



Wednesday, April 18, 2012

12:35:33 PM

पावती

Original
नोंदणी 39 म.
Regn. 39 M

पावती क्र.: 3115
दिनांक 18/04/2012

गावाचे नाव ओशिवरा
दस्तऐवजाचा अनुक्रमांक
दस्ता ऐवजाचा प्रकार

वदर9 - 03116 - 2012

करारनामा

सादर करणाराचे नाव: प्रगना केडीया -

30000.00

600.00

30600.00

नोंदणी फी

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (30)
एकूण रु.

आपणास हा दस्ता अंदाजे 12:50PM ह्या वेळेस मिळेल

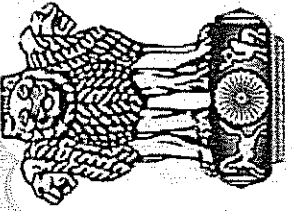
दुय्यम निबंधक
अंधेरी 3 (अंधेरी)

मोबदला: 106000000रु.

बाजार मुल्य: 11919500 रु.
भरलेले मुद्रांक शुल्क: 1000 रु.
देयकाचा प्रकार : डीडी/घनाकार्यद्वारे;
वैकेचे नाव व पत्ता: इंडियन ओवरसीज बँक मुं.;
डीडी/घनाकार्य क्रमांक: 588047; रक्कम: 30000 रु.; दिनांक: 16/04/2012

सह दुय्यम निबंधक, अंधेरी-३,
मुंबई उपनगर जिल्हा.

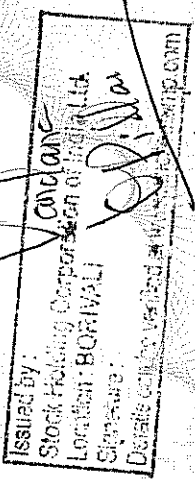
REGISTERED ORIGINAL DOCUMENT
20/4/12
DELIVERED ON.....



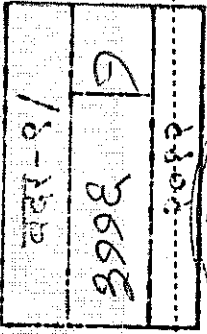
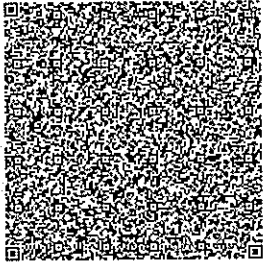
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

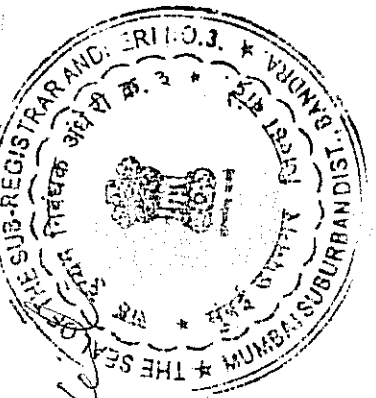
e-Stamp



Certificate No. : IN-MH08057324127748K
Certificate Issued Date : 16-Apr-2012 02:03 PM
Account Reference : SHCIL (FI)/ mhshcil01/ BORIVALI/ MH-MSU
Unique Doc. Reference : SUBIN-MHMHSHCIL0108668937749286K
Purchased by : PRAGNA KEDIA
Description of Document : Article 25(b) to (d) Conveyance
Property Description : PRAMUKH HEIGHTS FLAT B/1502 15TH FLR 48 AMBOLI HILL
VEERA DESAI RD ANDHERI W MUM 53
Consideration Price (Rs.) : 1,06,00,000
(One Crore Six Lakh only)
First Party : PRAGNA KEDIA
Second Party : DIPEN RAMESH UDANI
Stamp Duty Paid By : PRAGNA KEDIA
Stamp Duty Amount (Rs.) : 1,000
(One Thousand only)



Please write or type below this line.....



[Signature]

ZK 0000711244

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilstamp.com"

मोदि १०/११/२०१२
बल क. बदर/९/३०५२/१२ मध्ये देय केले. मुद्रांक शुल्क रु. ५०८६००/-
बल क. बदर/९/३११६/१२ मध्ये समाविष्ट केले.
मोदि १८/११/२०१२
(बल क. बदर/९/३११६/१२ मध्ये देय केले. मुद्रांक शुल्क रु. ५०८६००/-)

HCIL E-Stamping		Receipt		(To be filled in by the client)	
Stamp Duty Purchased By	Pragna Kedia	Stamp Duty Paid by	<input checked="" type="checkbox"/> 1st Party <input type="checkbox"/> 2nd Party		
Stamp Duty Amount	Rs. 1000/-	Type of Payment	<input checked="" type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/> DD <input type="checkbox"/> Pay-Order <input type="checkbox"/> NEFT <input type="checkbox"/> RTGS <input type="checkbox"/> Account to Account Transfer		
Cheque/ DD/ PO/ UTR/ REF/Account No.		Date:	16/04/2012		
Bank Name		Branch Name			
Counter Signature with Seal					



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at MUMBAI this 18 day

of APRIL, 2012 : BETWEEN: MR. DIPEN RAMESH UDANI (P.A.N.AAIPU5422A), aged 42 years, Indian Inhabitant of Mumbai, residing at 15/701, Prarthana Society, "B" Wing, S.V. Road, Jawahar Nagar, Goregaon (West), Mumbai- 400 062, hereinafter called "THE VENDOR" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include his respective heirs, executors, administrators and assigns) of the ONE PART; AND ; MRS. PRAGNA KEDIA (P.A.N.ADWPK9701F), aged 50 years , Indian Inhabitant of Mumbai, residing at 6th Floor, Vishwa Shanti, 30-E, Azad Road, Juhu Koliwada, Mumbai- 400 049, hereinafter called "THE PURCHASER" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include her heirs, executors, administrators and assigns) of the OTHER PART;

बदर-९/
२०११
२०१२

WHEREAS "THE VENDOR" have represented to "THE PURCHASER" as follows:

- a. By an Agreement for Sale dated 13th April, 2012 made and executed :
BETWEEN : **M/S. PRAMUKH HEIGHTS**, therein referred to as "THE BUILDERS/DEVELOPERS" of the One Part; AND **MR. DIPEN RAMESH UDANI- "THE VENDOR"** herein, therein referred to as "THE PURCHASER" of Other Part; said **M/S. PRAMUKH HEIGHTS** sold and "THE VENDOR" herein purchased and acquired on Ownership Basis **Flat No.B/1502** on **15th Floor** in the Building known as "**PRAMUKH HEIGHTS**" situated at **Off. Veera Desai Road, 48, Amboli Hill, Andheri (West), Mumbai - 400 053** at the price and on the terms, conditions and covenants therein mentioned. The aforementioned Agreement for Sale dated 13th April, 2012 was duly stamped and registered with Sub-Registrar of Assurances, Andheri M.S.D. under Document Serial No. BDR9-03072-2012
Receipt No. 3071 dated 17-4-2012. (hereinafter for the sake of convenience referred to as "THE SAID AGREEMENT").

"THE PURCHASER" herein have paid a Stamp Duty of Rs.1,000/- (RUPEES ONE THOUSAND ONLY) on this Agreement after claiming a rebate of Rs.5,78,600/- (RUPEES FIVE LAKHS SEVENTY EIGHT THOUSAND SIX HUNDRED ONLY) paid on the Agreement for Sale dated 13th April, 2012 by "THE VENDOR" herein as per recent amendment in the Bombay Stamp Act "THE VENDOR" shall get concession Under Section 5g (a) (ii) for Stamp duty should be given. "THE VENDOR" has not been taken refund of Stamp duty paid on this Agreement and ~~she will not claim~~ any refund in future also.

9999	2
2012	

- b. That by virtue of the above purchase "**THE VENDOR**" became the sole, absolute and exclusive owner, fully seized, possessed of, well and sufficiently entitled to the ownership Premises being **Flat No.B/1502** on **15th Floor** in the Building known as "**PRAMUKH HEIGHTS**" situated at **Off. Veera Desai Road, 48, Amboli Hill, Andheri (West), Mumbai - 400 053** what is called "ON OWNERSHIP BASIS" (Which is hereinafter referred to as "the said Flat").

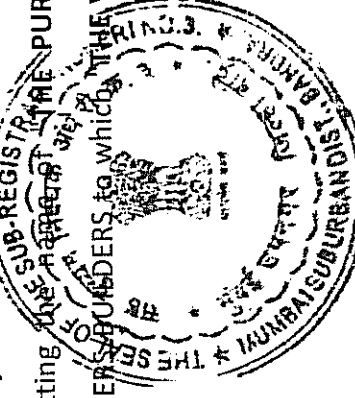


c. That the said Agreement is valid and the same is not terminated and/or determined and **"THE VENDOR"** herein has observed the terms and conditions and covenants of the said Agreement for Sale and have made full payment of consideration amount in pursuant of the said Agreement to the said Builders/Seller out of his self acquired funds.

d. That **"THE VENDOR"** has from time to time and at all times since after entering into the said Agreement observed the terms and conditions of the said Agreement, and he has himself good right, full power and absolute authority to sell and dispose off the said Flat and she has truly, faithfully and honestly disclosed all the facts to **"THE PURCHASER"** without suppressing or misrepresentations of any facts from **"THE PURCHASER"** and his rights in respect of the said Flat and the said Agreement is absolutely clear and marketable and free from all encumbrances and reasonable doubts and free from all encumbrances at law and equity right, title, interest and/or claims in favour of any third party/parties whatsoever in respect of said Flat which affects the right of **"THE PURCHASER"** and he has not received or agreed to receive any consideration from any third party whatsoever either in cash or in kind, created or agreed to create any third party rights and/or induced or agreed to induct any third party claim, use and/or ~~induce~~ ^{assign} of the said Flat.

2998	8
2022	

AND WHEREAS upon the strength of the aforesaid representations made by **"THE VENDOR"** to **"THE PURCHASER"** and **"THE PURCHASER"** believing the same to be true and correct, honest and bonafide the parties entered an oral negotiation and pursuant to the negotiations **"THE VENDOR"** herein has agreed to sell to **"THE PURCHASER"** and **"THE PURCHASER"** have agreed to purchase and acquire from the said **"THE VENDOR"** the said Flat with all rights, title, interest, benefit and with clear and marketable title, free from all encumbrances for the lump sum price or consideration amount of Rs.1,06,00,000/- (RUPEES ONE CRORE AND SIX LAKHS ONLY) subject to **"THE VENDOR"** putting **"THE PURCHASER"** in possession and/or getting ~~the flat~~ ^{the flat} **"THE PURCHASER"** recorded in the records of THE DEVELOPER SUBORDINATES to which **"THE VENDOR"**



have agreed to do so and upon certain other terms and conditions hereinafter appearing mutually agreed by and between the parties to these presents.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND

BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. "THE VENDOR" has agreed to sell, transfer and assign to "THE PURCHASER" and "THE PURCHASER" have agreed to purchase and acquire the said Flat No.B/1502 on 15th Floor in the Building known as "PRAMUKH HEIGHTS" situated at Off. Veera Desai Road, 48, Amboli Hill, Andheri (West), Mumbai - 400 053 together with all rights, title, interest, benefits of the said Agreement, etc. at the lump sum price or consideration amount of **Rs.1,06,00,000/- (RUPEES ONE CRORE AND SIX LAKHS ONLY)** payable in the following manner :

- a. Rs.7,00,000/- (RUPEES SEVEN LAKHS ONLY) on or before execution of this Agreement being the part consideration amount as per the details mentioned (the payment and receipt whereof "THE VENDOR" do hereby admits and acknowledges).



- b. Rs.99,00,000/- (RUPEES NINETY NINE LAKHS ONLY) on or before _____ 2012 being the balance full and final consideration amount on disbursement of Housing Loan and against receiving the vacant and peaceful possession of the said Flat /

2009 /		
2009	4	
2012		



2. "THE VENDOR" shall hand over to "THE PURCHASER" the vacant and peaceful possession of the said Flat immediately on the completion of this transaction of sale i.e. against receiving the consideration amount in full AND THEREAFTER THE PURCHASER alone shall be entitled to possess and enjoy the said Flat without any lawful suit, interruption, claim or demand from or by THE VENDOR or any person claiming by, from, through, under or in trust for THE VENDOR.



3. "THE VENDOR" hereby declares that he has in no way created any charge, claim or lien on the said Flat and that the said Flat hereby agreed to be sold is free from all claims, charge and encumbrances. Should there be any claim from any person or persons against the said Flat, "THE VENDOR" doth hereby agrees and undertakes to indemnify "THE PURCHASER" against such claims. "THE VENDOR" further declares that the said flat is free from all defects in title and is also not the subject matter of any other agreement for sale and THE VENDOR have not taken or accepted any advance, earnest money, deposit, part payment or any consideration from any third party in respect of the said Flat or any part thereof.

4. "THE PURCHASER" is entitled to become the member of the committee/society/association (whatever the case may be) formed in the said Building known as "PRAMUKH HEIGHTS" by THE PURCHASER of Flats/Shops in the said building and shall abide by the rules and regulations and bye-laws of the same.

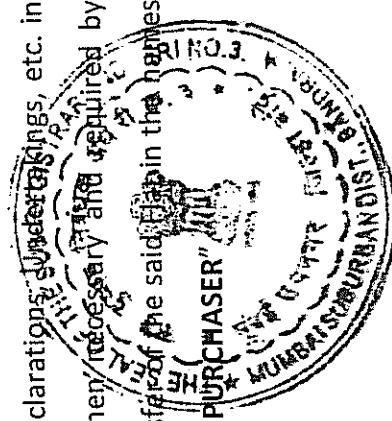
5. "THE VENDOR" agrees and undertakes to co-operate with "THE PURCHASER" to get the aforesaid Flat transferred in their names in the records of the said DEVELOPERS/BUILDERS. The Transfer charges payable if any to the said DEVELOPERS/BUILDERS shall be borne paid by both the parties in equal proportion (50 : 50).

6. "THE VENDOR" shall pay the outgoings and maintenance like Municipal Taxes, maintenance, etc. pertaining to the said Flat to the said CONDOMINIUM SOCIETY till the date of possession and thereafter such charges will be paid by "THE PURCHASER". Both the parties agree to keep indemnified each other in this respect.

2023-24

2023	2
2023	

7. "THE VENDOR" agrees and undertakes to sign and execute all acts and deeds including Sale Deed, Affidavits, Declarations, undertakings, etc. in favour of "THE PURCHASER" as and when necessary and required by "THE PURCHASER" for the effective transfer of the said Flat in the names of "THE PURCHASER" at the cost of "THE PURCHASER".



8. "THE PURCHASER" agree to obey and observe the terms and conditions stipulated in the said Agreement dated 13th April, 2012.

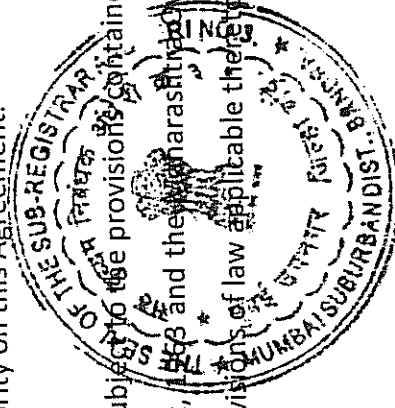
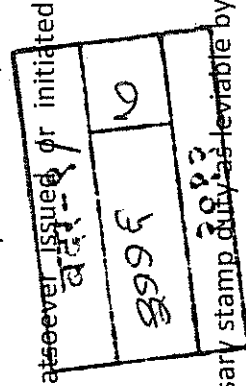
9. "THE VENDOR" shall indemnify and keep indemnified "THE PURCHASER" against all claims, loss, damage, etc. caused to THE PURCHASER due any previous liability created or due to non performance of any of the acts are prescribed by law by THE VENDOR prior to the date of execution of this Agreement in respect of the said Flat.

10. "THE VENDOR" shall hand over to "THE PURCHASER" all the following Original papers and document including Agreement dated 13th April, 2012, its Stamp Duty, Registration Receipt, Possession Letters, etc. pertaining to the said Flat either on completion of present sale transaction or earlier as the case may be.

11. "THE VENDOR" hereby declares that the said Flat is free from all encumbrances and/or charges (statutory or otherwise), claims and demands and that neither the same nor any part thereof is subject to any lien/lispendence, attachment or any other process issued by Court or authority or tribunal or any arbitrator(s) appointed in any arbitration proceedings or otherwise and she has not created any trust in respect thereof and the said Flat is in his uninterrupted and undisturbed possession and enjoyment and that no adverse claim has been made against them in respect of the said Flat or any part thereof and the same is not affected by any notice or acquisition or requisition of the State Government or Central Government or any local body or authority and that there is no pending attachment whatsoever issued or initiated against the said Flat or any part thereof.

12. "THE PURCHASER" agrees to pay the necessary stamp duty as leviable by the concerned Government authority on this Agreement.

13. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flats Rules 1964 or any other provisions of law applicable thereto.



PROPERTY SCHEDULE

Flat No.B/1502 on 15th Floor admeasuring 730 sq.ft Carpet area in the Building known as "PRAMUKH HEIGHTS" situated at Off. Veera Desai Road, 48, Amboli Hill, Andheri (West), Mumbai - 400 053 constructed on all that pieces and parcel of land bearing C.T.S.No.720 of Village Oshiwara, Taluka : Andheri within the limits of Mumbai City and Mumbai Suburban District. The Building consists of Ground/Stilt plus 17 upper Floors with Lift Facility and the building is NEWLY CONSTRUCTED.

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

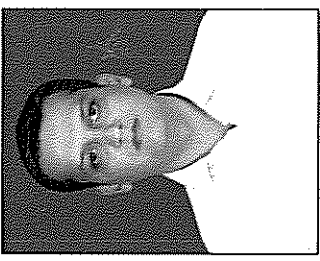
SIGNED AND DELIVERED by the)

within named THE VENDOR)

MR. DIPEN RAMESH UDANI)

in the presence of)

Jayesh W Gandhi



[Signature]



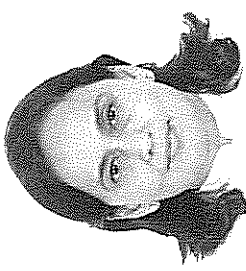
SIGNED AND DELIVERED by the)

within named THE PURCHASER)

MRS. PRAGNA KEDIA)

in the presence of)

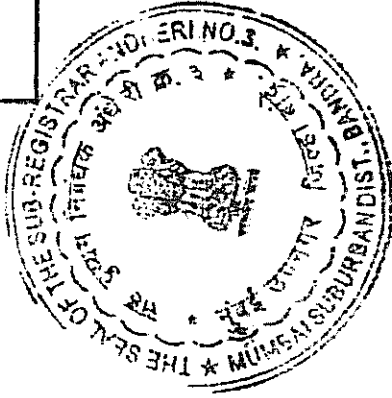
Pooresh VAYEDA. *[Signature]*



[Signature]



बदल-९/	
९९९९	८
२०२२	



RECEIPT

RECEIVED with thanks from MRS. PRAGNA KEDIA – THE PURCHASER herein, the sum of Rs.7,00,000/- (RUPEES SEVEN LAKHS ONLY) as per the details mentioned being the part consideration amount for the sale of Flat No.B/1502 on 15th Floor in the building known as "PRAMUKH HEIGHTS" situated at Off. Veera Desai Road, 48, Amboli Hill, Andheri (West), Mumbai - 400 053, as withinmentioned.

AMOUNT	CHQ.NO.-DATED	DRAWN ON
700,000/-	RTGS	JAYESH N GANDHI ANDHERI (WEST)
Rs.7,00,000/-	TOTAL (RUPEES SEVEN LAKHS ONLY)	

I SAY RECEIVED

[Signature]

(MR. DIPEN RAMESH UDANI)
THE VENDOR

बदर-९/
२२९६
२०२२

WITNESSES:

1. Sign : J N Gandhi

Name & Address :

Jayesh N Gandhi

[Signature]

2. Sign :

Name & Address :

PARESH VATEDA



720, 720/163 TO 166

मीलमत्ता पत्रक

नामांजें --	आशिंवरा	तालुका/न.भु.मा.का. --	न.भू.अ.अंधोरी	जिल्हा --	मुंबई उपनगर -:-
पंचायत	लाट नंबर	प्लाट नंबर	क्षेत्र	प्राणाधिकार	
			सौ.मी.		
					संस्थानात दिलेल्या आकाराचा किंवा भाड्याने तपशील आणि त्याच्या फेर तपराणांचा निवत ये
३२०/१९३					

६३७.१८६०

20-7 14

Abstract

३५१० गजपारक
आ २०६६

मंससं वयरापजी जिजीभाय
खाजगी मर्यादित.

श्री. सी. के. सहा

Figure 3

नॉक्स चारक (भा)	नॉक्स चारक (पा)	बंदर-१/
पुंदा (प)	किया भा (पा)	३९९
		२०१२

न. भू. अ. अधरी
मुंबई उपनगर जिल्हा

खरी विक्रत -
नामी कर/पारा -

नॉक्स चारक (भा)
पुंदा (प)
बंदर-१/

३९९
२०१२

- 1500's and 1600's

खुरी नयमकल-

जणें स्वीकारल्याची तारीख: १९०१/०४.

प्राप्तकृत
स्यार केलेले
१९७५
४२

1954

211626 211627 211628

SECRET

एकच वीथी ! २०००
 नमस्कार ! २०००
 एकच वीथी ! २०००
 नमस्कार ! २०००

1947-22-2



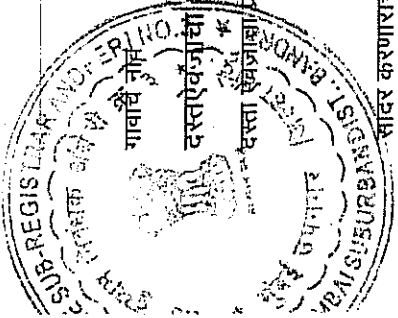
दिने नवक
 नगर नृपति
 अक्षर



Tuesday, April 17, 2012
12:28:47 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती



पावती क्र.: 3071
दिनांक 17/04/2012

वदर 9 - 03072 - 2012

करारनामा

दस्तावेजाचा प्रकार

सादर करणाराचे नाव: दिपेन रमेश उदानी - -

नोंदणी फी

:- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (110)

एकूण रु. 32200.00

आपणारा हा दस्त अंदाजे 12:43PM ह्या वेळेस मिळेल

वदर - ९ /	
३९९६	५१
मुख्य निबंधक २०९२	

बाजार मुल्या: 11919500 रु. भोवदला: 9537500 रु.

भरलेले मुद्रांक शुल्क: 578600 रु.

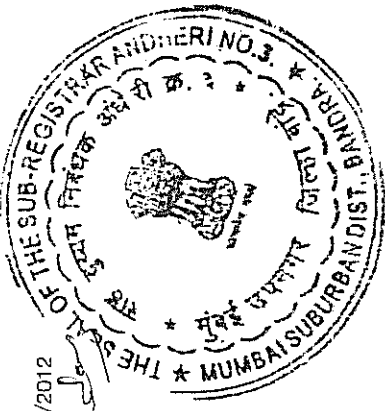
देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: केनरा बँक मु 62;

डीडी/धनाकर्ष क्रमांक: 755633; रक्कम: 30000 रु.; दिनांक: 12/04/2012

सह दुय्यम निबंधक, अंधेरी-३,

मुंबई उपनगर जिल्हा.



REGISTERED ORIGINAL DOCUMENT

IVERED ON.....



दस्तावेज क्र. 3072/2012

Tuesday, April 17, 2012

1:17:54 PM

दुय्यम निबंधक: अंधेरी ३ (अंधेरी)

पेज नं. 63 म.

Page: 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : ओशिवरा

- (1) दिलेखाचा प्रकार, मोवदल्याचे स्वरूप करारनामा व वाजारभाव (भाडेपट्याच्या वायतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोवदला रु. 9,537,500.00 वा.मा. रु. 11,919,500.00

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

(1) सिटिएस क्र.: 720/ पार्ट प्लॉन: सदनिका नं : 502, 15 वा माला, बी विंग, प्रमुख हाईट्स, 48 आंबोली हिल, विरा देसाई रोड, अंधेरी प मुं 53.

- (3) क्षेत्रफळ

(1) 81.41 चौ मि विस्टाप

- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)

- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) मे प्रमुख इंटरप्रायझेस चे भागीदार जितेंद्र एस दाम्भण्ट तर्फे मुखत्यार विनय के मंडेचा -; घर/प्लॉट नं: - प्रमुख हाईट्स, 48 आंबोली हिल, विरा देसाई रोड, अंधेरी प मुं 53.; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: AABPB 6748 H.

- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) विप्रेत रमेश उदानी -; घर/प्लॉट नं: प्लॉट नं 15, फ्लॅट नं 701, सातवा मजला, सी विंग, प्रार्थना सोसा, एस व्ही रोड, जवाहर नगर, गोरेगाव मुं 62; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: AAIPU 5422 A.

- (7) दिनांक करून दिल्याचा 13/04/2012

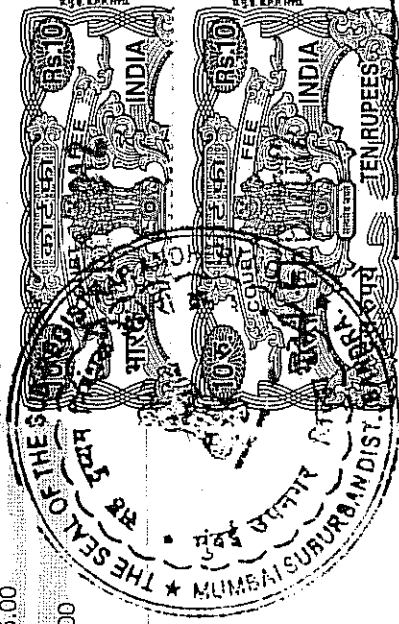
- (8) नोंदणीचा 17/04/2012

- (9) अनुक्रमांक, खंड व पृष्ठ 3072 /2012

- (10) वाजारभावाप्रमाणे मुद्रांक शुल्क रु 578575.00

- (11) वाजारभावाप्रमाणे नोंदणी रु 30000.00

- (12) शेरा



बंदर-९/	
3098	96
2012	

खरी प्रत




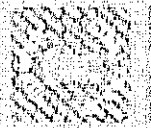
मुद्रांक निबंधक अंधेरी-३, मुंबई उपनगर जिल्हा.

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

PRAGYA KEDIA
ARVIND BHAI MINAWALA

26/10/1962
 Permanent Account Number
ADWPK9701F


 Signature


 26002005

This card is to be used by the taxpayer for the purpose of filing returns of income and for other purposes connected with the Income Tax Act, 1961. It is to be kept in a safe place and should not be lost or damaged. If lost or damaged, it should be reported to the Income Tax Officer concerned.

This card is to be used by the taxpayer for the purpose of filing returns of income and for other purposes connected with the Income Tax Act, 1961. It is to be kept in a safe place and should not be lost or damaged. If lost or damaged, it should be reported to the Income Tax Officer concerned.

This card is to be used by the taxpayer for the purpose of filing returns of income and for other purposes connected with the Income Tax Act, 1961. It is to be kept in a safe place and should not be lost or damaged. If lost or damaged, it should be reported to the Income Tax Officer concerned.

This card is to be used by the taxpayer for the purpose of filing returns of income and for other purposes connected with the Income Tax Act, 1961. It is to be kept in a safe place and should not be lost or damaged. If lost or damaged, it should be reported to the Income Tax Officer concerned.

This card is to be used by the taxpayer for the purpose of filing returns of income and for other purposes connected with the Income Tax Act, 1961. It is to be kept in a safe place and should not be lost or damaged. If lost or damaged, it should be reported to the Income Tax Officer concerned.

बंदर-१/	२०१९	२०१९
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स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AAIPU5422A

नाम / NAME

DIPEN R UDANI


पिता का नाम / FATHER'S NAME

RAMESH UDANI

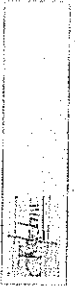
जन्म तिथि / DATE OF BIRTH

15-09-1970

हस्ताक्षर / SIGNATURE

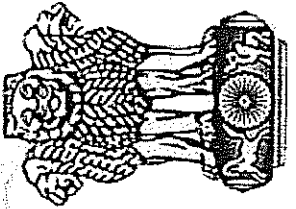


अध्यक्ष संयुक्त (कंप्यूटर क्षेत्र)
Commissioner of Income-tax (Computer Operations)



बतार-९ /		
२०२६	२६	
२०२२		





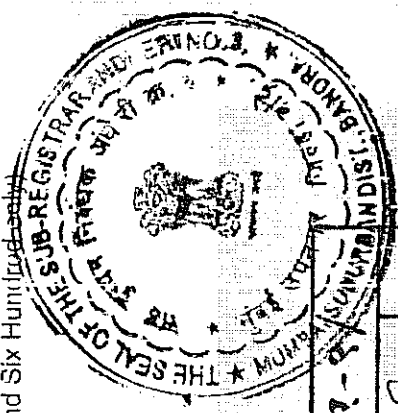
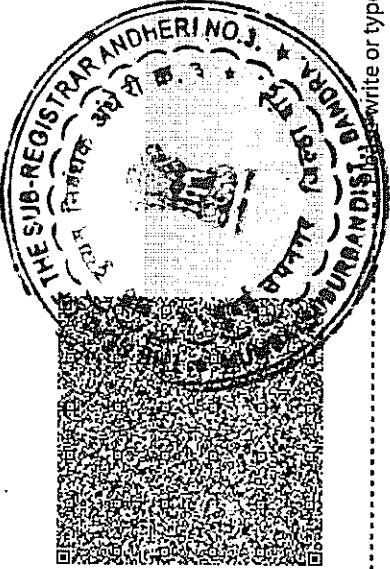
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Vandana
Gillai

Certificate No. : IN-MH08003332539702K
Certificate Issued Date : 12-Apr-2012 03:06 PM
Account Reference : SHCIL (FI)/mhshci01/BORIVALI/MH-MSU
Unique Doc. Reference : SUBIN-MHMHSHGIL0108610925474339K
Purchased by : DIPEN RAMESH UDANI
Description of Document : Article 25(b) to (d) Conveyance
Property Description : PRAMUKH HEIGHTS B WING 1502 15TH FLR 48 AMBOLI HILL
VEERA DESAI RD ANDHERI W MUM 53
Consideration Price (Rs.) : 95,37,500
(Ninety Five Lakh Thirty Seven Thousand Five Hundred only)
First Party : DIPEN RAMESH UDANI
Second Party : MESSERS PRAMUKH ENTERPRISE
Stamp Duty Paid By : DIPEN RAMESH UDANI
Stamp Duty Amount (Rs.) : 5,78,600
(Five Lakh Seventy Eight Thousand Six Hundred only)



बदर-९/
२०१२
२०१२

Vandana
Gillai

बदर-९/
२०१२
२०१२

0000711049

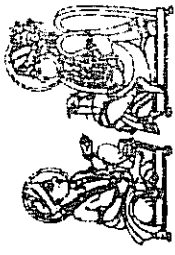
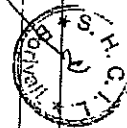
Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-Registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

बुकिंग नं. १२४१-१७/५/२०१२
 बुकिंग नं. १२४१-१७/५/२०१२
 बुकिंग नं. १२४१-१७/५/२०१२
 बुकिंग नं. १२४१-१७/५/२०१२

(Signature)

SHCIL E-Stamping		Receipt		(To be filled in by the client)	
Stamp Duty Purchased By	DIPEN KAMESH UDANI	Stamp Duty Paid by	<input checked="" type="checkbox"/> 1st Party <input type="checkbox"/> 2nd Party		
Stamp Duty Amount	Rs. 57860/-	<input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/> DD <input type="checkbox"/> Pay-Order <input type="checkbox"/> NEFT			
Cheque/ DD/ RTGS/ Account to Account Transfer	755838	<input type="checkbox"/> RTGS <input type="checkbox"/> Account to Account Transfer			
Bank Name	CANARA BANK	Date:	12/04/2012		
Counter Signature with Seal		Branch Name	GANESHA (WET)		



AGREEMENT

This Agreement has been at made at Mumbai on this 13th day of April 2012

between **M/S. PRAMUKH ENTERPRISES**, a registered partnership firm,

under the provisions of Indian partnership Act, 1932, and carrying on business at

48, Amboli Hill, Veera Desai Road, Andheri (W), Mumbai 400053, hereinafter

referred to as "The Developers" (which expression shall unless it be repugnant

to the context or meaning thereof be deemed to mean and include the present

partners for the time being constituting the firm; survivors or survivor of them,

their heirs, legal representatives, administrators, executors, successors and

assigns) of **THE ONE PART AND Mrs. Dipen Udani** (which expression shall unless it

be repugnant to the context or meaning shall mean and include his/her

heirs, legal representatives, executors, administrators and assigns) of

THE SECOND PART:

Apartment Plot no-15 S.V. Road, Jawahar Nagar

Goregaon (W) Mumbai-400062.

hereinafter referred to as "the Flat Purchaser" (which expression shall unless it

be repugnant to the context or meaning shall mean and include his/her

heirs, legal representatives, executors, administrators and assigns) of

THE SECOND PART:

बुकिंग नं. १२४१-१७/५/२०१२
2012

entering to these presents with the Developers in the manner appearing hereinafter.

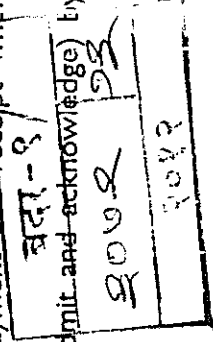
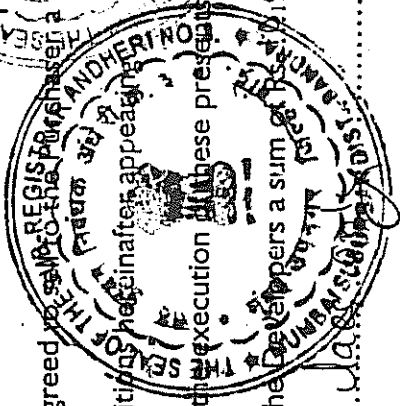
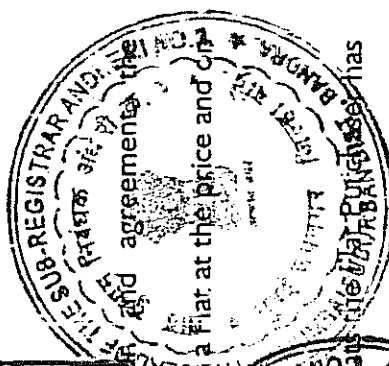
(xxix) The Flat Purchaser has entered in to this agreement with full knowledge of all terms and conditions contained in the documents, papers, orders, schemes etc., recited and referred to above. The Flat Purchaser applied to the Developers for allotment of the Flat no. 1502 in Wing B on 15th floor, admeasuring 730 Sq. ft. in carpet area in building to be known as "PRAMUKH HEIGHTS" situated on Sector B being the portion of the said property.

(xxx) Prior to making application as aforesaid as required by the provisions of Maharashtra Co-operative Societies Act, 1960, and Urban Land (Ceiling & Regulation) Act, 1976, the Flat Purchaser has made a declaration to the effect that the Flat Purchaser or the family (as defined under the Urban Land (C & R) Act of 1976) of Flat Purchaser does not owns a tenement, house or building within the limits of Briharmumbai and/or if owned, will dispose of, within six months 30.9.82

(xxxi) Relying upon the said application, Declaration and agreement, the Developers have agreed to sell to the Flat Purchaser a Flat at the price and on the terms and conditions hereinafter appearing.

a) Prior to the execution of these presents the Flat Purchaser has paid to the Developers a sum of Rs. 10,00,00.00/- (Rupees Ten Lakhs only) being part payment of the sale price of the Flat agreed to be sold by the

Developers to the Flat Purchaser as advance payment or deposit (the payment and receipt whereof the Developers doth hereby admit and acknowledge) by the Flat Purchaser



known as "PRAMUKH HEIGHTS" having carpet area admeasuring 67.784 sq. mt. (which is inclusive of the area of balcony) on 15th floor as shown in the floor plan thereof hereto annexed as Annexure "E" (hereinafter referred to as 'the said Flat: ') and parking space

no. --- in the compound for the price of Rs. 75,37,504/-

(Rupees Ninety five Lacs Thirty seven thousand five Hundred being the

proportionate price of the "common areas and facilities" appurtenant to the premises, the nature, extent and description of the "limited common areas and facilities" are more particularly described in the third schedule hereunder written. On execution of these presents the Flat Purchaser has

paid to the Developers a sum of Rs. 10,00,000/- (Rupees

Ten Lacs only only) being the part/full purchase

price payable by the Flat Purchaser to the Developers (the Developers

doth hereby admit and acknowledge the receipt of the said amount and

discharge the purchaser for ever). The Flat Purchaser has agreed to pay

Rs. 85,37,504/- (Rupees Eighty five Lacs Thirty Seven thousand five Hundred only only) to the Developers

balance amount of purchase price in the following manner.

1) Rs. ---/- (Rupees

--- only) on casting of the 1st slab of the proposed building.

2) Rs. ---/- (Rupees

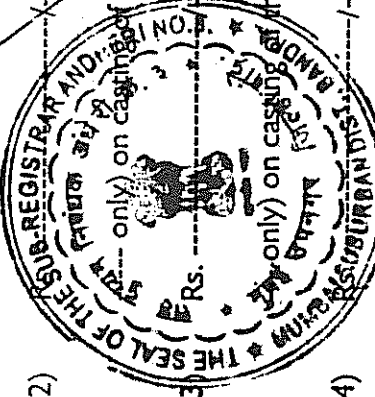
--- only) on casting of the 2nd slab of the proposed building.

3) Rs. ---/- (Rupees

--- only) on casting of the 3rd slab of the proposed building.

4) Rs. ---/- (Rupees

--- only) on casting of the 4th slab of the proposed building.



बत-8/	2002	2002
2002	2002	2002
2002	2002	2002

बत-8/	2002	2002
2002	2002	2002
2002	2002	2002

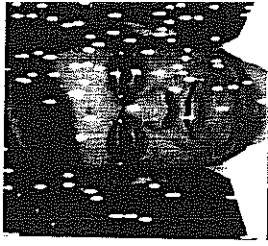
IN WITNESS WHEREOF the parties hereto have set and subscribed the respective hands on the day and year first hereinabove written

Signed, Sealed and Delivered)



By the withinnamed "The Developers")

M/s. Pramukh Enterprises For PRAMUKH ENTERPRISES



Through the partners)

 Partner

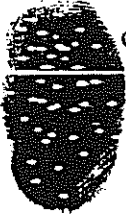
Mr. Jitendra S. Balachandran

PAN - AAGFP 0242 H.

in the presence of

J N Gahelhi

Signed, Sealed and Delivered by the)



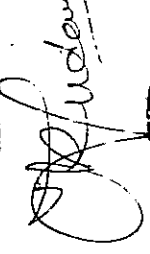
withinnamed "the Flat Purchaser"

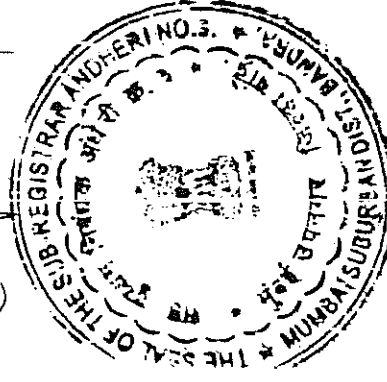
Ramesh

MR. Dipant Udani

PAN - AATIPU5422 A.

in the presence of





RECEIPT

Received the sum of Rs. 10,00,000/-

(Rupees Ten Lacs only only)

by cheque no. RTMS)

dated 13/10/2010 drawn on —)

and —

from withinnamed Flat Purchaser

being the amount of earnest money or

Deposit payable by them/him/her to us.

RTMS-81
30/02 42

RTMS-81
30/02 42

Witnesses:

We say received

1. J N Gahelhi

2. J N Gahelhi



Partner

Developers

17/04/2012

दुय्यम निबंधक:
अंधेरी 3 (अंधेरी)

12:29:29 pm

दस्त गोषवारा भाग-1

दस्ता क्र 3072/2012

दस्त क्रमांक : 3072/2012

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

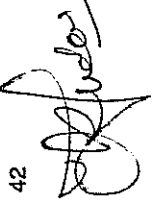
अंगठ्याचा ठसा

1 नाव: दिपन रमेश उदानी - -
पत्ता: घर/फ्लॅट नं: फ्लॅट नं 15, फ्लॅट नं 701, सातवा मजला, बी विंग, प्रार्थना सोसा, एस ज्ही रोड, जवाहर नगर, गोरगाव मुं 62
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -

लिहून घेणार

वय 42

सही

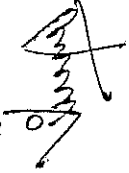



2 नाव: मे प्रमुख इंटरप्रायझेस चे भागीदार जितेंद्र एस ग्रहमट्ट तर्फे मुखत्यार विनय के गडेया - -
पत्ता: घर/फ्लॅट नं: -प्रमुख हाईटस् 48 आंबोली हिल, विरा देसाई रोड, अंधेरी प मुं 53.
गल्ली/रस्ता: -

लिहून देणार

वय 45

सही




बदर-९/
3072 906
२०१२

बदर-९/
3072 906
२०१२





दस्त गोषवारा भाग - 2

वर्ष २०१२

दस्ता क्रमांक (3072/2012)

दस्त क्र. [वदर९-३०७२-२०१२] चा गोषवारा

वाजार मुल्य : 11919500 मोवदला 9537500 भरलेले मुद्रांक शुल्क : 578600

दस्त हजर केल्याचा दिनांक : 17/04/2012 12:22 PM

निष्पादनचा दिनांक : 13/04/2012

दस्त हजर करणा-याची सही :

[Signature]

दस्ताचा प्रकार : 25) करारनामा

शिकका क्र. 1 ची वेळ : (सादरीकरण) 17/04/2012 12:22 PM

शिकका क्र. 2 ची वेळ : (फी) 17/04/2012 12:29 PM

शिकका क्र. 3 ची वेळ : (कबुली) 17/04/2012 12:29 PM

शिकका क्र. 4 ची वेळ : (ओळख) 17/04/2012 12:29 PM

दस्त नोंद केल्याचा दिनांक : 17/04/2012 12:29 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-याना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1) जयेश एन गांधी- - घर/फ्लॅट नं. -

गल्ली/रस्ता: 503, अलका, आकुली रोड, कांदीवली

ईमारतीचे नाव:-

ईमारत नं. -

पेट/वसाहत:-

शहर/गाव:-

तालुका:-

पिन:-

2) शालिग्र सी वीरा- - घर/फ्लॅट नं. -

गल्ली/रस्ता: वरीलप्रमाणे

ईमारतीचे नाव:-

ईमारत नं. -

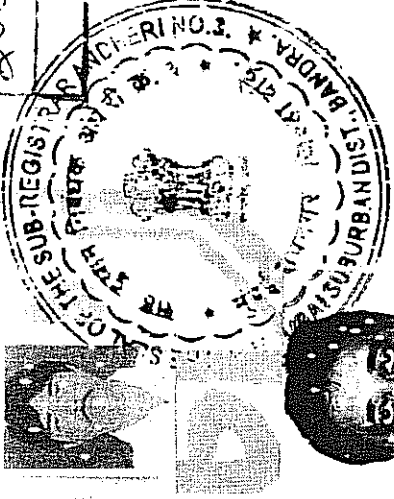
पेट/वसाहत:-

शहर/गाव:-

तालुका:-

पिन:-

वदर-९/	
२०१२,	१०८
२०१२	



[Signature]



[Signature]



प्रमाणित कागजें घेते की, या दस्तामध्ये एकूण २०८ पाने आहेत.

वदर-९/	
२०१२	२५
२०१२	

दस्तावेजाची सही
अंधेरी ३ (अंधेरी)

सह दुय्येर अधिकारी, अंधेरी क्र. ३,
मुंबई उपनगर जिल्हा



वदर-९/३०७२-२०१२

पुस्तक क्रमांक १, क्रमांक.....का

17 APR 2012



सह दुय्येर अधिकारी, अंधेरी क्र. ३,
मुंबई उपनगर जिल्हा

Witness:-

ELECTION COMMISSION OF INDIA

भा.स.सं.सं.सं.सं.सं.

IDENTITY CARD

सं.सं.सं.सं.सं.

M1707043/117530



Elector's Name

Gandhi Jayesh

पतदारचे नाव

गंधी जयेश

Father's/Mother's/

Husband's Name

नाविकाबाई

वडील/आई/

पतीचे नाव

सविनबाई

Sex

M

लिंग

पुरुष

Age as on 1.1.95

25

1.1.95 रोजी वय

Address Alka Apartment, Akurdi Road

Road No 1, Kandivalli (E)

Bombay

पत्ता

अल्का अपार्टमेंट, आकुरडी रोड

रोड नं 1, कान्दिवली (प), मुंबई

Electorat Registration Officer

मतदार मंडळी अधिकारी

For 43-Malad Assembly Constituency

43-मालाड विधानसभा मतदारसंघा करिता

Place / स्थळ : Malad / मालाड

Date / दिनांक : 13.10.1995

This Card may be used as an identity card

under different Government schemes.

हे पत्र शासनाच्या विविध योजनांसाठी ओळखपत्र

रूपाने उपयोगात आणता येईल

वदर-९/		
2996	28	
		2082



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PARESH VAYEDA

UDAYKUMAR JIVANLAL VAYEDA

12/10/1977

Permanent Account Number
ACSPV2071J

10072008

10072008

Signature

Signature

वदर-९/	
१९९६	२७
२०१२	



मूल्यांकन पत्रक

मूल्यांकनाचे वर्ष 2012 दिनांक 4/17/2012

जिल्हा मुंबई(उपनगर)

प्रमुख मुख्य विभाग - 50-ओशिवरे (अंधेरी)

उपमुख्य विभाग - 50/240-अुभाग: उत्तरेस 36.60 मी. रुंद वि. यो. रस्ता, पूर्वेस वीरा देसाई मार्ग, दक्षिणेस गांधीचौ रस्ता व पश्चिमेस निक रोड.

मिळकतीचा क्रमांक सि.टी.एस. नंबर -- 720

नागरी क्षेत्राचे नांव मुंबई(उपनगर)

मिळकतीचे वर्गीकरण बांधीय

वाजार मूल्य दर तक्त्यानुसार प्रति चौ. मीटर मूल्यदर

खुली जमीन	निकसी सदनिका	कार्यालय	दुकाने	औद्योगिक
80,000	133,100	141,800	204,800	133,100

मिळकतीचे क्षेत्र	81.41	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	नियामित सदनिका		उद्वाहन सविधा	आहे
मिळकतीचे वय	0 TO 2	(Rule 5)	मजला	15

घसा-यानुसार मिळकतीचा = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * घसा टक्केवारी (Rule 5 or प्रति चौ. मीटर मूल्यदर

= 133,100.00 * 100.00 / 100

= 133,100.00

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र (Rule 19 or 20)

= 133,100.00

= 11,919,238.10

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील दाहून तळाचे मूल्य + वंदित वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती मीदतीच्या खुल्या जागेचे मूल्य

= A + B + C + D + E + F + G + H

= 11,919,238.10 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00

= 11,919,238.00

बंदर-९/
३९९६
२०१२





18/04/2012

दुय्यम निबंधक:

12:36:11 pm

अधेशी 3 (अधेशी)

दस्त गोषवारा भाग-1

वदर9

दस्त क्र 3116/2012

दस्त क्रमांक : 3116/2012

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: प्रना केडीया - -

पत्ता: घर/फ्लॅट नं: 601, विन्ध्य शांती, 30 ई आझाद रोड, जुहू कोळीवाडा, मुं 49

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

ताबुका: -

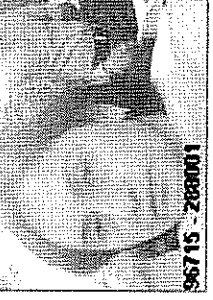
पिन: -

पैन नम्बर:

लिहून घेणार

वय 50

सही PKKed



2 नाव: दिपेन रमेश उदानी - -

पत्ता: घर/फ्लॅट नं: 701 बी विंग, प्रार्थना सोसा, जवाहर नगर, एस व्ही रोड, मोरेगाव पू मुं 62

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

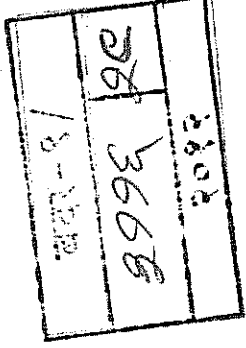
शहर/गाव: -

ताबु

लिहून देणार

वय 42

सही





दस्त गोषवारा भाग - 2

वदर

दस्त क्रमांक (3116/2012)

दस्त क्र. [वदर9-3116-2012] चा गोषवारा

बाजार मुल्य : 11919500 मोबदला 10600000 भरलेले मुद्रांक शुल्क : 1000

दस्त हजर केल्याचा दिनांक : 18/04/2012 12:27 PM

निपादनाचा दिनांक : 18/04/2012

दस्त हजर करणा-याची सही : *P.K.L.*

पादतो क्र.: 3115 दिनांक: 18/04/2012

भास्तीचे वर्णन

नांव: प्रगना केडीया -

30000 : नोंदणी फी

600 : नक्कल (अ. 11(1)), प्लॉट/कनाची नक्कल (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ्री

30600: एकूण

दस्ताचा प्रकार : (25) करारनामा

शिवका क्र. 1 ची वेळ : (सादरीकरण) 18/04/2012 12:27 PM

शिवका क्र. 2 ची वेळ : (फी) 18/04/2012 12:35 PM

शिवका क्र. 3 ची वेळ : (कबुली) 18/04/2012 12:35 PM

शिवका क्र. 4 ची वेळ : (ओळख) 18/04/2012 12:36 PM

दस्त नोंद केल्याचा दिनांक : 18/04/2012 12:36 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्ताऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1) जयेश एन गांधी- , घर/प्लॉट नं. -

गल्ली/रस्ता: 503, अल्का आकुर्ली रोड, कांदीवली मुं

ईमारतीचे नाव: -

ईमारत नं. -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

2) परेश वायडा- , घर/प्लॉट नं. -

गल्ली/रस्ता: सवर

ईमारतीचे नाव: -

ईमारत नं. -

पेट/वसाहत: -

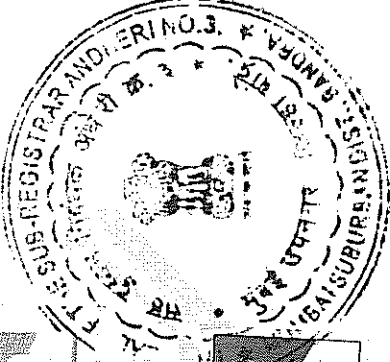
शहर/गाव: -

तालुका: -

पिन: -

दस्ता-९/	
399६	३०
	२०२२

द. निबंधकाची सही, अंधेरी 3 (अंधेरी)



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

सह दुय्यम निबंधक, अंधेरी क्र. ३, मुंबई उपनगर जिल्हा

द. निबंधकाची सही अंधेरी 3 (अंधेरी)



वदर-९/ 399६ / २०१२ पुस्तक क्रमांक १, क्रमांक... वर नोंदला. 118 APR 2012 दिनांक:

सह दुय्यम निबंधक, अंधेरी क्र. ३, मुंबई उपनगर जिल्हा



दस्तक्रमांक व वर्ष: 3116/2012

Wednesday, April 18, 2012
12:36:27 PM

दुय्यम निबंधक: अंधेरी 3 (अंधेरी)

नोंदणी 63 म.
Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : ओशिवरा

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा

व वाजारभाव (भाडेपट्ट्याच्या

वाबतीत पट्टाकार आकारणी देतो

की पट्टेदार ते नमूद करावे) मोबदला रु. 10,600,000.00

वा.भा. रु. 11,919,500.00

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

(1) सिटिएस क्र.: 720/पार्ट वर्णन: सदनिका क्रं बी -1502, 15 वा मजला, प्रमुख हाईट्स, 48
अंघोली हिल, वीरा देसाई रोड, अंधेरी प मुं 53-----दस्त क्र बदर-9/3072/25012 दि
17/4/2012 अन्वये देय केलेले मुशु रु 578600/- या दस्तामध्ये समायोजित केले ----अनुच्छेद
क्रं 5 जी ए -2 प्रमाणे मुंबई मुद्रांक अधि 1958 चे कलम 5 g all अन्वये समायोजित केले
(1) 81.41 चौ मि बिल्टअप

(3) क्षेत्रफळ

(4) आकारणी किंवा जुडी देण्यात
असेल तेव्हा

(1)

(5) दस्तऐवज करून देण्या-या

पक्षकाराचे व संपूर्ण पत्ता नाव किंवा

दिवाणी न्यायालयाचा हुकुमनामा

किंवा आदेश असल्यास, प्रतिवादीचे

नाव व संपूर्ण पत्ता

(6) दस्तऐवज करून घेण्या-या

पक्षकाराचे नाव व संपूर्ण पत्ता किंवा

दिवाणी न्यायालयाचा हुकुमनामा

किंवा आदेश असल्यास, वादीचे नाव

व संपूर्ण पत्ता:

(7) दिनांक

करून दिल्याचा 18/04/2012

(8) नोंदणीचा

18/04/2012

(9) अनुक्रमांक, खंड व पृष्ठ

3116 /2012

(10) वाजारभावाप्रमाणे मुद्रांक शुल्क

रु 578575.00

(11) वाजारभावाप्रमाणे नोंदणी

रु 300000.00

(12) शेरा



खरी प्रत

सह. निबंधक अंधेरी-३,
पनगर जिल्हा.

MUMBAI, ____ DAY OF APRIL, 2012.

BETWEEN

MR. DIPEN RAMESH UDANI

THE VENDOR.

AND

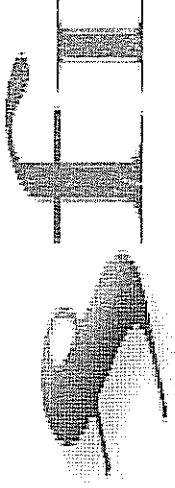
MRS. PRAGNA KEDIA

THE PURCHASER.

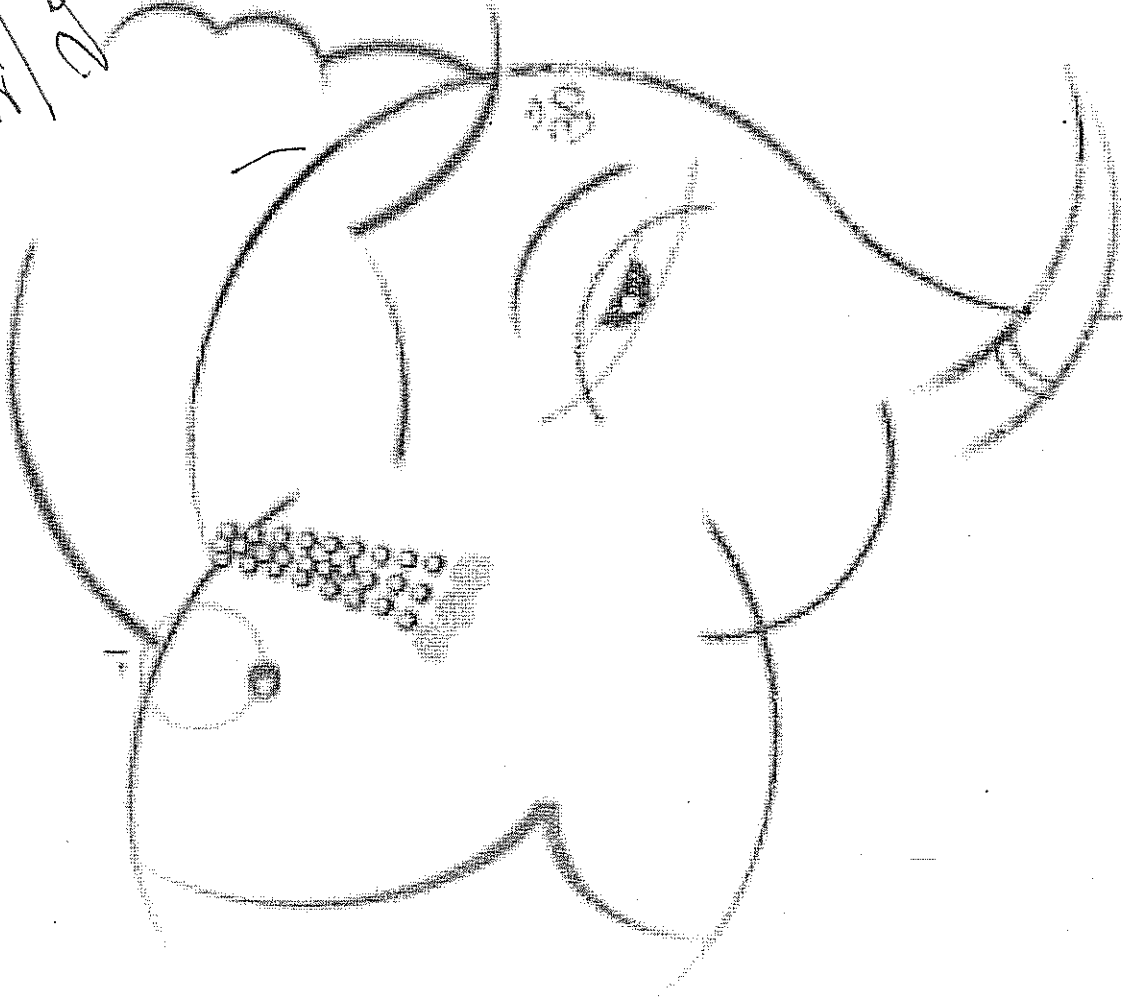
AGREEMENT FOR SALE

.....

.....



3996
3266
0092



AGREEMENT FOR SALE

Flat No.B/1502 on 15th Floor in the Building known as "PRAMUKH HEIGHTS"
situated at Off. Veera Desai Road, 48, Amboli Hill,
Andheri (West), Mumbai - 400 053.