 जुलै 2019 11:13 म.पू.

दस्त गोषवारा भाग-1

बरल-5

3C

दस्त क्रमांक: 9633/2019

दस्त क्रमांक: बरल-5 /9633/2019

बाजार मुल्य: रु. 2,32,68,432/- सोबदला: रु. 2,75,00,000/-

भरलेले मुद्रांक शुल्क: रु.16,50,000/-

दु. नि. सह. दु. नि. बरल-5 यांचे कार्यालयात

पावती:10436

पावती दिनांक: 25/07/2019

अ. क्रं. 9633 वर दि.25-07-2019

सादरकरणाचे नाव: उषा राजेंद्र रेड्डी

रोजी 11:12 म.पू. वा. हजर केला.

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

Usha R-Reddy

दस्त हजर करणाऱ्याची सही:

एकुण: 30800.00



सह दु.नि.का-बोरीवली 5



सह दु.नि.का-बोरीवली 5

दस्ताचा प्रकार: करारनामा

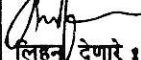
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिकका क्रं. 1 25 / 07 / 2019 11 : 12 : 13 AM ची वेळ: (सादरीकरण)

शिकका क्रं. 2 25 / 07 / 2019 11 : 13 : 30 AM ची वेळ: (फी)

प्रतिज्ञापत्र

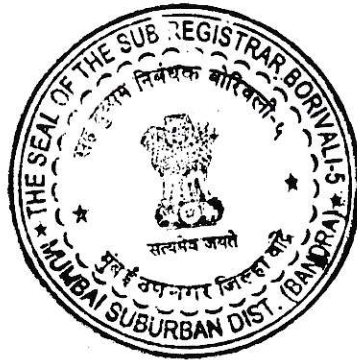
★ सदर दस्तऐकज स नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. ★ दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. ★ दस्ताची सत्यता, वैयक्ता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

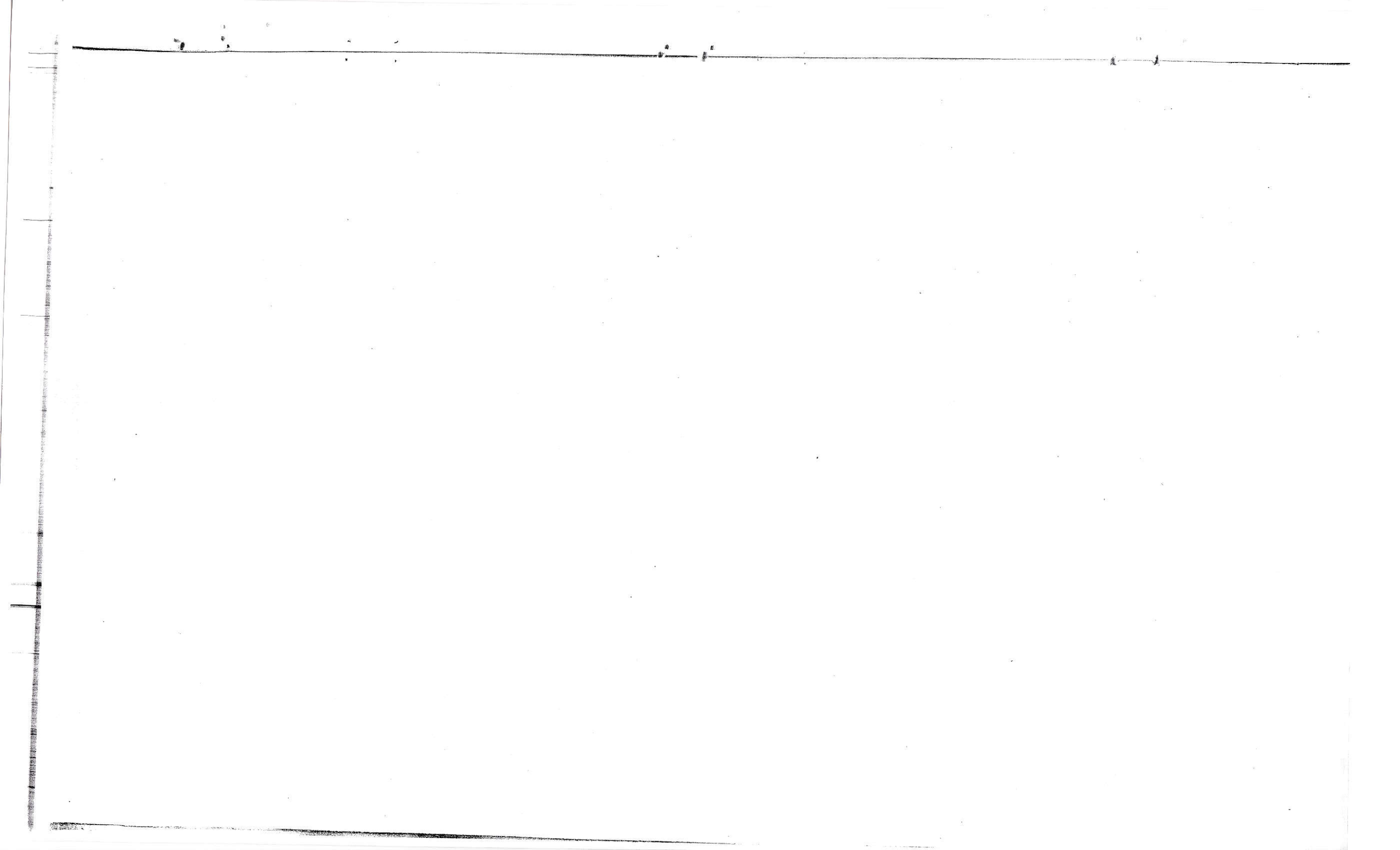


लिहून देणारे :

Usha R-Reddy
लिहून घेणारे :

U. S. Reddy







दस्त गोषवारा भाग-2

बरल-5

32

दस्त क्रमांक:9633/2019

25/07/2019 11 17:50 AM

दस्त क्रमांक :बरल-5/9633/2019

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:उषा राजेंद्र रेड्डी पत्ता:प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: बी/9, मोडर्न शशि तारा, ब्लॉक नं: एस.वी.पी. रोड, नियर युनियन बँक ऑफ इंडिया, रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:AACPP1087C	लिहून घेणार वय :-50 स्वाक्षरी:- <i>Usha R. Reddy</i>		
2	नाव:राजेंद्र श्रीनिवास रेड्डी पत्ता:प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: बी/9, मोडर्न शशि तारा, ब्लॉक नं: एस.वी.पी. रोड, नियर युनियन बँक ऑफ इंडिया, रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:AAHPR3171J	लिहून घेणार वय :-51 स्वाक्षरी:- <i>R. Reddy</i>		
3	नाव:मेसर्स जे.बी. ट्रेडिंग इन्वेस्टमेन्ट कंपनी प्राईवेट लिमिटेड चे संचालक अनिल - कोठारी पत्ता:प्लॉट नं: प्लॉट नं. ए/503, माळा नं: - , इमारतीचे नाव: प्रताप हेरिटेज , ब्लॉक नं: वीर सावरकर गार्डनच्या समोर, एल.टी. रोड, रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:AACCJ7397N	लिहून देणार वय :-54 स्वाक्षरी:- <i>Anil Kothari</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:25 / 07 / 2019 11 : 16 : 00 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:योगेश बी. शर्मा वय:48 पत्ता:ए/502, ऋषिकेश अपार्टमेंट, जयवंत सावंत रोड, दहिसर पश्चिम, मुंबई पिन कोड:400068		
2	नाव:सौम्य आर. रेड्डी वय:18 पत्ता:बी/9, मोडर्न शशि तारा, एसवीपी रोड, बोरीवली पश्चिम, मुंबई पिन कोड:400103		

शिक्का क्र.4 ची वेळ:25 / 07 / 2019 11 : 16 : 55 AM

Sahar
सह द. नि. का-बोरीवली5

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH004207460201920R	0002312717201920
2	2507201901534	2507201901534D



9633 /2019

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बरल - ५		
९९३३	४०	४०
२०१९		

प्रमाणित करणेत येते की, या
दस्तामळे एकूण.....४०...पाने आहेत

[Signature]
सह दुय्यम निबंधक बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा

बरल - ५/ ९९३३ / २०१९
पुस्तक क्रमांक १, क्रमांक.....बर
नोंदला. 25 JUL 2019
दिनांक :

[Signature]
सह दुय्यम निबंधक बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा.

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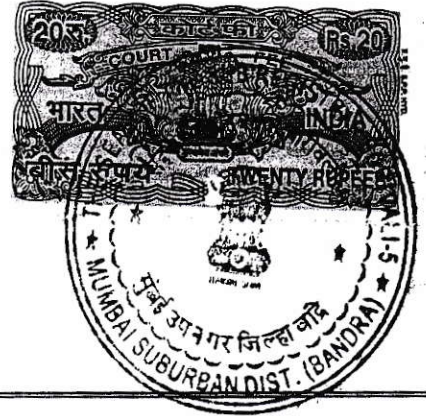
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गावाचे नाव : एक्सर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	27500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	23268432
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: बी/103, बी/विंग, माळा नं: 1ला, इमारतीचे नाव: एकवेरीया गॅड टॉवर अे को-ऑप.हौ. सोसा. लि., ब्लॉक नं: देवीदास लेन, रोड : बोरीवली पश्चिम मुंबई - 400103, इतर माहिती: सदनिकाचे क्षेत्रफळ 1431 चौ. फूट कारपेट व सोबत दोन कार पार्किंग. (C.T.S. Number : 1448/8/A ;)
(5) क्षेत्रफळ	1) 159.८9 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:- मेसर्स जे.बी. ट्रेडिंग इन्वेस्टमेंट कंपनी प्राईवेट लिमिटेड चे संचालक अनिल - कोठारी वय:-54; पत्ता:- प्लॉट नं: फ्लॅट नं. ए/503, माळा नं: -, इमारतीचे नाव: प्रताप हेरिटेज , ब्लॉक नं: वीर सावरकर गार्डनच्या समोर, एल.टी. रोड, रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-AACCCJ7397N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- उषा राजेंद्र रेड्डी वय:-50; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी/9, मोडर्न शशि तारा, ब्लॉक नं: एस.वी.पी. रोड, नियर युनियन बँक ऑफ इंडिया, रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400103 पॅन नं:-AACPP1087C 2): नाव:- राजेंद्र श्रीनिवास रेड्डी वय:-51; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी/9, मोडर्न शशि तारा, ब्लॉक नं: एस.वी.पी. रोड, नियर युनियन बँक ऑफ इंडिया, रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400103 पॅन नं:-AAHPR3171J
(9) दस्तऐवज करून दिल्याचा दिनांक	25/07/2019
(10) दस्त नोंदणी केल्याचा दिनांक	25/07/2019
(11) अनुक्रम क, खंड व पृष्ठ	9633/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1650000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



खरी प्रत

सह दुय्यम निबंधक, बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा.

