

387/13967

पावती

Original/Duplicate

Saturday, September 15, 2018

नोदणी क्र.: 39म

5:05 PM

Regn.: 39M

पावती क्र.: 15680 दिनांक: 15/09/2018

गोपाने नाव: दिंडोशी

इस्तफेवाचा अनुक्रमांक: बरल-4-13967-2018

इस्तफेवाचा प्रकार: करारनामा

मादर करणान्याचे नाव: गोपाल विश्विचंद गोबल

नोदणी फी रु. 30000.00

इस्त हाताळणी फी रु. 1000.00

पृष्ठांची संख्या: 50

एकूण: रु. 31000.00

सह दु.नि.का-बोरीवली4

वाजार मूल्य: रु. 36447726.744/-

मोबदला रु. 41000000/-

भत्तेचे मूलांक शुल्क: रु. 2050000/-

सह. दुय्यम निदेशक, बोरीवली क्र.-४,
मुंबई उपनगर जिल्हा,

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

डीटी/धनादेशाचे ऑर्डर क्रमांक: MH006142167201819S दिनांक: 15/09/2018

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: DHC रक्कम: रु. 1000/-

डीटी/धनादेशाचे ऑर्डर क्रमांक: 1509201806623 दिनांक: 15/09/2018

बँकेचे नाव व पत्ता:

DELIVERED

मल्यांकन पत्रक (राहरी क्षेत्र - बांधीव)					
Valuation ID	201809152159			15 September 2018, 03:24:38 PM	
मल्यांकनाचे वर्ष	2018				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	61-पिडोशी (बोरीवली)				
उप मूल्य विभाग	61/290भुभाग उत्तरेस गावाची सीमा दक्षिणेस वॉर्ड सीमा, पश्चिमेस दुतंगती मार्ग यामधील या गावातील सर्व मिळकती				
सर्व्हे नंबर व भू क्रमांक	सि टी एस नंबर#103				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खारी जमीन	निवासी रुदनिका	कार्यालय	दुकाने	औद्योगिक
	68000	135700	155400	188900	135700
बांधीव क्षेत्राची माहिती	मोजक्यापेक्षा एकक परिस मीटर				
बांधकाम क्षेत्र (Built Up)-	174.54चौरस मीटर	मिळकतीचा वापर-	घर हाऊस	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे ब्य-	0 TO 28th	मूल्यदर/बांधकामाचा दर -	Rs.135700/-
उदयवाहन सुविधा-	आहे	मजला -	11th floor To 20th floor		
Sale Type -	First Sale Date - 23/05/2008				
Result	Sale/Resale of built up Property constructed after circular dt.02/01/2018				
मजला निहाय घट/वाढ = 110% apply to rate= Rs.186588/-					
घसा-बानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर					
$= ((\text{वार्षिक मूल्यदर} - \text{खुल्या जमिनीचा दर}) * \text{घसा-बानुसार टक्केवारी}) + \text{खुल्या जमिनीचा दर}$ $= ((186588 - 68000) * (100 / 100)) + 68000$ $= \text{Rs.186588/-}$					
A) मुख्य मिळकतीचे मूल्य	= वरील घसाचे मूल्य दर * मिळकतीचे क्षेत्र				
	= 186588 * 174.54				
	= Rs.32567069.52/-				
E) बांदिलेले वाहन तळाचे क्षेत्र	27.88चौरस मीटर				
बांदिलेले वाहन तळाचे मूल्य	= 27.88 * (186588 * 25/100)				
	= Rs.1300518.36/-				
F) लगतच्या गच्चीचे क्षेत्र	34.57चौरस मीटर				
लगतच्या गच्चीचे मूल्य	= 34.57 * (186588 * 40/100)				
	= Rs.2580138.864/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + गच्चीवरील मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य बांदिलेले वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इतरवर्गीय क्षेत्राच्या खुल्या जमिनीचे मूल्य + वॉलिव बाकली $= A + B + C + D + E + F + G + H + I$ $= 32567069.52 + 0 + 0 + 0 + 1300518.36 + 2580138.864 + 0 + 0 + 0$ $= \text{Rs.3647726.744/-}$				

Home

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सह. दुय्यम निबंधक, बोरीवली क्र.-४,
मुंबई उपनगर जिल्हा.



बरल-४

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1509201806623	Date 15/09/2018
Received from GOPAL V GOYAL AND MANISHA G GOYAL, Mobile number 9322095853, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Borivali 4 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 15/09/2018
Bank CIN 10004152018091505557	REF No. IGAEJDFXN9
This is computer generated receipt, hence no signature is required.	





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

Receipt of Document Handling Charges

PRN 1509201806023

Date 15/09/2018

Received from GOPAL V GOYAL AND MANISHA G GOYAL, Mobile number 9322095853, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered in the Sub Registrar office Joint S.R. Borivali 4 of the District Mumbai Sub-urban District.

DEFACED

₹ 1000

DEFACED

Payment Details

Bank Name SBIN

Date 15/09/2018

Bank CIN 10004152018091505557

REF No. IGAEJDFXN9

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



बरल-४

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

Bank/Branch: PNB/THANE WEST(1144)
Pmt Txn id : 140918M904829
Pmt DtTime : 14-09-2018 04:40:33
ChallanIdNo: 03006172019091450334
District : 7101/MUMBAI

Stationery No: 16165817423310
Print DtTime: 15-09-2018 10:25:21
GRAS GRN : MH0061421672018195
Office Name : IGR193/SRL4_JT SUB REGIST

StDuty Schm: 0030045501-75/Sale of Other NonJudicial Stamps SCS
StDuty Amt : R. 20,50,000/- (Rs Two Zero, Five Zero, Zero Zero Zero only)

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

Article : S23/Agreement to sale/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R. 4,10,00,000/-
Prop Descr : FLAT NO. 1507 B, SHAGUN TOWER, 15TH & 16TH FLOOR, A K VAIDYA MARG, TIMIR
TOWNSHIP, PALAD EAST, MUMBAI, Maharashtra

Duty Payer: (PAN-AENPC4860K) GOPAL VISHNICHAND GOYAL
Other Party: (PAN-BAAPB9812J) BUDHIR SAJAJ

Bank official1 Name & Signature



Bank official2 Name & Signature

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



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Bank - PUNJAB NATIONAL BANK

Bank/Branch : THANE (W)
 Pmt Txn Id : 140918M904829 Stationary No : 16165817423310
 Pmt DtTime : 14/09/2018 16:40:33 Print DtTime : 15/09/2018 10:25:21
 ChallanIdNo : 03006172018091450334 GRAS GRN : MH006142167201819S
 District : 7101 / MUMBAI GRN Date : 14/09/2018 18:14:05
 Office Name : IGR193 / BRL4_JT SUB REGISTRAR BORIVALI NO 4

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 20,50,000.00/- (Rs Twenty 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 Mvblty : Immovable Consideration : 4,10,00,000.00/-
 Prop Descr : FLAT NO. 1502 B.SHAGUN TOWER, 15TH & 16TH FLOOR, A K VAIDYA MARG, FILM CITY ROAD
 MALAD EAST, MUMBAI, Maharashtra
 400009
 Duty Payer : PAN-AERPG4860R GOPAL VIDHICHAND GOYAL
 Other Party : PAN-BAAPB9812J SUDHIR BAJAJ

Bank Scroll No : 1
 Bank Scroll Date : 15/09/2018
 RBI Credit Date : --
 Mobile Number : 9769427575



Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-387-13967	0003309539201819	15/09/2018-16:45:28	IGR193	30000.00
2	(IS)-387-13967	0003309539201819	15/09/2018-16:45:28	IGR193	2050000.00
Total Defacement Amount					20,80,000.00



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AGREEMENT FOR SALE



ARTICLES OF THIS AGREEMENT are made and entered in the Sub-Registrar of Mumbai on this 15th day of September, 2018

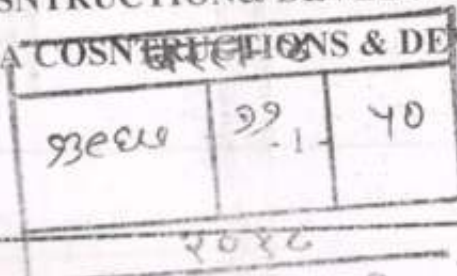
BETWEEN

1) MR. SUDHIR BAJAJ, age 63 years, Pan No. BAAPB9812J, & 2) MRS. NEERU BAJAJ, age 58 years, Pan No. AAEPB8634K, Indian Inhabitant having residing at - Flat No. 2-9, Bajaj Bhavan, Rafi Ahmed Kidwai Road, Opp. SBI Bank, Wadala, Mumbai - 400031, hereinafter referred to as "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include their respective heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

AND

1) MR. GOPAL VIDHICHAND GOYAL, age 49 years, PAN NO. AERPG4860R, and 2) MRS. MANISHA GOPAL GOYAL, age 47 years, PAN NO. AIDPG5460D, Indian Inhabitant, having permanent address at Flat No. B-1402, Shagun Tower, Film City Road, opp. HDFC Bank, Malad (East), Mumbai - 400097, hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**

WHEREAS by virtue of a Registered Agreement for sale dated 19th day of April, 2008, (Registered with the Sub-Registrar of Mumbai-2 at Doc. No. BDR-2 - 03841- 2008 dated 23/05/2008) executed between M/S. **CONWOOD COSNTRUCTION & DEVELOPERS PVT. LTD.,** formerly known as **ADITYA COSNTRUCTIONS & DEVELOPERS PVT. LTD.,**



registered office at - Conwood House, Yashodham, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai - 400063, therein referred to as "THE DEVELOPERS" of the FIRST PART and 1) MR. SUDHIR BAJAJ, & 2) MRS. NEERU BAJAJ, therein referred to as the "PURCHASER/S" of the Second Part purchased and acquired all rights, title and interest in Flat No. 1502, admeasuring 145.45 Sq.Mtrs. (Carpet) area equivalent to 1526 Sq. Ft. (inclusive of balconies etc.) on the 15th & 16th Floor, and terrace admeasuring 310 Sq. Ft. in the "B" Wing, of the "Shagun Tower / Shagun Arcade" Building now known as "SHAGUN TOWER Co-Operative Housing Society Ltd.", standing on the plot of land bearing Survey No. 31 Hissa no. 3, CTS NO. 103A Village - Dindoshi lying, being and situated at Taluka - Borivli, Near Dindoshi Bus Depot, Gen. A. K. Vaidya Marg, Malad East, Mumbai - 400097, Alongwith 2 Stilt Car Parking bearing No. 131 & 132, within the limits of Mumbai Municipal Corporation and within the Registration District and Sub-District of Mumbai, which flat is herein referred to as the "SAID PREMISES".

MR. SUDHIR BAJAJ & 2) MRS. NEERU BAJAJ have been put into the actual and physical possession of the said premises as the absolute and lawful owners thereof.

AND WHEREAS the TRANSFERORS are the bonafide members of the "SHAGUN TOWER Co-Operative Housing Society Ltd.", a society registered under Registration No. MUM/WP/HSG/(TC)/14338/2008-2009 Dated 15/11/2008 and having right, title and interest and membership in respect of the said premises, which society hereinafter in this agreement for brevity's sake is referred to as "The Said Society" and being the members of the said society, the TRANSFERORS are holding five fully paid up shares of Rs. 50/- each under Share Certificate No. 98, bearing Distinctive No. 486 to 490 (both inclusive), (hereinafter referred to as the SAID SHARES) and thus the TRANSFERORS have clear and marketable title in respect of the said premises and thus the TRANSFERORS are well and

hold, occupy and deal with and dispose of the said premises and every part thereof and to dispose of the same to any third party.

AND WHEREAS the TRANSFERORS out of their own interest have decided to sell the aforesaid premises on **OWNERSHIP BASIS**.

AND WHEREAS the TRANSFEREES being in need of permanently suitable accommodation, came to know of the same, approached the TRANSFERORS whereupon the TRANSFERORS represented to the TRANSFEREES that :

- A) They are the absolute and lawful owners of the said premises and are bonafide members of the said society and no other person/s have right, title or interest in the said premises and they are well and sufficiently entitled to deal with and or dispose of the premises.
- B) There are no suits, litigations, civil or criminal or any other proceeding pending as against the TRANSFERORS personally affecting the said premises.
- C) There are no attachments or prohibitory order as against or affecting the said premises and the said premise is free from all encumbrances or charges and/or is not the subject matter to any lispendens or easements or attachments either before or after judgment. The TRANSFERORS have not received any notice either from the Government, Semi-government, Society, or Municipal Corporation regarding any of the proceedings in respect of the said premises.
- D) The TRANSFERORS have not mortgaged the said premises with any institutions and the said premise is free from all encumbrances, charges, lien, etc.



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nature whatsoever in respect of the said premises till date and the TRANSFERORS have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.

- F) The TRANSFERORS in the past have not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and have not created any tenancy or any other rights of the like nature in the said premises and have not dealt with or dispose of the said premises in any manner whatsoever.
- G) Neither the TRANSFERORS nor any of their predecessors in title have/had received any notice either from the Municipal Corporation and/or from and other statutory body or authorities regarding the requisition and/or acquisition of the said premises.
- H) The TRANSFERORS have good and clear title, free from all encumbrances of any nature whatsoever of the said premises and every part thereof and there are not outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise whatsoever outstanding against the TRANSFERORS and/or against the said premises or any part thereof.

The TRANSFERORS are not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra land Revenue Code, ULC Act or under any other statute from disposing of the said premises or any part thereof in the manner stated in this agreement.

- J) The TRANSFERORS have not done any act, deed, matter or thing whereby they are prevented from entering into this agreement on the various terms and conditions stated herein in favour of the

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TRANSFEREES and the TRANSFERORS have all the right, title and interest to enter into this agreement with the TRANSFEREES on the various term and conditions as stated herein.

AND WHEREAS believing the aforesaid representations the TRANSFEREES offered to purchase the said premises and right, title and interest in and upon the said premises and also along with the benefits of the membership, including the said shares of the said premises of the said society at and for Lump - sum Price / Consideration of Rs. 4,10,00,000/- (Rupees Four Crore Ten Lakhs Only).

AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the TRANSFERORS and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing as follows :

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

1. The TRANSFERORS hereby agrees to sell, assign and transfer and the TRANSFEREES hereby agrees to purchase and acquire the right, title and interest in and upon the said premises bearing Flat No. 1502, admeasuring 145.45 Sq. Mtrs. (Carpet) area equivalent to 1526 Sq. Ft. (inclusive of balconies etc.) on the 15th & 16th Floor, and terrace admeasuring 310 Sq. Ft. in the "B" Wing, of the "Shagun Tower / Shagun Arcade" Building now known as "SHAGUN TOWER Co-Operative Housing Society Ltd.", standing on the plot of land bearing Survey No. 31 Hissa no. 3, CTS NO. 103A Village - Dindoshi lying, being and situated at Taluka - Borivli, Near - ४ Dindoshi Bus Depot, Gen. A. K. Vaidya Marg, Malad East, ३३६७ ३४ ४० Mumbai - 400097, Alongwith 2 Stilt Car Parking bearing No. 131



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Four Crore Ten Lakhs Only) along with the right, title and interest in and upon the said premises and also together with the benefits of membership, shares and more particularly described in the **SCHEDULE** hereunder written.

2. The TRANSFEREES have agreed to pay **Earnest Money Payment** to TRANSFERORS Lump-sum Price / Consideration of **Rs. 4,10,00,000/- (Rupees Four Crore Ten Lakhs Only)** in the following manner :-

A) Rs. 5,00,000/- (Rupees Five Lacs Only) by UTR No. ALLA201809075007399742 Dated 07/09/2018 Drawn on Allahabad Bank, Khar West, Mumbai as Token Money before execution of this Agreement.

B) Rs. 25,00,000/- (Rupees Twenty Five Lacs Only) by UTR No. ALLA201809155007442196 Dated 15/09/2018 Drawn on Allahabad Bank, Khar West, Mumbai, as towards part payment execution of this Agreement.

The TRANSFEREE have agreed to pay TDS of Rs. 4,10,000/- i.e. 1% of the value of this Agreement on behalf of the TRANSFERORS and shall provide supporting Challan evidencing payment of TDS as mentioned above within prescribed time as provided by the Income Tax Authorities. This Charge is included in the agreed lump sum price of **Rs. 4,10,00,000/- (Rupees Four Crore Ten Lakhs Only)**.

D) The TRANSFEREES agree to pay to the TRANSFERORS the entire sum of **Rs. 3,75,90,000/- (Rupees Three Crore Seventy Five**

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Lacs Ninty Thousand Only) Own Contribution or any Bank Financial Institution as Full and Final Payment after receiving all the original documents and Society NOC from the TRANSFEROR Within 25 days. However, if the TRANSFEREES are unable to pay full and final payment within the stipulated period mentioned above then the TRANSFEREES will be liable to pay to TRANSFEROR interest @ 18% p.a. on the balance payment upto grace period of 15 days after above mentioned period. Further, if the TRANSFEREES are unable to pay full and final payment upto grace period mentioned above then this Agreement shall be terminated/cancelled and the Earnest Money amount of shall be forfeited and the TRANSFEROR shall retain ownership of the said premises as before.

4. After realization of receipt of an amount of the full and final payment of consideration of the said premises, the TRANSFERORS have put the TRANSFEREES in actual, physical, legal, and peaceful possession of the said premises within 7 days.
5. The TRANSFERORS, after realization of receipt of full and final amount of consideration shall have no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said premises through themselves or through their predecessors in title. The TRANSFEREES hereafter shall do all the needful in respect of the said premises to secure their title to the said premises and the TRANSFERORS shall keep the TRANSFEREES indemnified from all the liabilities and / or claim against the said premises.
6. The transfer fees of the society shall be borne by the TRANSFERORS and the TRANSFEREES in equal proportions. The TRANSFERORS shall also hand over their previous agreement, allotment letter, last maintenance charges receipt, last electricity bill



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and other records amounting to the title of the premises, for the purpose of their record.

7. The TRANSFEREES hereby agrees that, on becoming the member of the said society, the TRANSFEREES shall abide by all single by - laws, rules and regulations adopted by the society.
8. The TRANSFERORS hereby states, declares and confirms that the TRANSFEREES shall be entitled to get transferred the **Electricity Meter No. 9048401**, having Account No. **152391921** installed in the said premises to their name and the TRANSFERORS shall, if required give their fullest co-operation in that regard.
9. The TRANSFEREES after taking possession of the said premises, shall be entitled to has hold on the occupation and use of the said premises as the same is fit for occupation and the TRANSFEREES can hold the same for unto and to the use and benefit for themselves, their heirs, executors, successors for ever without any claim charges interest demand or lien of the TRANSFERORS or any person on their behalf or who may claim through their or in trust for their, subject only on the part of the TRANSFEREES to pay the taxes, assessments, charges, duties or calls made by the Society, Municipal Corporation, Government or any local authority or corporation or co-operative Society in respect of the said premises.

The TRANSFERORS hereby declares that the said premises shall be made free from all encumbrances and liabilities arising in future pertaining to the period upto the date of possession and shall be cleared off by them. The TRANSFEREES declare that they will clear off all the liabilities towards Municipal Taxes, Electricity bills, Society's maintenance and other charges, etc. due against the said premises, after taking the possession of the said premises.

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11. The TRANSFERORS further declares that they have full right and absolute authority to enter into this agreement and that they have not done or performed or caused to be done or suffered by act, deed, matter and thing whatsoever whereby the said premises is encumbered in any way or they may be prevented from entering into this Agreement or transferring the said premises as purported to be done hereby or whereby and / or hindered in enjoying the rights, title to be conferred or transferred hereby in their favour whereby the quiet and peaceful possession or enjoyment of the TRANSFEREES in respect of the said premises may be disturbed. In the event contrary being found, the TRANSFERORS shall indemnify and keep indemnified the TRANSFEREES from any loss caused to the TRANSFEREES because of the defect in title.
12. The TRANSFERORS shall obtain the necessary No Objection Certificate (NOC) from the "SHAGUN TOWER Co-Operative Housing Society Ltd.", to effectuate the legal perfect transfer of the said premises and TRANSFERORS have confirmed the above transfer of the premises and the said shares in respect of the said premises in favour of the TRANSFEREES herein.
13. It is mutually agreed by and between the parties that the aforesaid consideration includes the cost of the said shares, and benefits annexed to the said premises and various deposits paid by the TRANSFERORS to the said society.
14. The TRANSFERORS hereby agrees, assures and declares that there are no suits or litigation pending in any court of law in respect of the said premises.
15. The TRANSFEREES are bound to get the said premises legally transferred in their own name / favour after observing all the necessary procedures and get all the deed, documents, application etc.



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fullest co-operation to the TRANSFEREES for legal, full, perfect and effectual transfer of the said premises in favour of the TRANSFEREES and further undertakes not to charges any extra consideration and / or charges etc. for the same.

16. The TRANSFERORS hereby agree to sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when necessary for effective transfer of the said premises in favour of the TRANSFEREES.
17. The charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREES ALONE.
18. If the purchase is not completed due to any default on the part of the TRANSFEREES, the TRANSFERORS shall be entitled to specific performance of the said Agreement and to claim all cost, charges and expenses incurred by the TRANSFERORS. Similarly, if the purchase is not completed due to any default on the part of the TRANSFERORS the TRANSFEREES shall be entitled to specific performance of this Agreement and to claim all cost, charges and expenses as well as loss and damages incurred by the TRANSFEREES.
20. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made there under.



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2020		

1/1/2020
Narm Bajaj

:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT PREMISES Flat No. 1502, admeasuring 145.45 Sq. Mtrs. (Carpet) area equivalent to 1526 Sq. Ft. (inclusive of balconies etc.) on the 15th & 16th Floor, and terrace admeasuring 310 Sq. Ft. in the "B" Wing, of the "Shagun Tower / Shagun Arcade" Building now known as "SHAGUN TOWER Co-Operative Housing Society Ltd.", standing on the plot of land bearing Survey No. 31 Hissa no. 3, CTS NO. 103A Village -Dindoshi lying, being and situated at Taluka - Borivli, Near Dindoshi Bus Depot, Gen. A. K. Vaidya Marg, Malad East, Mumbai - 400097, Alongwith 2 Stilt Car Parking bearing No. 131 & 132, within the limits of Mumbai Municipal Corporation and within the Registration District and Sub-District of Mumbai.

Neeru Bajaj



बरल-४		
930810	29	40
२०१८		

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

SIGNED SEALED AND DELIVERED by
the within named "TRANSFERORS"

1) MR. SUDHIR BAJAJ

Sudhir Bajaj



2) MRS. NEERU BAJAJ

in presence of

Neeru Bajaj



1) DEVEESH SUDHIR BAJAJ

Devesh Bajaj

2)

SIGNED SEALED AND DELIVERED

by the within named "TRANSFEREES"



1) MR. GOPAL VIDHICHAND GOYAL

Gopal Goyal



2) MRS. MANISHA GOPAL GOYAL

in the presence of

Manisha Goyal



1) *Comptroller and Auditor General*

2)

Manisha Goyal

वरल-४		
११२२३	२२	४०
२०१८		

:: RECEIPT ::

RECEIVED of and from 1) MR. GOPAL VIDHICHAND GOYAL & 2) MRS. MANISHA GOPAL GOYAL, (TRANSFEREES) a sum of Rs. 60,00,000/- (Rupees Sixty Lakhs Only) being Earnest Money Payment against the sale Flat No. 1502, admeasuring 145.45 Sq. Mtrs. (Carpet) area equivalent to 1526 Sq. Ft. (inclusive of balconies etc.) on the 15th & 16th Floor, and terrace admeasuring 310 Sq. Ft. in the "B" Wing, of the "Shagun Tower / Shagun Arcade" Building now known as "SHAGUN TOWER Co-Operative Housing Society Ltd.", standing on the plot of land bearing Survey No. 31 Hissa no. 3, CTS NO. 103A Village - Dindoshi lying, being and situated at Taluka - Borivli, Near Dindoshi Bus Depot, Gen. A. K. Vaidya Marg, Malad East, Mumbai - 400097 in the following manner :

Sr. No.	Rupees	Cheque No. /RTGS No.	Dated	Drawn on
1.	Rs. 5,00,000/-	ALLA201809075007399742	07.09.2018	Allahabad Bank, Khar West, Mumbai
2.	Rs. 25,00,000/-	ALLA201809155007442196	15.09.2018	Allahabad Bank, Khar West, Mumbai

*Subject to realization of Cheque.



Rs. 30,00,000/-

WE SAY RECEIVED

[Signature]

1) MR. SUDHIR BAJAJ

[Signature]

2) MRS. NEERU BAJAJ

"TRANSFERORS"

WITNESSES :-

1) *[Signature]*

2) *[Signature]*

बरल-४		
३०००	२३	४०

APP. NO.

CITY SURVEY दिंडोरी

TALUKA: BORNIVALI

DIST. BOMBAY
SUBURBAN
DIST.

City Survey	Area Sq. Mtrs.	Tenure	Particulars of assessment for rent paid to Government and when due for revision
903 X	7743.26 7662.7 672.5	of 3/11	903M, 903N, 903P, 903Q, 903R, 903S, 903T, 903U, 903V, 903W, 903X, 903Y, 903Z, 903AA, 903AB, 903AC, 903AD, 903AE, 903AF, 903AG, 903AH, 903AI, 903AJ, 903AK, 903AL, 903AM, 903AN, 903AO, 903AP, 903AQ, 903AR, 903AS, 903AT, 903AU, 903AV, 903AW, 903AX, 903AY, 903AZ, 903BA, 903BB, 903BC, 903BD, 903BE, 903BF, 903BG, 903BH, 903BI, 903BJ, 903BK, 903BL, 903BM, 903BN, 903BO, 903BP, 903BQ, 903BR, 903BS, 903BT, 903BU, 903BV, 903BW, 903BX, 903BY, 903BZ, 903CA, 903CB, 903CC, 903CD, 903CE, 903CF, 903CG, 903CH, 903CI, 903CJ, 903CK, 903CL, 903CM, 903CN, 903CO, 903CP, 903CQ, 903CR, 903CS, 903CT, 903CU, 903CV, 903CW, 903CX, 903CY, 903CZ, 903DA, 903DB, 903DC, 903DD, 903DE, 903DF, 903DG, 903DH, 903DI, 903DJ, 903DK, 903DL, 903DM, 903DN, 903DO, 903DP, 903DQ, 903DR, 903DS, 903DT, 903DU, 903DV, 903DW, 903DX, 903DY, 903DZ, 903EA, 903EB, 903EC, 903ED, 903EE, 903EF, 903EG, 903EH, 903EI, 903EJ, 903EK, 903EL, 903EM, 903EN, 903EO, 903EP, 903EQ, 903ER, 903ES, 903ET, 903EU, 903EV, 903EW, 903EX, 903EY, 903EZ, 903FA, 903FB, 903FC, 903FD, 903FE, 903FF, 903FG, 903FH, 903FI, 903FJ, 903FK, 903FL, 903FM, 903FN, 903FO, 903FP, 903FQ, 903FR, 903FS, 903FT, 903FU, 903FV, 903FW, 903FX, 903FY, 903FZ, 903GA, 903GB, 903GC, 903GD, 903GE, 903GF, 903GG, 903GH, 903GI, 903GJ, 903GK, 903GL, 903GM, 903GN, 903GO, 903GP, 903GQ, 903GR, 903GS, 903GT, 903GU, 903GV, 903GW, 903GX, 903GY, 903GZ, 903HA, 903HB, 903HC, 903HD, 903HE, 903HF, 903HG, 903HH, 903HI, 903HJ, 903HK, 903HL, 903HM, 903HN, 903HO, 903HP, 903HQ, 903HR, 903HS, 903HT, 903HU, 903HV, 903HW, 903HX, 903HY, 903HZ, 903IA, 903IB, 903IC, 903ID, 903IE, 903IF, 903IG, 903IH, 903II, 903IJ, 903IK, 903IL, 903IM, 903IN, 903IO, 903IP, 903IQ, 903IR, 903IS, 903IT, 903IU, 903IV, 903IW, 903IX, 903IY, 903IZ, 903JA, 903JB, 903JC, 903JD, 903JE, 903JF, 903JG, 903JH, 903JI, 903JJ, 903JK, 903JL, 903JM, 903JN, 903JO, 903JP, 903JQ, 903JR, 903JS, 903JT, 903JU, 903JV, 903JW, 903JX, 903JY, 903JZ, 903KA, 903KB, 903KC, 903KD, 903KE, 903KF, 903KG, 903KH, 903KI, 903KJ, 903KK, 903KL, 903KM, 903KN, 903KO, 903KP, 903KQ, 903KR, 903KS, 903KT, 903KU, 903KV, 903KW, 903KX, 903KY, 903KZ, 903LA, 903LB, 903LC, 903LD, 903LE, 903LF, 903LG, 903LH, 903LI, 903LJ, 903LK, 903LL, 903LM, 903LN, 903LO, 903LP, 903LQ, 903LR, 903LS, 903LT, 903LU, 903LV, 903LW, 903LX, 903LY, 903LZ, 903MA, 903MB, 903MC, 903MD, 903ME, 903MF, 903MG, 903MH, 903MI, 903MJ, 903MK, 903ML, 903MM, 903MN, 903MO, 903MP, 903MQ, 903MR, 903MS, 903MT, 903MU, 903MV, 903MW, 903MX, 903MY, 903MZ, 903NA, 903NB, 903NC, 903ND, 903NE, 903NF, 903NG, 903NH, 903NI, 903NJ, 903NK, 903NL, 903NM, 903NN, 903NO, 903NP, 903NQ, 903NR, 903NS, 903NT, 903NU, 903NV, 903NW, 903NX, 903NY, 903NZ, 903OA, 903OB, 903OC, 903OD, 903OE, 903OF, 903OG, 903OH, 903OI, 903OJ, 903OK, 903OL, 903OM, 903ON, 903OO, 903OP, 903OQ, 903OR, 903OS, 903OT, 903OU, 903OV, 903OW, 903OX, 903OY, 903OZ, 903PA, 903PB, 903PC, 903PD, 903PE, 903PF, 903PG, 903PH, 903PI, 903PJ, 903PK, 903PL, 903PM, 903PN, 903PO, 903PP, 903PQ, 903PR, 903PS, 903PT, 903PU, 903PV, 903PW, 903PX, 903PY, 903PZ, 903QA, 903QB, 903QC, 903QD, 903QE, 903QF, 903QG, 903QH, 903QI, 903QJ, 903QK, 903QL, 903QM, 903QN, 903QO, 903QP, 903QQ, 903QR, 903QS, 903QT, 903QU, 903QV, 903QW, 903QX, 903QY, 903QZ, 903RA, 903RB, 903RC, 903RD, 903RE, 903RF, 903RG, 903RH, 903RI, 903RJ, 903RK, 903RL, 903RM, 903RN, 903RO, 903RP, 903RQ, 903RR, 903RS, 903RT, 903RU, 903RV, 903RW, 903RX, 903RY, 903RZ, 903SA, 903SB, 903SC, 903SD, 903SE, 903SF, 903SG, 903SH, 903SI, 903SJ, 903SK, 903SL, 903SM, 903SN, 903SO, 903SP, 903SQ, 903SR, 903SS, 903ST, 903SU, 903SV, 903SW, 903SX, 903SY, 903SZ, 903TA, 903TB, 903TC, 903TD, 903TE, 903TF, 903TG, 903TH, 903TI, 903TJ, 903TK, 903TL, 903TM, 903TN, 903TO, 903TP, 903TQ, 903TR, 903TS, 903TT, 903TU, 903TV, 903TW, 903TX, 903TY, 903TZ, 903UA, 903UB, 903UC, 903UD, 903UE, 903UF, 903UG, 903UH, 903UI, 903UJ, 903UK, 903UL, 903UM, 903UN, 903UO, 903UP, 903UQ, 903UR, 903US, 903UT, 903UU, 903UV, 903UW, 903UX, 903UY, 903UZ, 903VA, 903VB, 903VC, 903VD, 903VE, 903VF, 903VG, 903VH, 903VI, 903VJ, 903VK, 903VL, 903VM, 903VN, 903VO, 903VP, 903VQ, 903VR, 903VS, 903VT, 903VU, 903VV, 903VW, 903VX, 903VY, 903VZ, 903WA, 903WB, 903WC, 903WD, 903WE, 903WF, 903WG, 903WH, 903WI, 903WJ, 903WK, 903WL, 903WM, 903WN, 903WO, 903WP, 903WQ, 903WR, 903WS, 903WT, 903WU, 903WV, 903WW, 903WX, 903WY, 903WZ, 903XA, 903XB, 903XC, 903XD, 903XE, 903XF, 903XG, 903XH, 903XI, 903XJ, 903XK, 903XL, 903XM, 903XN, 903XO, 903XP, 903XQ, 903XR, 903XS, 903XT, 903XU, 903XV, 903XW, 903XX, 903XY, 903XZ, 903YA, 903YB, 903YC, 903YD, 903YE, 903YF, 903YG, 903YH, 903Y

Easement

Holder in
Origin of the
title so far
as traced

Leone

Other Encumbrances

Other Remarks

[illegible]

सत्य प्रतिलिपी

जिल्हा निरीक्षक, गुन्हे दमिळ
अथवा सगर गुन्हेपत्र अधिकारी अ. १
सं. ११११, जि. पुणे.

(25)

बरल-४

बुद्धर-२

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387/13967

शनिवार, 15 सप्टेंबर 2018 5:05 म.ने.

दम्ल गोपवारा भाग-1

वरल-4

दम्ल क्रमांक: 13967/2018

दम्ल क्रमांक: वरल-4 /13967/2018

वाजार मूल्य: रु. 3,64,47,727/- मोबदला: रु. 4,10,00,000/-

भरलेले मुद्रांक शुल्क: रु. 20,50,000/-

द. नि. मह. दु. नि. वरल-4 यांचे कार्यालयाने

पावती: 15680

पावती दिनांक: 15/09/2018

अ. क्र. 13967 चर दि. 15-09-2018

सादरकरणाचे नाव: गोपाल विधिचंद गोयल

रोजी 4:30 म.ने. वा. हजर केला.

नोदणी फी

रु. 30000.00

दम्ल हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकुण: 31000.00

दम्ल हजर करणाऱ्याची मही:

मह. दु. नि. का. बोरीवली 4

मह. दु. नि. का. बोरीवली 4

दम्लाचा प्रकार: करारनामा

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

शिक्का क्र. 1 15 / 09 / 2018 04 : 30 : 18 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 15 / 09 / 2018 04 : 32 : 13 PM ची वेळ: (फी)



वरल-४		
93९६७	४८	५०
२०१८		



15/09/2018 5 05:09 PM

दस्त क्रमांक : बरल-4/13967/2018

दस्ताचा प्रकार :- करारनामा

दस्त गोपवारा भाग-2

बरल-4

दस्त क्रमांक:13967/2018

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मुधिर - बजाज पत्ता:प्लॉट नं: सदनिका क्र. 2-9, माळा नं: -, इमारतीचे नाव: बजाज भवन, ब्लॉक नं: रफी अहमद किडवाई रोड, ऑप.एस.बी.आय. बँक, रोड नं: बडाळा, मुंबई 400031, महाराष्ट्र, मुम्बई. पिन नंबर:BAAPB9812J	लिहून देणार वय :-63 स्वाक्षरी:-		
2	नाव:नीरु - बजाज पत्ता:प्लॉट नं: सदनिका क्र. 2-9, माळा नं: -, इमारतीचे नाव: बजाज भवन, ब्लॉक नं: रफी अहमद किडवाई रोड, ऑप.एस.बी.आय. बँक, रोड नं: बडाळा, मुंबई 400031, महाराष्ट्र, मुम्बई. पिन नंबर:AAEPB8634K	लिहून देणार वय :-58 स्वाक्षरी:-		
3	नाव:गोपाल विधिनंद गोयल पत्ता:प्लॉट नं: सदनिका क्र. बी-1402, माळा नं: 14वा मजला, इमारतीचे नाव: शगुन टॉवर, ब्लॉक नं: फिल्ममिटी रोड, ऑप.एच.डी.एफ.सी. बँक, रोड नं: मालाड पूर्व, मुंबई 400097, महाराष्ट्र, मुम्बई. पिन नंबर:AERPG4860R	लिहून देणार वय :-49 स्वाक्षरी:-		
4	नाव:मनिषा गोपाल गोयल पत्ता:प्लॉट नं: सदनिका क्र. बी-1402, माळा नं: 14वा मजला, इमारतीचे नाव: शगुन टॉवर, ब्लॉक नं: फिल्ममिटी रोड, ऑप.एच.डी.एफ.सी. बँक, रोड नं: मालाड पूर्व, मुंबई 400097, महाराष्ट्र, मुम्बई. पिन नंबर:AIDPG5460D	लिहून देणार वय :-47 स्वाक्षरी:-		

बरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 15 / 09 / 2018 04 : 43 : 29 PM

ओळख:-

खालील इमम असे निवेदीन करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:देवेश मुधिर बजाज
वय:29
पत्ता:सदनिका क्र. 2-9,बजाज भवन, रफी अहमद किडवाई रोड, ऑप.एस.बी.आय. बँक, बडाळा, मुंबई
पिन कोड:400031

2 नाव:ओमप्रकाश - मोर्या
वय:39
पत्ता:जी-122, शगुन आर्केड, मालाड पूर्व, मुंबई
पिन कोड:400097

स्वाक्षरी

बरल-४	
930808	40
छायाचित्र	अंगठ्याचा ठसा

शिक्का क्र.4 ची वेळ: 15 / 09 / 2018 04 : 44 : 10 PM

शिक्का क्र.5 ची वेळ: 15 / 09 / 2018 04 : 44 : 42 PM नोंदणी पुस्तक 1 मध्ये



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2. Get print immediately after registration.

For feedback, please write to us at feedback.isanita@gmail.com

बरल-४		
93EEW	40	40
२०१८		

प्रमाणित करण्यात येते की, या
दस्ताव्याचे एकूण ४० पाने स्थित.



सह. दुय्यम निबंधक, बोरीवली क्र.-४,
मुंबई उपनगर जिल्हा.



बरल ४/93EEW/२०१८
पुस्तक क्रमांक - १, क्रमांक.....
नोंदला. १५/०९/२०१८
दिनांक



सह. दुय्यम निबंधक, बोरीवली क्र.-४,
मुंबई उपनगर जिल्हा.



17/09/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली
4

दस्त क्रमांक : 13967/2018

नोदणी :

Regn.63m

गावाचे नाव : दिंडोशी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	41000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	36447726.744
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : सदनिका नं: सदनिका क्रं. 1502, बी-विंग, माळा नं: 15वा आणि 16वा मजला, इमारतीचे नाव: शगुन टॉवर को-ऑप.हो.सोसा.लि., ब्लॉक नं: दिंडोशी बस डेपो जवळ, जनरल ए.के.वैद्य मार्ग, रोड : मालाड पूर्व, मुंबई 400097, इतर माहिती: सदनिका क्रं. बी-1502 चे एकूण क्षेत्रफळ 145.45 चौ.मी. कारपेट, सोबत दोन स्टील्ड कार पार्किंग स्पेस नं. 131 अण्ड 132, टेरेस चे एकूण क्षेत्रफळ 310 चौ.फुट कारपेट, (C.T.S. Number : 103A ;))
(5) क्षेत्रफळ	1) 174.54 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:- सुधिर - बजाज वय:-63; पत्ता:- प्लॉट नं: सदनिका क्रं. 2-9, माळा नं: -, इमारतीचे नाव: बजाज भवन, ब्लॉक नं: रफी अहमद किडवाई रोड, ऑप.एस.बी.आय. बँक, रोड नं: वडाळा, मुंबई 400031, महाराष्ट्र, मुम्बई. पिन कोड:-400031 पॅन नं:-BAAPB9812J 2): नाव:- नीरु - बजाज वय:-58; पत्ता:- प्लॉट नं: सदनिका क्रं. 2-9, माळा नं: -, इमारतीचे नाव: बजाज भवन, ब्लॉक नं: रफी अहमद किडवाई रोड, ऑप.एस.बी.आय. बँक, रोड नं: वडाळा, मुंबई 400031, महाराष्ट्र, मुम्बई. पिन कोड:-400031 पॅन नं:-AAEPB8634K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- गोपाल विधिचंद गोयल वय:-49; पत्ता:- प्लॉट नं: सदनिका क्रं. बी-1402, माळा नं: 14वा मजला, इमारतीचे नाव: शगुन टॉवर, ब्लॉक नं: फिल्मसिटी रोड, ऑप.एच.डी.एफ.सी. बँक, रोड नं: मालाड पूर्व, मुंबई 400097, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AERPG4860R 2): नाव:- मनिषा गोपाल गोयल वय:-47; पत्ता:- प्लॉट नं: सदनिका क्रं. बी-1402, माळा नं: 14वा मजला, इमारतीचे नाव: शगुन टॉवर, ब्लॉक नं: फिल्मसिटी रोड, ऑप.एच.डी.एफ.सी. बँक, रोड नं: मालाड पूर्व, मुंबई 400097, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AIDPG5460D
(9) दस्तऐवज करून दिल्याचा दिनांक	15/09/2018
(10) दस्त नोंदणी केल्याचा दिनांक	15/09/2018
(11) अनुक्रमांक, खंड व पृष्ठ	13967/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2050000
(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.



खरी प्रत

सह. दुय्यम निबंधक, बोरीवली-४,
मुंबई उपनगर जिल्हा.