



पावती

Original/Duplicate

Wednesday, December 30, 2015

7:19 PM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 10888

दिनांक: 30/12/2015

गावाचे नाव: विलेपार्ले

दस्तावेजाचा अनुक्रमांक: वदर17-10402-2015

दस्तावेजाचा प्रकार: मेल डीड

सादर करणाऱ्याचे नाव: श्री. प्रेमजी नारन पटेल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2480.00

पृष्ठांची संख्या: 124

एकूण:

रु. 32480.00

आपणास मूळ दस्त थंबनेल प्रिंट, सूची-२ अंदाजे

7:32 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.9624500 /-

परलेले मुद्रांक शुल्क: रु. 22500/-

मोबदला: रु.965000

सह दुय्यम निबंधक, अंधेरी क्र. ६
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006061563201516E दिनांक: 30/12/2015

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 2480/-

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REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 30/12/2015

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CHALLAN
MTR Form Number-6

बदर - १७/		
१०४०२	१	१२४
२०१५		

DEFACED FOR RS: 52500.00

GRN	MH006061062115080	AMOUNT	22500.00	30/12/2015	30/12/2015	13-10402	IOR564(BDR17)	25.1
Department	Inspector of Registration	Deface Number	0003568046201516	Stamp Duty	0003568046201516	Registration Fee	0003568046201516	
Type of Payment	1	2	Fifty Two Thousand Five Hundred Rupees Only					
Office Name			BDR4_JT SUB REGISTRAR ANDHERI 2			Payer Details		
Location			MUMBAI			TAX ID (If Any)		
Year			2015-2016 One Time			PAN No. (If Applicable)		
Account Head Details			Amount In Rs.			Full Name		
0030045501 Stamp Duty			22500.00			MR PREMJI NARAN PATEL		
0030063301 Registration Fee			30000.00			Shop No. G-32 Ground Floor MILAN G		
						Premises/Building		
						ARMENT HUB		
						Road/Street		
						Subway Road, Santacruz West		
						Area/Locality		
						Mumbai		
						Town/City/District		
						PIN		
						4 0 0 0 5 4		
						Remarks (If Any)		
						PAN2=ADLPG4279K-SecondPartyName=MR		
						DHIRAJ DHARAMSHI GANDHI-		
Total			52500.00			Amount In		
						Fifty Two Thousand Five Hundred Rupees Only		
						Words		
Payment Details			IDBI BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details						Bank CIN		
						REF No.		
						69103332015123011225		
						79334928		
Cheque/DD No						Date		
						30/12/2015-11:36:37		
Name of Bank						Bank-Branch		
						IDBI BANK		
Name of Branch						Scroll No. . Date		
						Not Verified with Scroll		



Mobile No. : Not Available

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CHALLAN
MTR Form Number-6

बदर - १७/		
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२०१५		

GRN	MH006061563201516E	BARCODE			Date	30/12/2015-11:32:33	Form ID	25.1		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty			TAX ID (If Any)						
	Registration Fee			PAN No. (If Applicable)	AKVPP6973C					
Office Name	BDR4__JT SUB REGISTRAR ANDHERI 2			Full Name	MR PREMJI NARAN PATEL					
Location	MUMBAI			Flat/Block No.	Shop No. G-32 Ground Floor MILAN G					
Year	2015-2016 One Time			Premises/Building	ARMENT HUB					
Account Head Details		Amount In Rs.		Road/Street	Subway Road, Santacruz West					
0030045501	Stamp Duty	22500.00		Area/Locality	Mumbai					
0030063301	Registration Fee	30000.00		Town/City/District						
				PIN	4	0	0	0	5	4
				Remarks (If Any)	PAN2=ADLPG4279K--SecondPartyName=MR DHIRAJ DHARAMSHI GANDHI-					
				Amount In	Fifty Two Thousand Five Hundred Rupees Only					
Total			52500.00	Words						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	REF No.	69103332015123011225	79334928			
Cheque/DD No				Date	30/12/2015-11:36:37					
Name of Bank				Bank-Branch	IDBI BANK					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

Mobile No. : Not Available



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महाराष्ट्र शासन-नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१५

अनुच्छेद क्रमांक : २५

बांदण - १७/

१०६०२ १७ १२४

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१. दस्ताचा प्रकार : खरेदीखत
२. सादरकत्याचे नाव : प्रेमजी नारन पटेल
३. तालुका : अंधेरी
४. गावाचे नाव : विले पार्ले पश्चिम

५. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिमभुखंड क्रमांक : १६२९

६. मुल्य दरविभाग (झोन) : ३७ उपविभाग :

७. मिळकतीचा प्रकार : खुली जमिन निवासी कार्यालय दुकान औद्योगिक

प्रति चौ. मी. दर : १,२२,१००/-

३,०४,७००/-

८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : ४२ चौ. मी. बिल्टअप

९. कार्पारकिंग : गच्ची : पोटमाळा :

१०. मजला क्रमांक : तळ मजला उद्दाहन सुविधा : आहे / नाही

११. बांधकाम वर्ष : २००७ १० % वजावट

१२. बांधकामाचा प्रकार : आरसीसी/इतर पक्के/अर्धे पक्के/कच्चे

१३. बाजारमुल्य तक्त्यातील मार्गदर्शक सुचना क्र. १२ ज्या अन्वये दिलेली घट/वृद्ध

(जमिनदर + [(अनिवासीदर- जमिनदर) X १००% अर्थात ०% घसारा]) = १,२२,१००/-

(१,२२,१०० + [(३,०४,७०० - १,२२,१००) X ९०% अर्थात १०% घसारा]) = २,८६,४४०/-

४२ X २,८६,४४० X ८०% = ९६,२४,३८४/-

उत्तेकडून दक्षिणेस जाण्याचा मार्ग BMC approved Plan Pay

१४. निर्धारित केलेले बाजारमुल्य : रु. ९६,२४,५००/-

१५. दस्तामध्ये दर्शविलेला मोबदला : रु. ९६,५०,०००/-

१६. देय मुद्रांक शुल्क : रु. ४,८२,५००/- भरलेला मुद्रांक शुल्क रु. ४,८२,५००/-

पहिले भरलेले मुद्रांक शुल्क रु. ४,६०,१५०/-

१७. देय नोंदणी फी : रु. ३०,०००/-

लिपीक



प्रमाणिकरण

जुना दस्त क्र./बदर १५ १५६७५ निष्पादन दि. १६/१२/१५
नोंदणी दि. १६/१२/१५ मधील मुद्रांक क्र. ४६९९५०१ - मुंबई
मुद्रांक अधिनियम १९६८ च्या अन्वये मुद्रांक क्र. ४६९९५०१ च्या आधारे सदर मुद्रांक
शुल्क हे नवीन दस्तावेज सजावट

दि ३०/१२/२०१५

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सहायक निबंधक, अंधेरी क्र. ६
मुंबई उपनगर जिल्हा, वांद्रा.



बदर - १७/		
१०४०२	५	१२४
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SALE DEED

THIS SALE DEED is made and entered into at MUMBAI this 30th day of December, 2015

BETWEEN

MR. DHIRAJ DHARAMSHI GANDHI, aged 36 years, an Indian Inhabitant residing at 902, Excellancy Co-op. Hsg. Soc. Ltd., SVP Nagar, 4 Bungalows Mhada, Azad Nagar, Andheri West, Mumbai - 400053, hereinafter referred to as **"THE VENDOR"** (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the **ONE PART;**

AND

MR. PREMJI NARAN PATEL, aged 31 years, an Indian Inhabitant, residing at Ajay Niwas, Plot No. 30, RSC 21, SVP Nagar, MHADA, Near Lokhandwala, Mumbai - 400 058, hereinafter referred to as **"THE PURCHASER"** (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the **OTHER PART:**

DHIRAJ DHARAMSHI GANDHI

Dhiraj

PREMJI NARAN PATEL

Premji

बदर - १७/		
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WHEREAS:		
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By an Agreement for Sale dated 09.07.2015 executed by and between **MILAN THEATRES PVT. LTD.**, (therein referred to as the Promoter) and **MR. DHIRAJ DHARAMSHI GANDHI** (therein referred to as the Purchaser), the Promoter therein sold the Shop No. G-32, admeasuring 35 sq. mtrs. of carpet area on the Ground Floor of the building known as "**MILAN GARMENT HUB**" situated at Subway Road, Santacruz West, Mumbai - 400054 and the said building is lying on a piece and parcel of land bearing CTS. No. 1629 of Village Vile Parle West (more particularly described in the schedule of property hereunder) for a valuable consideration and on the terms and conditions contained therein. The Said Agreement dated 09.07.2015 was duly was duly registered with the Sub-Registrar of Assurances, Andheri - 4 on 09.07.2015 under registration no. BDR15-5878-2015 (hereinafter referred to as the Said Shop)

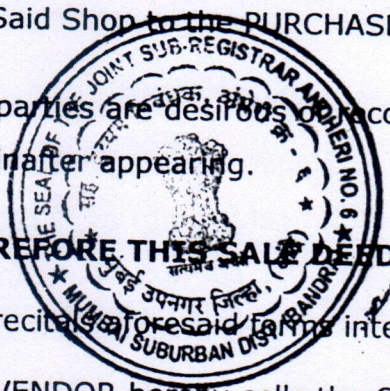
(b) The PURCHASER herein approached the VENDOR and requested the VENDOR to sell, transfer and assign the title, rights and interest in the Said Shop with all rights enjoyed by the VENDOR to which the VENDOR has agreed on the terms and condition contained herein.

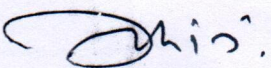
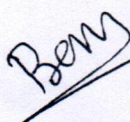
(c) In pursuance of the above, the parties are executing the present Sale Deed to complete the transaction and the VENDOR absolutely transfers and sells the Said Shop to the PURCHASER.

(d) The parties are desirous of recording the terms and conditions in the manner hereinafter appearing.

NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER:-

1. The recitals aforesaid forms integral part of this SALE DEED.
2. The VENDOR hereby sells the Said Shop along with the right to use, occupy, possess, hold and enjoy the Said Shop being Shop No. G-32 having 35 sq. mtrs. of Carpet area on the Ground Floor of building known as **MILAN GARMENT HUB**, situated at Subway Road, Santacruz West, Mumbai - 400054 for a lump sum consideration of **Rs. 96,50,000/- (Rupees Ninety Six Lakhs Fifty Thousand Only)** and the PURCHASER have purchased and acquired the Said Shop from the VENDOR free from all encumbrances.
3. As the VENDOR is an Indian resident, and as per as per the provisions of Section 194 - IA of the Income Tax Act 1961, the PURCHASER is liable to deduct tax @1% on the total consideration for the transfer of the Said Premises and pay the same to the Income Tax Department. The PURCHASER



DHIRAJ DHARAMSHI GANDHI 	PREMJI NARAN PATEL 
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shall provide the certificate of deduction of tax at source in Form No.16 B to the VENDOR.

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4. The VENDOR hereby declares to give his consent to the PURCHASER to deduct the tax @ 1% u/s 194-IA of the Income Tax Act, 1961 from the total consideration payable by the PURCHASER to the VENDOR.
5. The PURCHASER have paid a sum of **Rs. 96,50,000/- (Rupees Ninety Six Lakhs Fifty Thousand Only)** as and by way of full and final consideration towards the sell and transfer of Said Shop, the receipt whereof the VENDOR doth hereby admit and acknowledge.
6. The VENDOR has handed over the vacant and peaceful possession of the Said Shop to the PURCHASER on execution of this SALE DEED.
7. Further, the VENDOR have delivered the following documents to the PURCHASER on execution of this SALE DEED :

a. Original Agreement for Sale dated 09.07.2015 executed by and between **MILAN THEATRES PVT. LTD.**, (therein referred to as the Promoter) and **MR. DHIRAJ DHARAMSHI GANDHI** (therein referred to as the Purchaser) alongwith stamp duty and registration receipt.

b. Original Payment Receipt from Builder.

c. Any other title documents.

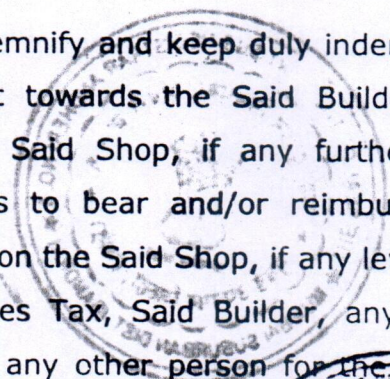
d. Possession Letter.

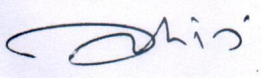
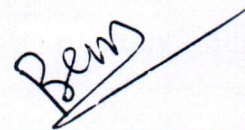
e. Latest Electricity Bill duly paid.

f. Transfer Form duly signed for change in the name of Electric Meter

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8. The VENDOR doth hereby shall always indemnify and keep duly indemnified the PURCHASER for outstanding payment towards the Said Builder and concerned authorities dues in respect of Said Shop, if any further, the VENDOR hereby confirms and undertakes to bear and/or reimburse all expenses, claims etc. of whatsoever nature on the Said Shop, if any levied by any authorities including Income Tax, Sales Tax, Said Builder, any other State, Central Government Authorities or any other person for the period prior to the date of this SALE DEED.



DHIRAJ DHARAMSHI GANDHI 	PREMJI NARAN PATEL 
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९.	The VENDOR doth hereby covenant with the PURCHASER that he has paid to the Said Builder and various concerned authorities his share of taxes and outgoings up to date and he shall pay the dues/charges towards the Said Builder and various concerned authorities up to the date of possession to the PURCHASER in respect of the Said Shop.	
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15.

10. The VENDOR doth hereby confirm with the PURCHASER that he has paid to the Builders/Developers, his share of taxes including Service Tax and VAT and other outgoings upto date in respect of the Said Shop and nothing is outstanding from the VENDOR to the said Builders/Developers. If any claim in respect of the Said Shop arises, then the VENDOR shall be responsible to clear all the dues. The VENDOR hereby indemnifies and shall keep indemnified the PURCHASER from outstanding payments, if any, in respect of the Said Shop.

16.

11. On execution of this SALE DEED, the PURCHASER shall be entitled to have and hold exclusive possession, occupation and use of the Said Shop and THE PURCHASER shall hold the same unto and to the use and benefit of the PURCHASER, his respective heirs, successors and assigns forever without any claim, charge, right, interest, demand or lien of the VENDOR or any other

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persons claiming through or under their or in trust for his subject to payment by the PURCHASER of all taxes, assessments, charges, duties or calls made by the Said Builder, Government, Revenue or local authorities w.e.f. date of possession in respect of the Said Shop.

18.

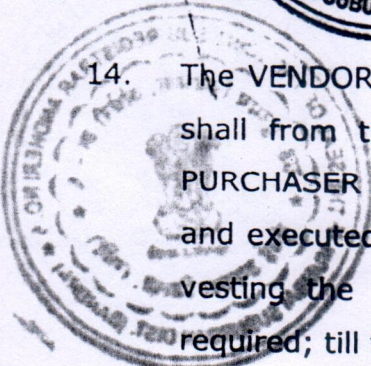
12. On execution of this SALE DEED, the VENDOR hereby further agree with the PURCHASER that all the amounts standing to the credit of the VENDOR up to date of possession in the books of the Said Builder and various concerned authorities towards deposit, sinking fund, security deposits and other amounts to which the VENDOR is legitimately entitled to in respect of he being the owner of the Said Shop, shall get transferred to the PURCHASER.

19.

13. The PURCHASER doth hereby confirm with the VENDOR that save and except as aforesaid, the PURCHASER shall pay from date of possession his share of taxes and outgoings in respect of the Said Shop.

20.

14. The VENDOR doth hereby covenant with the PURCHASER that, the VENDOR shall from time to time and at all times wherever called upon by the PURCHASER or his advocate or attorneys do and execute or cause to be done and executed all such acts, deeds and things whatsoever; for more perfectly vesting the interest of the PURCHASER as shall or may reasonably be required; till the name gets transferred in favour of the PURCHASER.



DHIRAJ DHARAMSHI GANDHI 	PREMJI NARAN PATEL
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15. Relying upon the covenants, assurances and representations made herein, the PURCHASER have purchased the Said Shop and the VENDOR is hereby undertakes to indemnify and keep indemnified and save and keep harmless the PURCHASER of, from and against any loss, damage, costs, charges, expenses, demand, action, dispute, claim, interest on any account or in any form of whatsoever nature suffered or sustained by the PURCHASER due to any of the representations being incorrect or due to breach of any of the covenants/ assurances given herein.

16. The VENDOR further doth hereby confirms to the PURCHASER, that he has no objection and hereby gives consent for transfer of the Electric Meter, standing in his name and/ or in Said Builder's name to the name of the PURCHASER.

17. The PURCHASER hereby agrees to become member of the Co-operative Society Ltd. as and when formed and also shall abide by the rules and regulations of the Said Society from time to time and/or the Maharashtra Apartment Ownership Act, 1970.

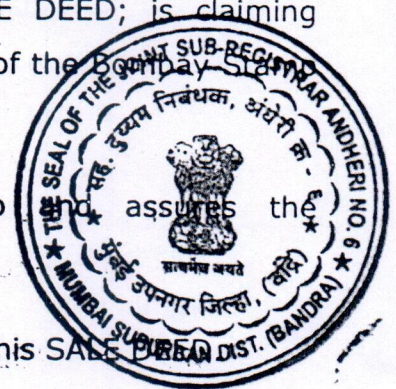
18. THE PURCHASER shall bear all expenses towards Stamp Duty, Registration Charges of this SALE DEED.

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19. The Stamp Duty is paid under Section 5 (g) (a) (ii) of the Bombay Stamp Act, 1958 on this SALE DEED. The VENDOR has confirmed that he has purchased the Said Shop and the same have not been cancelled nor has claimed any refund of Stamp Duty of the Said Agreement dated 09.07.2015. Accordingly, the PURCHASER herein under this SALE DEED; is claiming benefit of set off / set back under Article 5 (g) (a) (ii) of the Bombay Stamp Act, 1958.

20. The VENDOR hereby represents and declares, to the PURCHASER as under : -

- He has absolute authority and full right to make this SALE DEED.
- He has not received any notice of acquisition or requisition in respect of the Said Shop from any authority.
- The Said Shop is free from any and all mortgage, charge, lien, hypothecation or any other encumbrances.



DHIRAJ DHARAMSHI GANDHI

Dhira

PREMJI NARAN PATEL

Pemji

बदर - १७/		
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d) The VENDOR have not encumbered or agreed to encumber by way of charge, lien, sale, pledge or otherwise howsoever his said right, title and interest in the Said Shop and that the same are free from all encumbrances whatsoever. and further that his right, title and interest in the Said Shop have not been affected by any lispensens, insolvency or attachment either before or after judgment or prohibitory order form by or at the instance of taxation authorities or any authorities concerned to the effect not to deal with or dispose of the right, title and interest in the Said Shop and further that the VENDOR has full and absolute power to deal with the sale. There are no claims or demands at present of any person, body or authority concerned in connection with the Said Shop which in any manner affect or restrict the right of the VENDOR to deal with the Said Shop.

- e) The terms and conditions relating to the Said Shop pursuant to Agreement For Sale dated 09.07.2015 are still valid and subsisting and the VENDOR has duly observed and performed all the terms and conditions thereof, if any have remained to be complied with to complete and perfect the title to the Said Shop, the VENDOR agree and undertakes to comply with the same at the VENDOR's own costs and expenses.
- f) If any loss or damage is caused to the PURCHASER or any costs expenses or outgoings are levied on the PURCHASER on account of any claim made by any third Party on any part or the whole of the Said Shop, the VENDOR holds and shall hold the PURCHASER fully protected against all such loss, damage, costs, expenses and outgoings.

21. This SALE DEED shall be subject to the exclusive jurisdiction of the courts in Mumbai.

SCHEDULE OF PROPERTY

An "Ownership" Shop No. G-32 on the Ground Floor, admeasuring about 35 sq. mtrs. of Carpet area in the building known as **MILAN GARMENT HUB**, situated at Subway Road, Santacruz West, Mumbai - 400054, and the said building is lying on a piece and parcel of land bearing CTS. No. 1629 of Village Vile Parle West.



DHIRAJ DHARAMSHI GANDHI

PREMJI NARAN PATEL

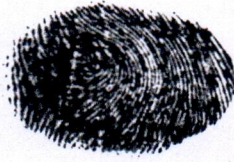
[Handwritten signature]

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

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SIGNED AND DELIVERED by the)
Withinnamed VENDOR)
MR. DHIRAJ DHARAMSHI GANDHI)
PAN NO. ADLPG4279K)



L.H.T.I.

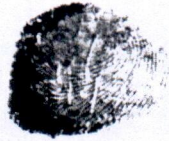
Dhiraj

In the presence of:)

1. *[Signature]*

2. *[Signature]*

SIGNED AND DELIVERED by the)
Withnamed PURCHASER)
MR. PREMJI NARAN PATEL)
PAN NO. AKVPP6973C)



Prem

In the presence of:

1. *[Signature]*

2. *[Signature]*

बदर - १७/
१०४०२ ११ १२४
२०१५



बंदर - १७/		
१०४०२	१२	१२४
२०१९		

RECEIPT

RECEIVED of and from the withinnamed PURCHASER **MR. PREMJI NARAN PATEL**, a sum of **Rs. 96,50,000/- (Rupees Ninety Six Lakhs Fifty Thousand Only)** vide Cheque as under:

9 July, 2015

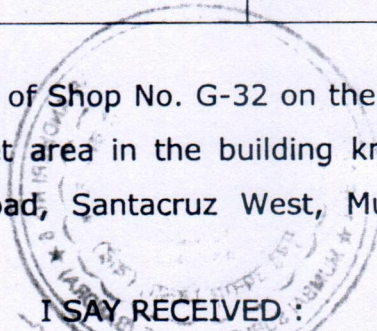
SR. NO.	CHEQUE/RTGS UTR NO	DATE	BANK AND BRANCH NAME	AMOUNT IN RS.
1	0631138	04.09.2015	Bharat Co-op. Bank Ltd., Santacruz West	RS. 5,00,000/-
2	078786	17.10.2015	Bharat Co-op. Bank Ltd., Santacruz West	RS. 5,00,000/-
3	078787	19.10.2015	Bharat Co-op. Bank Ltd., Santacruz West	RS. 5,00,000/-
4	BCBMH15295005150	23.10.2015	Bharat Co-op. Bank Ltd., Santacruz West	RS. 5,00,000/-
5	BCBMH15305006191	02.11.2015	Bharat Co-op. Bank Ltd., Santacruz West	RS. 5,00,000/-
6	BCBMH15312000740	09.11.2015	Bharat Co-op. Bank Ltd., Santacruz West	RS. 8,00,000/-
7	BCBMH15324003061	21.11.2015	Bharat Co-op. Bank Ltd., Santacruz West	RS. 10,00,000/-
8	078798	23.11.2015	Bharat Co-op. Bank Ltd., Santacruz West	RS. 10,00,000/-
9	078801	01.12.2015	Bharat Co-op. Bank Ltd., Santacruz West	RS. 10,00,000/-
10	078802	03.12.2015	Bharat Co-op. Bank Ltd., Santacruz West	RS. 13,00,000/-
11	078807	18.12.2015	Bharat Co-op. Bank Ltd., Santacruz West	RS. 10,00,000/-
12	078808	29.12.2015	Bharat Co-op. Bank Ltd., Santacruz West	RS. 5,00,000/-
13	078814	29.12.2015	Bharat Co-op. Bank Ltd., Santacruz West	Rs. 4,53,500/-
14	Rs. 96,500/- (Rupees Ninety Six Thousand Five Hundred Only) shall be paid by the PURCHASERS/TRANSFEREES to the Income Tax Authorities as TDS @1% of the aforesaid lump sum consideration as per the provisions of Section 194 - I of the Income Tax Act 1961			
TOTAL				RS. 96,50,000/-

- (1) विलेखाच
- (2) मोबदला
- (3) बाजारभा आकारणी
- (4) भू-मापन,
- (5) क्षेत्रफळ
- (6) आकारणी
- (7) दस्तऐवज पक्षकाराचे हुकुमनामा व पत्ता.
- (8) दस्तऐवज दिवाणी न असल्यास,
- (9) दस्तऐवज
- (10) दस्त नोंद
- (11) अनुक्रमांक
- (12) बाजारभा
- (13) बाजारभा
- (14) शेरा

being full and final consideration towards the sale of Shop No. G-32 on the Ground Floor, admeasuring about 35 sq. mtrs. of Carpet area in the building known as MILAN GARMENT HUB, situated at Subway Road, Santacruz West, Mumbai - 400054.

WITNESSES:

- 1.
- 2.



Rs. 96,50,000/-



(MR. DHIRAJ DHARAMSHI GANDHI)
VENDOR

A TEL,
Only)



9 July, 2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अधेरी 4

दस्त क्रमांक : 5878/2015

नोंदणी 68

Regn. 63m

बदर - 90/

PP05

90802 73 928

2094

IN RS.

गावाचे नाव : वित्तोपार्ले

(1) विलेखाचा प्रकार

करारनामा

(2) मोबदला

रु.9,217,000/-

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

रु.9,214,500/-

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1629, पालिकेचे नाव: मुंबई गनपा इतर वर्णन : सदनिका नं: युनिट नं जी 32, माळा नं: तळ मजला, इमारतीचे नाव: मिलन गारगेंड हब, ब्लॉक नं: सांताक्रूज वॅस्ट मुंबई 400054, रोड : सबवे रोड, इतर माहिती: शोप चे क्षेत्रफळ 35.00 चौ मी 42.00 चौ मीटर

(5) क्षेत्रफळ

(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:- मिलन थियटर्स प्राईवेट लीमिटेड चे प्राधिकृत व्यक्ती आदी शोप एण्ड अतकुर सुरेश तर्फे मुखत्यार संतोष - गो ;वय: 46;

पत्ता :-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मिलन थियटर्स, ब्लॉक नं: सांताक्रूज पश्चिम मुंबई, रोड नं: सबवे रोड, महाराष्ट्र, मुम्बई.

पिन कोड:- 400054

पॅन नंबर: AAF6M6714R

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1)नाव:- धीरज धरमशी गांधी -- ; वय:36;

पत्ता:-प्लॉट नं: प्लॉट नं 902, माळा नं: -, इमारतीचे नाव: एक्सलेन्सी सी एच एस लीमिटेड, ब्लॉक नं: सीटीएस नं 1373-बी,473 एस वी पी नगर,4 बंग्लो म्हाडा,आजाद नगर आंधेरी पश्चिम मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई.; पिन कोड:- 400053;

पॅन नं:- ADLPG4279K;

(9) दस्तऐवज करून दिल्याचा दिनांक

09/07/2015

(10) दस्त नोंदणी केल्याचा दिनांक

09/07/2015

(11) अनुक्रमांक,खंड व पृष्ठ

5878/2015

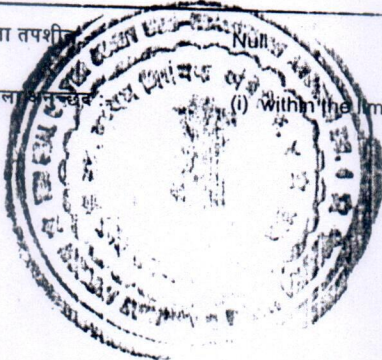
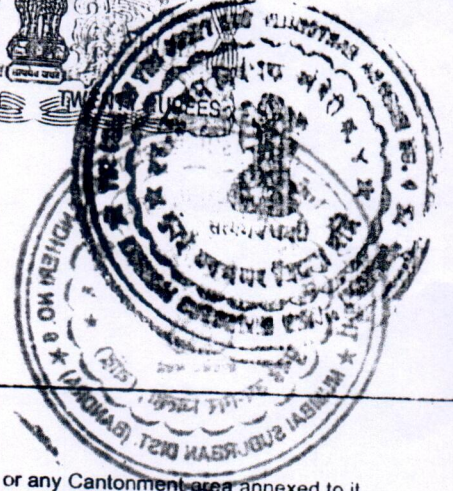
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

रु.461,150/-

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

रु.30,000/-

(14) शेरा



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

खरी प्रत

सह. दुय्यम निबंधक, अधेरी क्र.४,
मुंबई उपनगर जिल्हा, (बंदरा)



I)



Thursday, July 09, 2015
4:29 PM

बदलवती १७/		
१०४०२	१५	१२४
पावती क्र.: 6472		
२०१५		
दस्तावेजचा अनुक्रमांक: वदर 15-3878-2015		

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

दिनांक: 09/07/2015

पावाचे नाव: विलेपार्ले

दस्तावेजचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: धीरज धरमशी गांधी - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1840.00

पृष्ठांची संख्या: 92

एकूण: रु. 31840.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे
4:41 PM ह्या वेळेस मिळेल.

मह. नु. नि. अंधेरी 4

बाजार मूल्य: रु. 9214500/-

भरलेले मुद्रांक शुल्क : रु. 461150/-

मोबदला: रु. 9217000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000816925201516S

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु 1840/-



Chis

REGISTERED ORIGINAL DOCUMENT
RELEVERED ON: १०/७/१५



Data of ESBTR for GRN MH000816925201516S

Bank - PUNJAB NATIONAL BANK

Bank/Branch : KHAR
 Amt Txn id : 120515M680456 Stationary No : 14030990154874
 Amt DtTime : 12/05/2015 03:02:12 Print DtTime : 12/05/2015 15:56:30
 ChallanIdNo : 03006172015051250464 GRAS GRN : MH000816925201516S
 District : 7101 / MUMBAI Office Name : IGR188 / BDR9_ANDHERI NO 3 SUB REGISTRAR

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 4,60,850.00/- (Rs Four Lakh Sixty Thousand Eight Hundred Fifty Rupees Only)

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

Article : B25
 Prop Mvblty : Immovable Consideration : 92,17,000.00/-
 Prop Descr : UNIT NO 32,GROUND FLOOR,MILAN GARMENT,HUB AND CINEMA , COMPLEX SUBWAY
 : ROAD SANTACRUZ,WEST MUMBAI,Maharashtra
 : 400054

Duty Payer : PAN-ADLPG4279K DHIRAJ D GANDHI
 Other Party : PAN-AAFCM6714R MILAN THEATRES PVT LTD

Bank Scroll No : 1
 Bank Scroll Date : 13/05/2015
 RBI Credit Date : 13/05/2015
 Mobile Number : 9820111452

Only for verification-not to be printed and used

101 - 3515		
		2905

बदर - १५		
4750	9	८९
२०१५		



बदर - १७१		
90802	१६	१२४
२०१५		



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन २०१६

बदर - १५	
५००१२	७८६
२०१५	

1. दस्ताचा प्रकार :- करारनामा अनुच्छेद क्रमांक :- २५(ब)

2. सादरकर्त्याचे नाव :- विलेज चरमरी गांधी

3. तालुका :- मुंबई / अंधेरी / बारीवली / कुर्वा

4. गावाचे नाव :- विलेपार्ले (५)

5. नगरभूमापन क्रमांक / सर्वे क्र./ अंतिम भुखंड क्रमांक :- १६२९९०४०२९६९२४

6. मुल्य दरविभाग (झोन) :- ३३/१८७

7. मिळकतीचा प्रकार :- खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक

प्रति चौ. मी. दर :- ३०४७

8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ४२.०० क्वेड्रेट / बिल / चौ. मी. / क्वेड्रेट

9. कारपार्किंग :- — गच्ची :- — पोटमाळा :- —

10. मजला क्रमांक :- १०८ उदवाहन सुविधा आ

11. बांधकाम वर्ष :- २००७ घसारा :-

12. बांधकामाचा प्रकार :- आर. सी. सी. / इतर पक्के / अर्धे पक्के / कच्चे

13. बाजार मुल्यदर तक्त्यातील मार्गदर्शक सूचना क्र. :- — ज्यान्वये दिलेली घट / वाढ

14. भाडेकरू व्यास मिळकत असल्यास :-

1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :-

2. नवीन इमारतीत दिलेले क्षेत्र :-

3. भाड्याची रक्कम :-

15. लिट्ट अडिगसन्सचा

1. प्रतिमाह भाडे रक्कम :-

निवासी

2. अनामत रक्कम / आगाऊ रक्कम :-

3. कालावधी

16. निर्धारित केलेले बाजार मुल्य :-

$42.00 \times 304700 - 10\% - 20\% = 9214128/-$

17. दस्तामध्ये दर्शविलेला मोबदला :-

४६०९०००/-

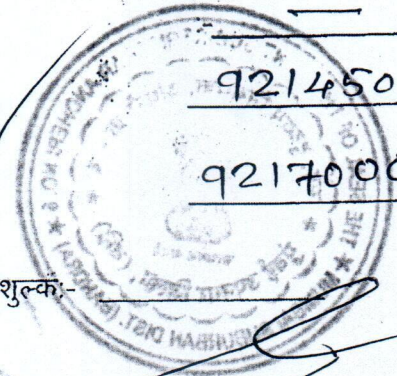
18. देय मुद्रांक शुल्क :-

४६०८

भरलेले मुद्रांक शुल्क :-

19. देय नोंदणी फी :- ३०,०००/-

९२१४५००/-
९२१७०००/-



महाराष्ट्र शासन
 GOVERNMENT OF MAHARASHTRA
 ई-सुरक्षित बैंक व कोषागार पावती
 e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: PNB/KHAR(6629)
 Pmt Txn id : 120515M680456
 Pmt DtTime : 12-05-2015@03:02:12
 ChallanIdNo: 03006172015051250464
 District : 7101/MUMBAI

14030990154874

Stationery No: 14030990154874
 Print DtTime: 12-05-2015@15:56:30
 GRAS GRN : MH000816925201516S
 Office Name : IGR188/BDR9_ANDHERI NO 3

StDuty Schm: 0030045501-75/Sale of Other NonJudicial Stamps SoS
 StDuty Amt : R 4,60,850/- (Rs Four, Six Zero, Eight Five Zero only)

IgnFee Schm: 0030063301-70/Ordinary Collections IGR
 IgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25/Agreement to sale/Transfer/Assignment
 Prop Mvblty: Immovable

Consideration: R 92,17,000/-

Prop Descr : UNIT NO 32,GROUND FLOOR,MILAN GARMENT,HUB AND
 ROAD SANTACRUZ, WEST MUMBAI, Maharashtra

बदर - १७१		
१०४०२	२०	१२४
२०१५		

Duty Payer: (PAN-ADLPG4279K) DHIRAJ D GANDHI
 Other Party: (PAN-AAFCM6714R) MILAN THEATRES PVT LTD

Handy (Ankita Tandi)

Bank official1 Name & Signature



Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

Dhiraj



बदर - १५		
५४०४	३	१५
२०१५		

पंजाब नैशनल बैंक Punjab National Bank

e-Stamp [Simple Receipt] Offline Payment Receipt

Branch Name	: KHAR (6629)	GRAS GRN	: MH002185899201516R
Challan Number	: MBST09071550129	Bank Txn ID	: 090715M521521
Payment Date	: 09/07/2015 01:39:18 AM	Office Name	: IGR188-BDR9 ANDHERI NO.3 SUB REGISTRAR
District	: 7101-MUMBAI		
Stamp Duty	: 0030045501-75		
Amount	: 300.00		
Total Amount	: 300.00		
Duty Payer Name	: DHIRAJ D GANDHI	Duty Payer ID	: PAN-ADLPG4279K
Duty Payer Mob No	: +91-9820111452		
Article Code	: B25-Agreement to sale/Transfer/Assignment		
Availability	: Immovable	Consideration Amount	: 9217000.00
Prop Descr	: UNIT NO 32,GROUND FLOOR,MILAN GARMENT,HUB AND CINEMA,COMPLEX SUBWAY,ROAD SANTACRUZ,WEST MUMBAI Maharashtra 400054		
Property Area	: 42.00 Sq.Meter		
Other Party Name	: MILAN THEATRES PVT LTD	Other Party ID	

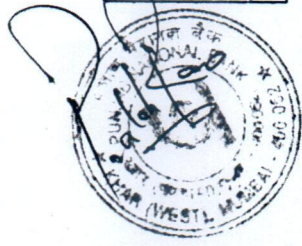
188 - 5515

PROF

बदर - १७/

PAN-AAFCM6714R		
१०४०२	२२	१२४
२०१५		

Print Receipt



Handwritten signature

बदर - १५

५४०८	०	१६
२०१५		

