



वरल-४/		
५९८९	७२	१११
२०१४		



उपरोक्त सगं यशस्विती व दस्तावेजाला नमूद माहितीच्या आधारे खालील प्रमाणे अंतिम आदेश पारित करित आहे.

अंतिम आदेश

१. अधिनियमावरील सादर केलेल्या संश्लेषास महापंच मुद्रांक अधिनियम १९५८ च्या अनुसूची १, मधील रध (b) नुसार मुद्रांक शुल्क रु.१,४२,३५०/- देय असल्याबाबत जा.क्र.अधि/आदेश/३४९८/१४ दिनांक २१/०७/२०१४ अन्वये उपायम आदेश पारित करण्यात आले होते त्याच अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही व्याखेपयिना गटकासोनी दि.२५/०७/२०१४ रोजी केला असल्याने दि.२१/०७/२०१४ रोजीचा अंतिम आदेश अंतिम आदेश म्हणून मान्य करण्यात येत आहे.
२. प्रस्तुत प्रकरणात पक्षकांचे मुद्रांक शुल्क व दंड तसेच नोंदणी करताना नोंदणी फी जरी काढनाऱ्याबद्दल न्याय केली तरी प्रस्तुत प्रकरणातील कोणताही व्यक्ती वरिष्ठ देशीर असल्यास तो वायदेशीर होणार नाही व याप्रकरणात अंतर्भावित असल्यास ते आर्थिक होणार नाही ह्याबाबतची सगं जबाबदारी संबंधीत पक्षकांची राहिल रद्द. महापंच मुद्रांक लिहाळीकारांनी नोंदणी हे जबाबदार राहणार नाहीत.



(Signature)
(श्रीधर बांधे)

मुद्रांक लिहाळीकारांनी, बोरीवली.

प्रति	M/s. Asmita Enterprises
पत्ता	Mr. Mukesh Bhandari (Partner) Shop No.3, Aditya Apartment, Chikuwadi, Shimpoli Link Road, Borivali (W), Mumbai - 92.
दर	सह दुय्यम निवाक बोरीवली कार्यालय क्र.४/२/३/४/५/६/७/८/९



बरल - ३/		
५९६३	९३	९९
२०१४		



चरन - ३/	
4963	98999
२०२४	





CHALLAN
MTR Form Number-6

GRN	MH001841702201415M	BANCODE	00000000000000000000	Date	23/07/2014	Article Code	
Department	Revenue Department						
Type of Challan	Type of Challan						
Office Number	Office Number						
SL No.	SL No.						
Office Name	Office Name						
Location	Location						
Year	Year						
Account Head Details	Account Head Details						
Amount in Rs.	Amount in Rs.						
Amount in Words	Amount in Words						
Flat/Block No.	Flat/Block No.						
Premises/Building	Premises/Building						
Road/Street	Road/Street						
Area/Locality	Area/Locality						
Town/City/District	Town/City/District						
Pin	Pin						
Remarks (If Any)	Remarks (If Any)						
Year	Year						
Payment Details	Payment Details						
Cheque/DD Details	Cheque/DD Details						
Bank Name	Bank Name						
Branch Name	Branch Name						
Branch No.	Branch No.						
Bank Code	Bank Code						
Bank Ref No.	Bank Ref No.						
Date	Date						
Bank Branch	Bank Branch						
Bank No., Date	Bank No., Date						



वसुधैव कुटुम्बकम्
५९८३ ३५ ९९९
२०१४



क्र.सं - ३१		
५९८९	९६	९९९
२०२४		



Document u/s 32(1) (b) of the Bombay
Stamp Act, 1958.

13
1050

Office of the

Collector of Stamps

Cen No. AD/1100902/1096/14.

Date 01-06-2014

Received from Asmita Enterprises

payable at

stamp duty of Rs. 9,42,350/-

GRD-MH00019417622014/13

vide challan No. Date 25-07-14

Certified under Section 32(1) (b) of the

Bombay Stamp Act, 1958 that the full duty

of Rs. 9,42,350/- is Nine Lakh

with which the instrument is chargeable has

been paid vide serial No. 5 (9-9)

of schedule.

This certificate is subject to the provisions

of section 33-A of Bombay Stamp Act, 1958.

Place Borivli

Date 25 JUL 2014

Collector of Stamps

Mumbai



१. कर्ताव्य - मुम्बई मुद्रा अधिनियम १९५८ अन्तर्गत उक्तोक्त निम्नलिखित निमित्त
कोटेशन कर, एतत्तुल्य नगरीय निमित्त कोटेशन कर, कोटेशन कर, कोटेशन कर
अधिनियम १९५८ चा अन्तर्गत कोटेशन कर, कोटेशन कर, कोटेशन कर, कोटेशन कर
कार्यवाही करवावळ.



अरल - २/		
५९६९	९७	९९९
२०१४		

THIS SUPPLEMENTAL AGREEMENT made at Mumbai on this
25th day of September 2014 BETWEEN M/S. ASMITA ENTERPRISES, a
Partnership firm duly registered under the provisions of Indian
Partnership Act, 1932 and having its Registered Office at Shop
No.3, Aditya Apartment, Chikwadi, Shimpoli Link Road, Borivli
West, Mumbai 400 092 hereinafter called "the said Asmita" (which
expression shall unless it be repugnant to the context or meaning
thereof be deemed to mean and include the Partners or Partner for
the time being of the said firm, the survivors or survivor of them and
the heirs, executors, administrators and assigns of last such surviving
Partner) of the **ONE PART** AND SHUBHJIVAN BUILDERS PRIVATE
LIMITED, a Private Limited Company incorporated and registered
under the provisions of the Companies Act, 1956, and having its

For ASMITA ENTERPRISES

[Signature]
Partner

Partner

[Signature]

Registered Office at 301, Goyal Shopping Arcade, S.V. Road, Borivli (West), Mumbai, 400092, hereinafter called "the Developers" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **OTHER PART**:

WHEREAS:-

- (i) (1) Kamikar Namdev Bhagat, (2) Vishwanath Namdev Bhagat, (3) Bharat Ramkrishna Patil, (4) Vishwas Ramkrishna Patil, (5) Bhanumati Kishan Mhatre, (6) Sunandha Ramesh Ghorat, (7) Jayshree Ghansyam Mhatre, (8) Umila Dwarkanath Paigaonkar, (9) Rajendra Chandra Chaudhary, (10) Umila Sujahir Patil, (11) Smt. Vimala Ramkrishna Bhagat (12) Bhamini Harishchandra Bhagat, (13) Jagdish Harishchandra Bhagat, (14) Smt. Parishchandra Bhagat, (15) Kanta Mohan (16) Naina H. Bhagat alias Naina Pratul Patil along with other (for short "The First Owners")

सर्वेक्षण - ३७	
Schedule herein.	
५९८४	२५/९/९९

- (ii) The said Owners by an Agreement dated 13th September, 2004, duly registered with the Sub-Registrar of Assurances at Borivli, under Sr.No.BDR 6/9599 of 2004 agreed to sell and granted development rights in respect of the First Property, to M/s. Gauri Enterprises, (hereinafter called "the said Gauri") for the consideration and on the terms and conditions therein set out and pursuant to the said Agreement the said First Owners put the said Gauri in possession of the said First Property in part performance and have also executed and delivered an Irrevocable Power of Attorney dated 25th September, 2004 in favour of two of the Partners of the said Gauri and which has been

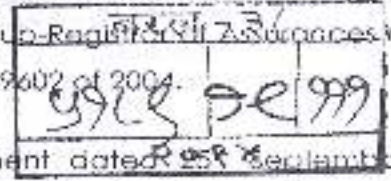
[Signature]

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registered with the Sub Registrar of Assurances at Barivli under Sr. No. BDR 6/09600 of 2004.

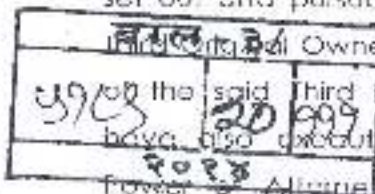
- (iii) Smt. Chandrabai Thakya Patil, (ii) Yeshwant Thakya Patil, Karla and Manager of Thakya Bendu Patil and in his individual capacity (iii) Mrs. Vijaya Yeshwant Patil (iv) Lalita Yeshwant Patil, (v) Vikas Yeshwant Patil, (vi) Vishwanath Thakya Patil, (vii) Keshrinath Thakya Patil, (viii) Ramesh Thakya Patil, (ix) Sushila Thakya Patil and (x) Laxmi Thakya Patil and Chandrakant Bhoir (for short "The Second Owners") are entitled to the said Second property mentioned in the First Schedule herein.
- (iv) The Second Original Agreement dated 13th September, 2004 entered into between the said Second Owners and M/s. Gauri Enterprises, for the consideration and on the terms and conditions therein set out and pursuant to the said Agreement the said Second Owners put the said Gauri in possession of the said Property in part performance and also granted an irrevocable Power of Attorney dated 24th September, 2004 in favour of two of the Partners of the said Gauri and which has been registered with the Sub-Registrar of Assurances at Barivli under Sr. No. BDR 6/9602 of 2004.
- (v) By Development Agreement dated 25th September, 2007, the said Gauri granted the development right to the Developers for development of the First Property and the Second Property respectively mentioned hereinabove and described in the First Schedule herein on the terms and conditions therein set out and in consideration of Developer agreeing to provide 50% of the constructed area, parking and other benefits to the



[Handwritten signatures]

said Gauri. The said Development Agreement is registered with the Sub-Registrar of Assurances at Borivli-5 under No. BDR 11-C9434-2007 on 20th November, 2007.

- (vi) Mr. Harishchandra Mukund Patil and others (for short "**the Third Original Owners**") being the original Owners of the Property bearing S. No.115, H. No.1/3, CTS. No.931 admeasuring 3123.40 sq. mtrs. and S. No.115, H. No.1/5, CTS No.935 admeasuring 807.10 sq. mtrs. and making an aggregate of 3930.50 sq. mtrs. or thereabouts at Village Eksor, Taluka Borivli in the Registration District and Sub-District of Mumbai City and Mumbai Suburban (for short "**the Third Property**") have by an agreement dated 14th October, 2005 duly registered with the Sub-Registrar of Assurances at Borivli-6 under No.6857 of 2006 granted a development right in respect of the Third Property described in the Schedule hereto to M/s. Asmita Enterprises (hereinafter called "**the said Asmita**") for the consideration and on the terms and conditions therein set out and pursuant to the said Agreement the said Third Original Owners put the said Asmita in possession of the said Third Property in part performance and have also executed and delivered an irrevocable Power of Attorney dated 22nd December, 2005 in favour of two of the Partners of said Asmita which has been registered with the Sub-Registrar of Assurances, Borivli under Sr. No.6858 of 2006.



- (vii) Mrs. Jayantibai Namdeo Patil and others (hereinafter referred to as "**the Fourth Original Owners**"); being the Original Owners of the Property bearing S. No.118, H. No.12, CTS. No.913 admeasuring 403.30 sq. mtrs. S. No.115, H. No.16, CTS No.916 admeasuring 393.70 sq.



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