

Between Lyala and Barot.

387/8064

पावती

Original/Duplicate

Thursday, July 01, 2021

नोंदणी क्र. :39म

3:38 PM

Regn.:39M

गावाचे नाव: पोयसर

पावती क्र.: 8755 दिनांक: 01/07/2021

दस्तऐवजाचा अनुक्रमांक: वरल-4-8064-2021

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अभिषेक पंकज बारोट

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण:

रु. 30640.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
3:55 PM ह्या वेळेस मिळेल.

*(Signature)*  
सह दु.नि.का-बोरीवली4

वाजार मुल्य: रु.17466806.72 /-

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

मोवदला रु.19500000/-

भरलेले मुद्रांक शुल्क : रु. 585000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.640/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0107202116741 दिनांक: 01/07/2021

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH013752882202021M दिनांक: 23/03/2021

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2020/CR136/M1(Policy) :Mumbai : Mudrank 2020/CR136/M1(Policy) :Mumbai (01-01-2021 to 31-03-2021)

*Abhishek Barot*

**DELIVERED**

7/1/2021

GALA TO ABHISHEK

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202106307349			30 June 2021,05:21:01 PM बरल-4	
मूल्यांकनाचे वर्ष	2020				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	78-पोईसर ( बोरीवली )				
उप मूल्य विभाग	78/351A भुभाग:खालील विभागातील सिटीएस न मशील मिळकती				
सर्व्हे नंबर /न. भू. क्रमांक :	इतर #				
वार्षिक मूल्य दर तक्ल्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	99790	196960	242200	302100	196960
मोजमापनाचे एकक	चौरस मीटर				
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	81.14 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-
	बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -
	उद्दवाहन सुविधा-	आहे	मजला -	5th floor To 10th floor	Rs.196960/-
रस्ता सन्मुख -	First Sale Date - 19/03/2021				
Sale Type - Resale	Sale/Resale of built up Property constructed after circular dt.02/01/2018				
मजला निहाय घट/वाढ	= 105% apply to rate= Rs.206808/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुऱ्या जमिनीचा दर )				
	= ( ( (206808-99790) * (100 / 100 ) )+99790 )				
	= Rs.206808/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 206808 * 81.14				
	= Rs.16780401.12/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	13 94 चौरस मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 13 94 * ( 206808 * 25/100 )				
	= Rs.686405 6/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य - लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + मेकॅनिकल वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 16780401.12 + 0 + 0 + 0 + 686405.6 + 0 + 0 + 0 + 0 + 0 + 0				
	=Rs.17466806 72/-				

Home#      Print



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CHALLAN  
MTR Form Number-6



MH013752882202021M		BARCODE		Date	23/03/2021-15:38:39	Form ID	25.2
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Registration Fee				PAN No.(If Applicable)			
Name BRL5_JT SUB REGISTRAR BORIVALI 5				Full Name		ABHISHEK PANKAJ BAROT	
Location MUMBAI				Flat/Block No.		FLAT NO.A/903, EVERSHINE CROWN	
2020-2021 One Time				Premises/Building		THAKUR VILLAGE	
Account Head Details		Amount In Rs.		Road/Street		KANDIVALI (EAST), MUMBAI 400101	
45501 Stamp Duty		585000.00		Area/Locality		KANDIVALI (EAST), MUMBAI 400101	
63301 Registration Fee		30000.00		Town/City/District			
				PIN		4 0 0 1 0 1	
				Remarks (If Any)			
				SecondPartyName=PRITI GALA~			
		Amount In		Six Lakh Fifteen Thousand Rupees Only			
		6,15,000.00		Words			
Bank Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572021032498360	CPAASVPPZ1
Cheque/DD No.				Bank Date	RBI Date	24/03/2021-00:00:00	25/03/2021
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Address of Branch				Scroll No. , Date		285 , 25/03/2021	

Document ID :

This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9967519204

चलान केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू

Signature Not Verified

Digitally signed by DS  
VIRTUAL TREASURY  
MUMBAI 03  
Date: 2021.06.30  
13:47:11 IST  
Reason: Secure  
Document  
Location: India

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Abhishek Barot

Mumbai

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Abhishek Barot  
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## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at Mumbai this 31<sup>st</sup>.....  
day of ...March..... 2021;

### BETWEEN

MRS. PRITI KETAN GALA age 57 Years, an adults, Indian Inhabitants of Mumbai, address at, Flat No. A/903, Evershine Crown, Evershine Millennium Paradise, Thakur Village, Kandivali E, Mumbai - 400 101, hereinafter referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors, administrators, legal representatives and permitted assigns) of the **ONE PART**;

### AND

1) MR. ABHISHEK PANKAJ BAROT, age 32 Years, AND 2) MS. MANALI DILIP MORE, age 32 Years, both adults, Indian Inhabitants of Mumbai, residing at, Flat No. F/701, Saraswati, Vasant Sagar Saraswati CHS Ltd., Thakur Village, Kandivali (E), Mumbai - 400 101, hereinafter referred to as "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, legal representatives and permitted assigns) of the **OTHER PART**;

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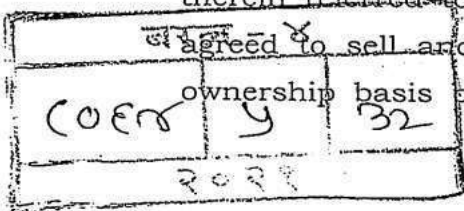
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Abhishek Barot  
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- 1) The said One Mr. Kalyanji D. Rambhia had during his life time provisionally booked a Premises being Flat No. 903, on the 9<sup>th</sup> Floor, Tower A, in the proposed project "Evershine Crown" of Evershine Builders Pvt Ltd., situated at Thakur Village, Kandivali (E), Mumbai - 400 101 and had paid a sum of Rs.1,00,000/- (Rupees One Lakh Only) to the Developer as an by way of earnest money against provisional booking of the said Flat. The Developer acknowledged the receipt of the said earnest money by issuing Earnest money receipt dated 21<sup>st</sup> May 2005 in favour of Mr. Kalyanji D. Rambhia. The said Evershine Builders Pvt Ltd. & Bombay Real Estate Development Company Pvt. Ltd., has issued Allotment Letter dated 20.05.2005.



The said Mr. Kalyanji D. Rambhia died Intestate on 15.08.2011 leaving behind his wife Mrs. Pushpa Kalyanji Rambhia his son Mr. Surendra Kalyanji Rambhia his son Mr. Mahendra Kalyanji Rambhia and his daughter Mrs. Heena Rajendra Shah Alias Ms. Heena Kalyanji Rambhia as his only heirs and legal representatives entitled to his said Flat under the personal Law by which he was governed at the time of his death. The said Family filed petition for Letter for Administrator in the Mumbai High Court to grant LA in favour of Mr. Surendra Kalyanji Rambhia the same was granted by the Hon'ble High Court of Mumbai on 30.06.2017.

- 3) Vide an Agreement for Sale dated 22<sup>nd</sup> March 2018 duly stamped and registered with the office of Sub Registrar of Assurances at Borivali bearing Registration Serial No. BRL-2-3295-2018 dated 28.03.2018 made and executed by and between M/S. **EVERSHINE BUILDERS PRIVATE LIMITED AND BOMBAY REAL ESTATE DEVELOPMENT COMPANY PRIVATE LIMITED**, therein individually referred to as "**EVERSHINE**" AND "**BREDCO**" collectively referred to as "**PROMOTERS**" of the One part AND **MR. SURENDRA KALYANJI RAMBHIA**, therein referred to as "**PURCHASER/S**" of the Other Part AND 1) **MRS. PUSHPA KALYANJI RAMBHIA** 2) **MR. MAHENDRA KALYANJI RAMBHIA** 3) **MRS. HEENA RAJENDRA SHAH (MAIDEN NAME. HEENA KALYANJI RAMBHIA)** therein referred to as "**CONFIRMING PARTIES**", the Promoters therein agreed to sell and sold to the Purchaser, the residential Premises on ownership basis being Flat No. 903, area admeasuring 73.74 sq. mtr.,



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Carpet (RERA) (793.73 sq. ft Carpet (RERA), enclosed balcony are attached to the Apartment is admeasuring 4.77 sq. mtr., (51.34 sq. ft.), Utility/Open balcony/Dry yard area attached to the Apartment is admeasuring 3.51 sq mtr., (37.78 sq. ft.), on the 9<sup>th</sup> Floor, (hereinafter referred to as "the said Flat") along with One Basement Vehicle Parking Space bearing No. B1 - 16 (hereinafter referred to as "the said Car Parking Space") in the 'A' Wing, in the Building known as "Evershine Crown" situated at Evershine Millennium Paradise, Thakur Village, Kandivali (E), Mumbai - 400 101, and more particularly described in the Schedule hereunder written, for the consideration and on the terms and conditions stated therein.

For the sake of brevity and convenience, the said Flat and the said Car Parking Space collectively (hereinafter referred to as "the said Premises") and more particularly described in the Schedule hereunder written.



4. Vide an Agreement for Sale dated 19<sup>th</sup> March 2021 duly stamped and registered with the office of Sub Registrar of Assurances at Borivali bearing Registration Serial No. BRL-4-4403-2021 dated 19.03.2021 **MR. SURENDRA KALYANJI RAMBHIA** sold all the right, title, share and interest in the said Flat to **MRS. PRITI KETAN GALA** for the consideration and on the terms and conditions mentioned therein.
5. The Flat purchasers of the said Building, formed and registered Co-operative Housing Society being "Evershine Crown Co-operative Housing Society Limited", a Society duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960 under Registration No. MUM/WR-S/HSG/TC/16003/2019-20/2020 (hereinafter referred to as "the said Society"). The said Society has not yet issued the Share Certificate to the Transferor herein.
6. By virtue of the aforesaid facts, the Transferor herein is absolutely possessed of and seized of and otherwise well and sufficiently entitled to the said Premises.
7. The Transferees are desirous of acquiring rights of the said Premises along with all deposits and contributions made by the Transferor with various

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concerned local authorities including Adani Energy/Tata Power Ltd./MGL for the beneficial enjoyment and occupation of the said Flat for the consideration and on the terms and conditions hereinafter appearing.

8. The Transferor shall obtain No Objection Certificate and no dues certificate from the said Society/Builder for the purpose of transfer of the said Premises to and in favour of the Transferees.
9. The Transferor has agreed to sell by way of transfer, the said Premises together with all the deposits made with the said Builders/Society and made to other authorities/bodies for a total consideration of **Rs.1,95,00,000/- (Rupees One Crore Ninety Five Lakh Only)** along with Club house membership and the parties hereto have agreed upon the various terms and conditions and are desirous of recording them into writing.



**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -**

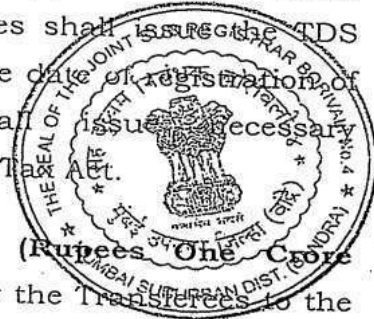
The Transferor hereby agree to sell and the Transferees agrees to purchase all the share, right, title and interest of the Transferor in the premises being Flat No. 903, area admeasuring 73.74 sq. mtr., Carpet (RERA) (793.73 sq. ft Carpet (RERA), enclosed balcony are attached to the Apartment is admeasuring 4.77 sq. mtr., (51.34 sq. ft.), Utility/Open balcony/Dry yard area attached to the Apartment is admeasuring 3.51 sq mtr., (37.78 sq. ft.), on the 9<sup>th</sup> Floor, (hereinafter referred to as "the said Flat") along with One Basement Vehicle Parking Space bearing No. B1 - 16 (hereinafter referred to as "the said Car Parking Space") in the 'A' Wing, in the Building known as "Evershine Crown" of Evershine Crown Co-operative Housing Society Limited, situated at Evershine Millennium Paradise, Thakur Village, Kandivali (E), Mumbai - 400 101 (hereinafter referred to as "the said Premises") at and for a total consideration of **Rs.1,95,00,000/- (Rupees One Crore Ninety Five Lakh Only)** along with Club house membership payable by the Transferees to the

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- a. A sum of **Rs.19,05,000/- (Rupees Nineteen Lakh Five Thousand Only)** has been paid by the Transferees to the Transferor as and by way of part Consideration as mentioned in the receipt hereto towards the purchase of the said Flat before the registration of these presents; the Transferor hereby admits and acknowledges the receipt of the part consideration and give valid discharge to that part hereof.
- b. A sum of **Rs.1,95,000/- (Rupees One Lakh Ninety-Five Thousand Only)** payable by the Transferees to the Concerned Authority on behalf of the Transferor is the tax deduction at source @1% (of total sum of **Rs.1,95,00,000/-**) as per the applicable rates under the Income Tax Act, 1961, the Transferees shall issue the TDS Certificate within 15 (Fifteen) days from the date of registration of this present. The Transferees shall issue necessary documentation as applicable under Income Tax Act.
- c. And balance sum of **Rs.1,74,00,000/- (Rupees One Crore Seventy Four Lakh Only)** shall be paid by the Transferees to the Transferor towards the Purchase of the said Flat by availing housing loan from a Bank/Financial Institution or by self within 30 working days from the date of registration of this presents, provided the Transferor produce all the original title deeds/documents (as and when demanded by the Transferee's Bank) Mortgage NOC issued by Society and any other documents required by the Transferees for availing housing loan from bank. Time is the essence of contract.
- d. It is mutually agreed by and between the parties that the Transferor shall hand over vacant, quiet, peaceful and physical possession of the said Premises made by the Transferees to the Transferor.



Provided that in the event the Transferees herein fail to pay the balance consideration as mentioned in para 1 (c), then the Transferees are liable to pay interest @18% p.a on the balance consideration amount till

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Realization of the full and final consideration amount into the Transferor's bank account.

Provided that in the event the Transferor herein fails to handover the physical possession of the said Flat after receiving full and final consideration amount, then the Transferor are liable to pay interest @18% p.a. on the entire consideration till handing over the vacant and physical possession of the said Flat.

**2. The Transferor hereby covenants with the Transferees as follows: -**

- a) That the Transferor is entitled to the beneficial interest in and upon the said Premises hereby agreed to be transferred and sold and no other person/s has/have any share, right, title, interest, claim or demand of any nature whatsoever in and upon the said Premises and the Transferor has good right, full power and absolute authority to transfer and sell the same to the Transferees.



b) That the Transferor has not created any charge or encumbrance of whatsoever nature on the said Premises nor is the subject matter of any litigation or stay order nor is the subject matter of any attachment whatsoever (whether before or after judgment) or any prohibitory order under any law and the Transferor has not created any tenancy or any right whatsoever in favour of any one in respect of the said Premises.

- c) The Transferor undertake to indemnify and keep indemnified the Transferees against any loss, costs, charges and expenses the Transferees may incur or suffer on account of any claim being made and established by any person or persons or institute found interested in the said Premises and further undertake to bear all costs, charges and duties that the Transferees may suffer or incur on account of defending such claim in respect of the said Premises or any part thereof.

- d) The Transferor further indemnify the Transferees against any stamp duty, penalty, registration fees payable with respect to the said Flat and said Shares prior to the execution of these presents and if any claim

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arise in future with respect to the stamp duty and/or registration fee paid by the Transferors, the Transferors shall bear the same.

- e) That the Transferor shall whenever required to do so from time to time and at all time hereafter, execute and sign or caused to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing, assuring and effectually transferring the said Premises unto and to the use of the Transferees.
- f) The Transferor shall be liable to pay property taxes, outgoings, maintenance charges, Club House Charges, other taxes and other statutory expenses payable in respect of the said Premises till handing over the vacant and peaceful physical possession of the said Premises to the Transferees.
- g) That the Transferees, upon possession of the said Premises, shall be entitled to peacefully hold, possess, occupy and enjoy the said Premises without any claim or demand whatsoever from the Transferor or any person or any persons lawfully or equitably claiming by, under or in trust for the Transferor.
- h) The Transferor shall give full co-operation to the Transferees to get the approval of the said society (as and when formed) for transfer of the said Flat in the name of the Transferees and the admission of the Transferees as member of the said society.



**3. The Transferees hereby covenant with the Transferor as follows:**

- i) From and after the date of taking over possession of the said Flat, the Transferees shall regularly pay to the said Society/Builders his contribution of all taxes and outgoings including electricity charges payable in respect of the said Flat.
- ii) On being admitted as member of the said society (as and when formed) to duly observe, perform and abide by the rules, regulations and bye-laws of the said society from time to time in force.

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4. The Transferor shall handover all the Original Documents/ Title Deeds relating to the said Premises against payment made as mentioned in Para 1 (c).
5. The Transferor shall handover vacant, quiet, peaceful and physical possession of the said Flat to the Transferees herein as mentioned in Para 1 (d).
6. The Transferor shall apply and inform in the prescribed forms to the said Society for transferring the said Premises to the Transferees on receiving the full and final consideration.
7. The transfer charges payable to the said Builder/Society for the purpose of transfer of the said Premises to and in favour of the Transferees shall be borne and paid by Transferor and Transferees in equal proportion.
8. It shall be lawful for the Transferees from time to time and at all times, on payment of full and final consideration as stated above to peacefully and quietly hold, enter upon, have, occupy, possess and enjoy the said Flat by granted and transferred with its appurtenances and receive the profits thereof and of every part thereof to and for Transferees own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Transferor or by any person or persons lawfully or equitably claiming by, from, under or in trust for Transferor.
9. The Transferees shall not be called upon by the Transferor to make additional payment of any other sum of money other than that have been expressly agreed upon in these presents.
10. This Agreement shall operate as Sale Deed upon payment of the full and final consideration made by the Transferees to the Transferor.
11. This Agreement is subject to Maharashtra Ownership Flats Act (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Rules made thereunder as well as RERA and the rules made thereunder.
12. This Agreement for Sale has been executed in Mumbai as the property is situated in Mumbai and the payments are made in Mumbai hence it is subject to Mumbai Jurisdiction only.



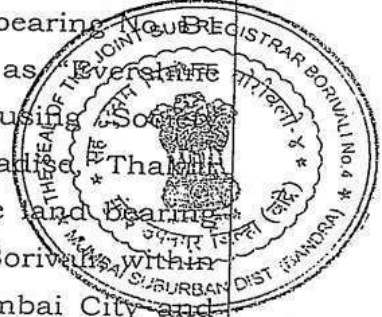
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**THE SCHEDULE ABOVE REFERRED TO:**

Flat No. 903, area admeasuring 73.74 sq. mtr., Carpet (RERA) (793.73 sq. ft Carpet (RERA), enclosed balcony are attached to the Apartment is admeasuring 4.77 sq. mtr., (51.34 sq. ft.), Utility/Open balcony/Dry yard area attached to the Apartment is admeasuring 3.51 sq mtr., (37.78 sq. ft.), on the 9<sup>th</sup> Floor, along with One Basement Vehicle Parking Space bearing No. B-16, in the 'A' Wing, in the Building known as "Evershine Crown" of Evershine Crown Co-operative Housing Society Limited, situated at Evershine Millennium Paradise, Thakur Village, Kandivali (E), Mumbai - 400 101, on the land bearing C.T.S. No. 809/A/1/5 of Village Poisar, Taluka Borivli within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.



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

**SIGNED SEALED AND DELIVERED**

By the within named TRANSFEROR  
**MRS. PRITI KETAN GALA**  
 P.A.N. AAAFPG 929 0D

In the presence of:

1. [Signature]
2. [Signature]

P. K. Gala  




**SIGNED SEALED AND DELIVERED**

By the within named TRANSFEREES  
**MR. ABHISHEK PANKAJ BAROT**  
 P.A.N. AUUR B68 27 G

**MS. MANALI DILIP MORE**  
 P.A.N. AXVPM 9134 B

In the presence of:

1. [Signature]
2. [Signature]

  
Abhishek Barot



Manali  




बरल - ४		
COER	92	32
२०२१		

## RECEIPT

RECEIVED from the within named Transferees, **MR. ABHISHEK PANKAJ BAROT AND MS. MANALI DILIP MORE** a sum of **Rs.19,05,000/- (Rupees Nineteen Lakh Five Thousand Only)** as and by way of part consideration, towards the sale of the Flat No. 903, area admeasuring 73.74 sq. mtr., Carpet (RERA) (793.73 sq. ft Carpet (RERA), enclosed balcony are attached to the Apartment is admeasuring 4.77 sq. mtr., (51.34 sq. ft.), Utility/Open balcony/Dry yard area attached to the Apartment is admeasuring 3.51 sq. mtr., (37.78 sq. ft.), on the 9<sup>th</sup> Floor, along with One Basement Vehicle Parking Space bearing No. B1 - 16, in the 'A' Wing, in the Building known as "Evershine Crown" of Evershine Crown Co-operative Housing Society Limited, situated at Evershine Millennium Paradise, Thakur Village, Kandivali (E), Mumbai - 400 101, on the land bearing C.T.S. No. 809/A/1/5 of Village Poisar, Taluka Borivali, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban in the following manner:-

Cheque/ RTGS No.	Date	Bank	Branch	Amount
N17521154245 0702	30/06/2021	HDFC BANK		Rs. 3,05,000/-
881152	15.04.2021	SBI	Malad (W)	Rs.16,00,000/-
			<b>Total</b>	<b>Rs.19,05,000/-</b>



**Rs.19,05,000/-**

I say Received

*P.K. Gala*

**MRS. PRITI KETAN GALA**

WITNESSES:

1.

2.

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**ANNEXURE-B**

**मालमत्ता पत्रक**

विभाग/सौजे - पोईसर तानुका/न. भू. मा. का. -- न. भू. अ. गारेगांव जिल्हा -- मुंबई उपनगर जिल्हा  
 आणखी - ग्राहक नंबर एकाद नंबर क्षेत्र चौ. नं. परमाणुधारा शासनाती विलंबता-आकरणाया हत्वा भाध्य  
 ८०९/३१/५ २४१२५,९ तपरीला अर्थ त्वाच्या फेर तपसगीची नियत

सुविधाधिकार

व्यक्तिगत/मुळ/भायक  
 वर्ष

पट्टा

इतर भाग

इतर शीरे

दिनांक

व्यवहार

खंड क्रमांक

नविन घात  
 पट्टा (१)

२३/११/२००० मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील क  
 मी  
 कार्या ७ अ/ एकाधिकरण/पो.वि. एस आर ३३४९ दि.  
 ०१/१/९९ चे  
 आदेशान्वये न. भू. क्र ८०९/३१/५ ची नविन मिल्फल  
 पत्रिका  
 टपट्टा न्याय २४१२५.९ चौ. मि. क्षेत्र पाखल करून व  
 धारका रकती  
 गती व इतर हक्क राखल केल्या

मा.  
 शेती इतर हक्क  
 पत्तीक रकती

१३/०२/२००१ इकडील शुद्धिपत्रक क्र न. प. पोईसर/मो. र. नं. २९२/२०००/२००१ दि. १२/०२/२००१ नुसार दि. २३/११/२००० कर्तवितक व  
 व्यथार व खंड क्रमांकचे रकान्यापुढे नोंदीतील मा. जिल्हाधिकारी पासून ..... आदेशान्वये पर्यात हस्तदाय/मुळधिकार/मिलने  
 न्या पंचली-खालील प्रमाणे याथायोजी "मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील क सो/कार्या-७ अ  
 करण/सो. वि. एस. आर ३३४९ दि. २/११/९९ चे आदेशान्वये व इकडील क. न. प. पोईसर/ न. भू. क्र ८०९अ  
 २९२/२००० दि. २३/११/२००० आदेशान्वये

२३/०५/२००१ मा. इतर हक्क ठराव यान्वये व नविन घात व न्याय/१०/२००५/२००५ दि. २०/१/२००५ मुळधिकार  
 अधिनियम १९२७ चे कलम २५(३), महसूल व वनविभाग यांचेकडील परिपत्रक क्र. ए.एल.डी/१००/सी.आर/२३/११/२००५  
 दि. २३/११/२००५ व एम-३०/२००५/न-६ दि. १४/०/२००५ या ३ पत्रान्वये "महाराष्ट्र खानगी व न्य अधिनियमातील  
 संशुद्धीकरण अधिनियम" अशी इतर हक्क राखल नोंद घेतली.

समाप्ती करणारा

छाती नकल -  
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मुंबई उपनगर जिल्हा

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MUNICIPAL CORPORATION OF GREATER MUMBAI  
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)\* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)\*  
[CHE/A-2145/BP(WS)AR/OCC/1/New of 04 December 2019]

To,  
Shri. K. F. Dinshaw, Director of M/s. BREDCO P. Ltd., C.A. to Owner  
Noshirwan Mansion, 3rd floor, Henry Road, Colaba, Mumbai - 400 001.

Dear Applicant/Owners,

The full development work of Residential building comprising of Building no. 6 comprising of Wing A and B with 2 level basement + Stilt + 1st to 28th upper residential floors on plot bearing C.S.No./CTS No. 809/A/1/5 of village POISAR R/S at C.T.S. No. 809-A/1/2, 809/A/1/4, Thakur Village, Sham Narayan Marg is completed under the supervision of Shri. Ketan Himatlal Mehta, Licensed Surveyor, Lic. No. K/404/LS, Shri. NIKHIL SURESH SHANGHVI, RCC Consultant, Lic. No. STR/S/193 and Shri. Shri Kamlesh Gurav, Site supervisor, Lic.No. G/203/SSI and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. NA dated 06 September 2019. The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, R/S Ward
  2. A.A. & C., R/S Ward
  3. EE (V), Western Suburb II
  4. M.I., R/S Ward
  5. A.E.W.W., R/S Ward
  6. Architect, Ketan Himatlal Mehta, Sona theatre building, 1st floor, Trikamdass Road, Kandivalli
- For information please



Name : VINOD KONDIRAM  
KEKAN  
Designation : Executive  
Engineer  
Organization : MUNICIPAL  
CORPORATION OF  
GREATER MUMBAI  
Date : 04-Dec-2019 20: 23:15

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

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CHE/A-2145/BP(VE)  
AR/OCC/1/New

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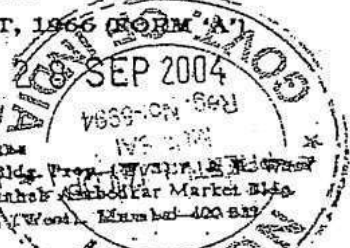
**Annexure- D-2**

BRIHANMUMBAI MAHANAGARPALIKA

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

NO. CHE/ A-2145 /BP(WS)/AY/AR

**COMMENCEMENT CERTIFICATE**



To Shri K.E. Vaid,  
C.A. to Owner.

Chief Officer  
Ex. Eng. Bldg. Prop. (West Sub)  
Dr. Babasaheb Ambedkar Market Bldg.  
Tandivanh (West) Mumbai - 400 033

Sir,

With reference to your application No. 1759 dated 26/07/2004 to Development Permission and grant of Commencement Certificate under section 346 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed building No. 809 at premises at Street \_\_\_\_\_  
Village Palsar Plot No. \_\_\_\_\_ Sector I  
situated at Kandivall (East) Ward R/S

The Commencement Certificate/Building Permit is granted on the following conditions:

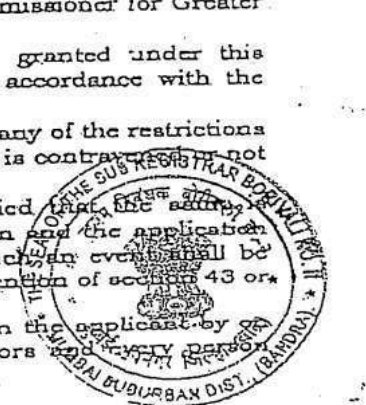
1. The land vacated in consequence of the endorsement of the setback widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be used or permitted to be used by any person until occupancy permission is granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not pertain to you.
5. This Commencement Certificate is renewable every year but such period shall be in no case exceed three years provided further that such shall bar any subsequent application for fresh permission under section 346 of the Maharashtra Regional and Town Planning Act 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if-
  - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - (c) The Municipal Commissioner for Greater Mumbai is satisfied that the application obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors or any person deriving title through or under him.

The Municipal Commissioner has appointed Sari D.S. Sardesai Assistant Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to Top of 2nd level basement.

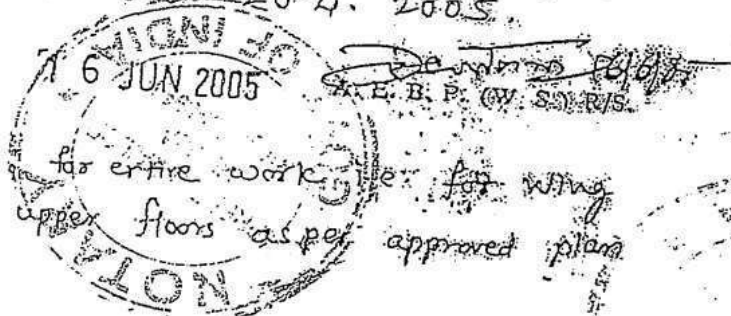
For and on behalf of Local Authority  
Brihanmumbai Mahanagarपालिका  
32ey 29 220  
Asst. Engineer, Building Proposal (West Sub)  
P & R/Wards

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI  
COER 9E 32  
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8] This C.C. is now re-endorsed for top of 2nd level basement + stiff slab level of wing 'A & B' as per approved plan dtd 20.4.2005.

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9] This C.C. is now valid for entire work i.e. for wing 'A' & 'B' still + 10 upper floors as per approved plan dtd:- 20/04/2005.

3 SEP 2005

10] This C.C. is now valid for entire work i.e. wing 'A' & 'B' still + 22 upper floors as per approved amended plan dtd 18/09/2005.

Bhandarkar  
A.E. (B.P.R.S.)



10 SEP 2005.

Bhandarkar  
A.E. (B.P.R.S.)



बरेल - २/		
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बरेल - ४		
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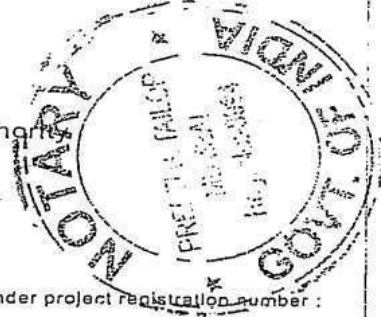
बरल - ६/		
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**Annexure- E**



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'  
(See rule 6(a))



This registration is granted under section 5 of the Act to the following project under project registration number : P51890003631

Project: Evershine Crown, Plot Bearing / C/S / Survey / Final Plot No.: 809-A-1/5 at Borivall, Borivall, Mumbai Suburban, 400101;

1. Evershine Builders Private Limited having its registered office / principal place of business District: Mumbai Suburban, Pin: 400950.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee of the association of allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rules of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account maintained in a schedule bank to cover the cost of construction and the land cost to be used only for the project as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 06/03/2017 and ending with 30/06/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder.
- That the promoter shall take all the pending approvals from the competent authorities.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.



Signature valid  
Digitally Signed by  
Dr. Vasant Prasad Prajapati  
(Secretary, MahaRERA)  
Date: 06/03/2017 12:53:56 PM

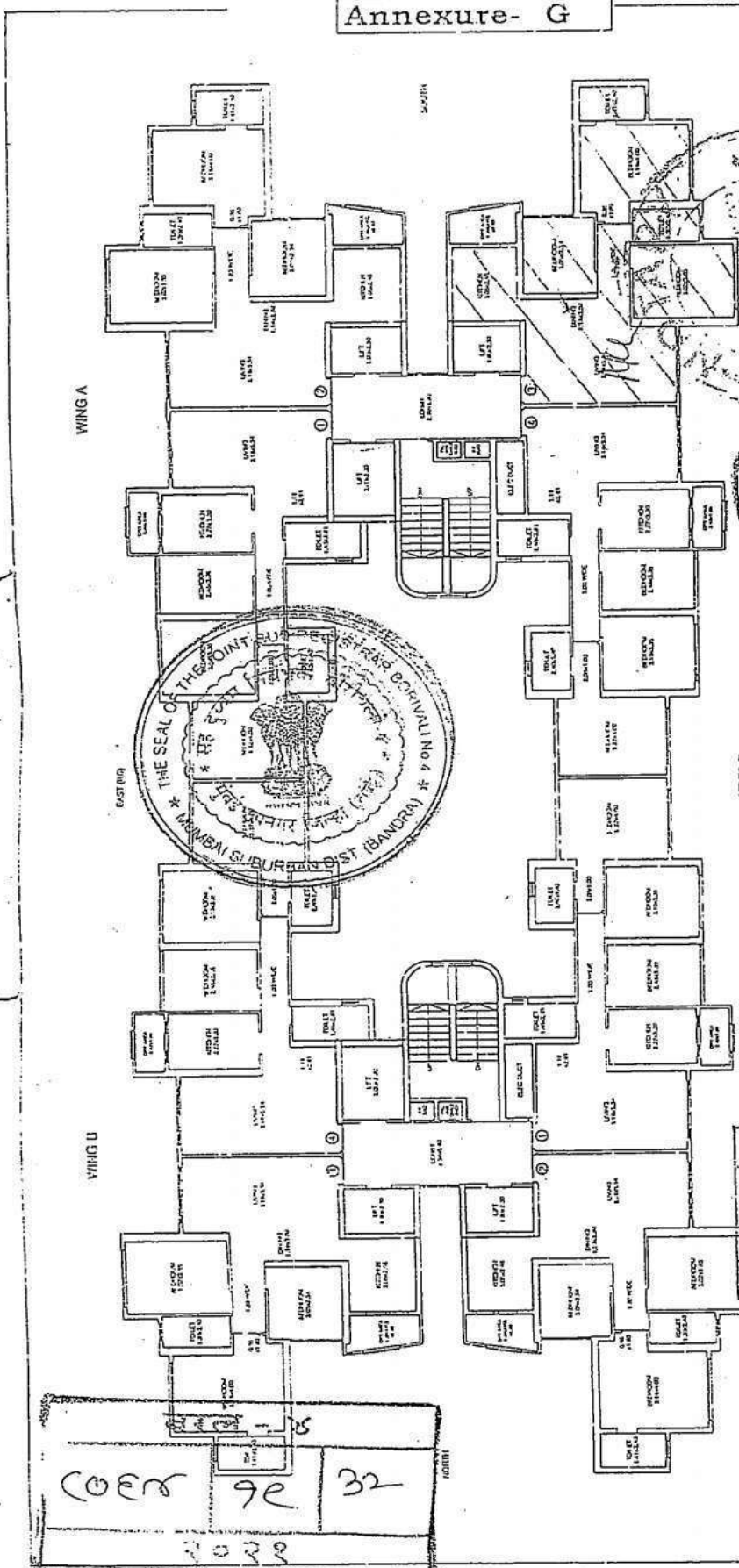
Dated: 06/03/2017  
Place: Mumbai

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

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बरल - ४		
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Annexure- G



TYPICAL FLOOR PLAN



बरल - २  
32ey 4  
2026

FLAT NO. 903  
FLOOR: 9th  
WING: A

PURCHASER'S SIGNATURE  
*Arjun K. Budhane*

COER 9E 32  
2028

ARCHITECT  
**H A MEHTA**  
ARCHITECTS & ENGINEERS  
SONA THEATRE BLDG 1ST FLOOR  
KAURDHOLI (W), MUMBAI - 40002

DESCRIPTION  
EVERSHINE-CROWN  
PROPOSED BUILDING NO. 6 ON SECTOR NO. 69N  
PLOT BEARING C.T.S. NO. 809-A/1-2, 809-A/3  
809-A/4 OF VILLAGE POisar AT KANDIVALI (Bandra)

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# बृहन्मुंबई महानगरपालिका

## करनिर्धारण व संकलन खाते

### मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक RS0600925580000	मालमत्ता करवर्ष 2020-2021	देयक क्रमांक 202011BIL12924855 202021BIL12924856	देयक दिनांक 21/01/2021
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कराचे नाव व मालमत्ता : K.E. VAID C.A. TO NANABHOY

JEEBHOY PVT. LTD, NOSHIRWAN MANSION 1 RD FL., HENRY ROAD  
PP BEST HOUSE COLABA MUMBAI 400005

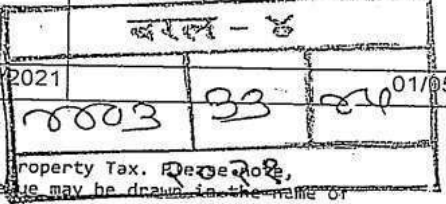
घटक -  
Asstt. Assessor & Collector, R South Ward, Municipal Office Building,  
Mahatma Gandhi Cross Road No. 2, Near S. V. Patel Swimming Pool,  
Kandivali (West), Mumbai - 400 067.

ईमेल - aacrs.ac@mcgm.gov.in दूरध्वनी क्र. 022 2805 5246

मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस.क्र./ प्लॉट क्र., गावाचे नाव, मार्ग क्र., भागाचे नाव, टिप्पण, मालमत्तेचे वर्णन, करदात्यांची नावे.  
3123(17/2) CTS. NO. 809, B10, B20, B22, B24, B28, B32 & ORS. VILLAGE POISAR KANDIVLI EAST PLOT OF LAND SECTOR I SHRI K.E. VAID C.A.  
NANABHOY JEEBHOY PVT LTD.

करनिर्धारण दिनांक:	01/04/2000	जलजोडणी क्रमांक:	-	एकूण भांडवली मूल्य:	₹ 624410770
भांडवली मूल्य:	₹ Sixty Two Crore Forty Four Lakh Ten Thousand Seven Hundred Seventy Only				
11/03/2010 या तारखेपर्यंतची धकदाकी	₹ 0	दि. 01/04/2010 ते 31/03/2020 या तारखेपर्यंतची धकदाकी	₹ 27898299		
कालावधी:	01/04/2020	ते	31/03/2021		

कराचे नाव	01/04/2020	ते	30/09/2020	01/10/2020	ते	31/03/2021
आधारण कर			1119167			1119167
रक			0			0
सांग कर			705074			705074
नेसारण कर			1014634			1014634
नेसारण लक्ष्य कर			436467			436467
पा. शिक्षण उपकर			425283			425283
शिक्षण उपकर			331273			331273
तरु वृक्ष उपकर			36423			36423
पकर			22383			22383
र			514817			514817
देयक रक्कम			4605521			4605521
152 अ नुसार दंडाची रक्कम			0			0
आवटील व्याजाची वसुली			0			0
अधिदानाचे समायोजन			0			0
शाकी निव्वळ रक्कम			4605521			4605521
नाकी निव्वळ रक्कम			0			0
रकमे	₹ Forty Six Lakh Five Thousand Five Hundred Twenty One Only			₹ Forty Six Lakh Five Thousand Five Hundred Twenty One Only		
देय दिनांक	01/05/2021			01/05/2021		

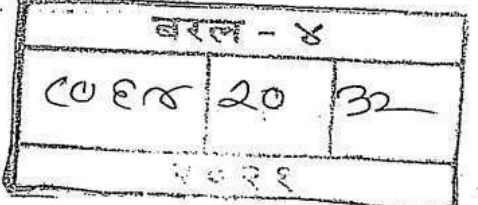


Make payment through NEFT:-  
- SBIN000300, Beneficiary A/C No:- MCGMPTRS0600925580000, Name-MCGM Property Tax. Payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of

स्तऐवज हा नागरिकांना करांचा भरणा सुलभतेने करता यावा यासाठी मुंमनपा अधिनियमातील तरतुदीनुसार निर्गमित त आला असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

के व परिस्थितीकीय लाभदायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या लाभार्थीस मालमत्ता करातील सर्वसाधारण कर या घटकात 5% ते 15% सवलत अनुज्ञेय आहे.

दुईय भाषी जबाबदारी  
रक वापरा  
द्वार द्वारत धुवा  
सित अंतर राखा



E & OE



19/03/2021

सूची क्र. 2

दुय्यम निबंधक : सह दु.नि. बोरीवली 4

दस्त क्रमांक : 4403/2021.

नोंदणी :

Regn:63m

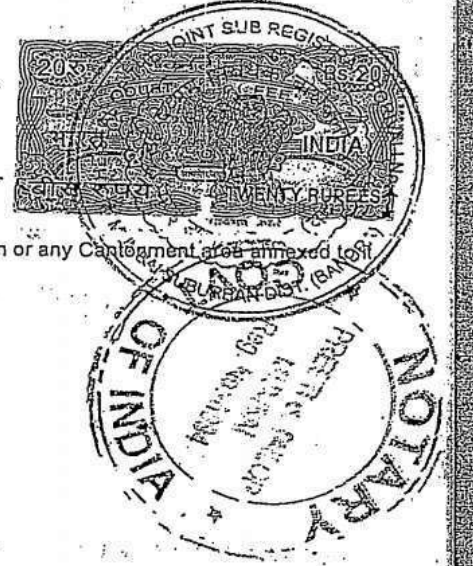
गावाचे नाव : पीयूसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	17700000
(3) बाजारभाव (माडेपट्ट्याच्या बाबतिसपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	17501127
(4) मू-नापन, पोटहिस्ता व परक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: सदनिका क्र 903, माळा नं: 9 वा हेवीटेल मजला, इमारतीचे नाव: एव एशार्ईन क्राउन को ऑप ही सो सी, ब्लॉक नं: ठाकूर विलेज, रोड : कांदिवली पूर्व मुंबई 400101, इतर माहिती: मोबत एक वेसमेंट कार पार्किंग PUI: RS0600925580000 ( ( C.T.S. Number : 809/A/1/5 ; ) )
(5) क्षेत्रफळ	1) 81.14 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करण देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुजुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- सुरेंद्र कल्याणजी रामीया बय:-64; पत्ता:- प्लॉट नं: सदनिका क्र 11, माळा नं: तिसरा मजला, इमारतीचे नाव: राजकमल बिल्डिंग जून देवासर लेन, ब्लॉक नं: वडाला, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400031 पॅन नं:-AABPR8278A
(8) दस्तऐवज करण घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुजुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- श्रीती केशवमाला बय:-56; पत्ता:- प्लॉट नं: सदनिका क्र 801, माळा नं: -, इमारतीचे नाव: अनमोल इन्क्लेव. को ऑप ही सोसा, ब्लॉक नं: एन सी रोड ओप्य-पटेल पेट्रोल पंप, रोड नं: नो. 1 वा पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-AAFPG9290D
(9) दस्तऐवज करण दिल्याचा दिनांक	19/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	19/03/2021
(11) अनुक्रमांक, छंड व पृष्ठ	4403/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	581700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्याक्रमांसाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारतांना निवडलेला अनुच्छेद:-

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



खरो प्रत

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

बरल - ४		
०६९४	२९	३२



सत्यमेव जयते

## नॉदणीचे प्रमाणपत्र :-

नॉदणी क्रमांक एमयुएम/डब्ल्युआर-दक्षिण/एचएसजी/टीसी/७६००३/२०११-२०/२०२०

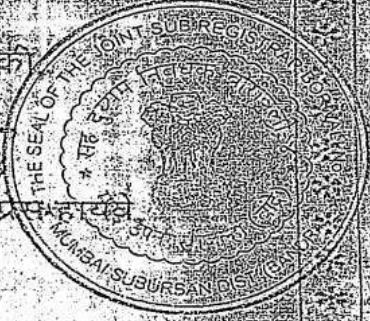
या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की

एव्हरशाईन क्रॉउन को-ऑप.हौसिंग सोसा.लि.

सी.टी.एस.ने. ८०९/ए/१/५, ८०९/ए/१/२, ८०९/ए/१/४

व्हिलेज ठाकुर, शामनारायण मार्ग जवळ वेस्टन एक्सप्रेस हायवे

कांदिवली (पूर्व), मुंबई-४०० १०१.



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

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थाचे नियम १९६१ चे नियम १० (१) अन्वये संस्थेचे वर्गीकरण

"गृहनिर्माण संस्था"

असून उप-वर्गीकरण

भाडेकरू सहभागीदारी गृहनिर्माण संस्था"

आहे.

कार्यालयीन मोहर



सही

(डॉ. सुनिल कोठावळे)

हद्द

उपनिबंधक

सहकारी संस्था आर (दक्षिण) विभाग-मुंबई

स्थळ : मुंबई

दिनांक : २८/०२/२०२०

०६० २२ ३०





भारत सरकार  
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

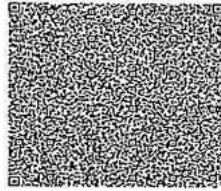
नोंदणी क्रमांक/ Enrolment No.: 1218/62938/00376

To  
अभिषेक पंकज बारोट  
Abhishek Pankaj Barot  
Room No.3, Algu Yadav Chawl  
Akurli Road  
Hanuman Nagar  
Near Buddha Vihar Mandir  
Mumbai  
Kandivali East  
Mumbai Maharashtra - 400101  
9028506204

Download Date: 29/05/2021

Issue Date: 16/07/2013

Validity: unknown



आपला आधार क्रमांक / Your Aadhaar No. :

6302 9800 6110

VID : 9191 2676 3261 5048

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



Download Date: 29/05/2021



अभिषेक पंकज बारोट  
Abhishek Pankaj Barot  
जन्म तारीख/DOB: 08/07/1988  
पुरुष/ MALE

Issue Date: 16/07/2013

6302 9800 6110

VID : 9191 2676 3261 5048

माझे आधार, माझी ओळख



माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रियेद्वारे तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करतो
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्यावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार प्रमा - mAadhaar App वापरा
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

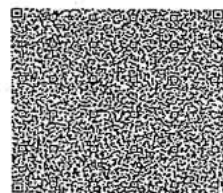


भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India



पत्ता:  
रूम नं.3, अलु गु यादव चॉल, आकुरली रोड, बुद्ध विहार  
मंदिर जवळ, हनुमान नगर, मुंबई, मुंबई,  
महाराष्ट्र - 400101

Address:  
Room No.3, Algu Yadav Chawl, Akurli Road,  
Near Buddha Vihar Mandir, Hanuman Nagar,  
Mumbai, Mumbai,  
Maharashtra - 400101



6302 9800 6110

VID : 9191 2676 3261 5048

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Abhishek Barot

बरत - ४  
COER 23 | 32

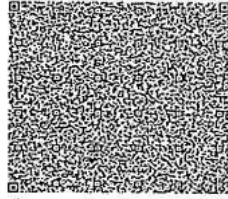


भारत सरकार  
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 2017/50051/61727

To  
मनाली दिलीप मोरे  
Manali Dilip More  
D/O Dilip Raghunath More  
Building No 2, Room No 708, Shree Swami Samarth SRA CHS  
Pawan Baug Road  
Malad West  
Near Chincholi Fatak  
Mumbai  
Malad West, Dely  
Mumbai, Maharashtra - 400064  
976955598



आपला आधार क्रमांक / Your Aadhaar No. :

2183 4212 7130

VID : 9158 1641 4211 1543

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



Download Date: 29/05/2021



मनाली दिलीप मोरे  
Manali Dilip More  
जन्म तारीख/DOB: 02/10/1988  
महिला/ FEMALE

Issue Date: 07/01/2015

2183 4212 7130

VID : 9158 1641 4211 1543

माझे आधार, माझी ओळख



Government of India



माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्ययावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

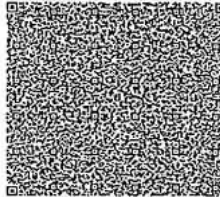


भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India



पत्ता:  
D/O दिलीप रघुनाथ मोरे, विल्डींग नं 2, रुम नं 708, श्री स्वामी समर्थ एसआरए सोसायटी, पवन बाग रोड, चिंचोली फाटक जवळ, मालाड वेस्ट, मुंबई, मुंबई, महाराष्ट्र - 400064

Address:  
D/O Dilip Raghunath More, Building No 2, Room No 708, Shree Swami Samarth SRA CHS, Pawan Baug Road, Near Chincholi Fatak, Malad West, Mumbai, Mumbai, Maharashtra - 400064



2183 4212 7130

VID : 9158 1641 4211 1543

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खरल - ४		
२०१४	२४	३२
MOMAY		



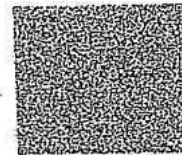
नोंदणी क्रमांक / Enrollment No.: 2722/41041/19730

To  
प्रीती केतन गाला  
Priiti Ketan Gala  
24/02/2012  
B01, ANMOL ENCLAVE CHS, S.V.ROAD,  
OPP PATEL PETROL PUMP, GOREGAON WEST,  
VTC: Mumbai,  
PO: Motilal Nagar,  
Sub District: Borivali, District: Mumbai Suburban,  
State: Maharashtra,  
PIN Code: 400104,  
Mobile: 9820583052

26/3/2020



MF026438200FI



आपला आधार क्रमांक / Your Aadhaar No. :

**9506 5355 0474**

माझे आधार, माझी ओळख



गोवर्णमंत्रालय  
Government of India



प्रीती केतन गाला  
Priiti Ketan Gala  
जन्म तारीख / DOB : 02/11/1964  
स्त्री / Female

24/02/2012

9506 5355 0474

माझे आधार, माझी ओळख

खरल - ४		
००६४	२६	३२

P.K. Gala.

आयकर विभाग / PERMANENT ACCOUNT NUMBER  
AAEPG9290D

नाम / NAME  
PRITI KETAN GALA

पिता का नाम / FATHER'S NAME  
KETAN RATANSHI GALA

जन्म तिथि / DATE OF BIRTH  
03/11/1964

हस्ताक्षर / SIGNATURE

आयकर विशेषक (पद्धति)  
DIRECTOR OF INCOME TAX (SYSTEMS)




P.K. Gala


आयकर विभाग / INCOME TAX DEPARTMENT  
भारत सरकार / GOVT OF INDIA

स्थायी खाता नम्बर / Permanent Account Number Card  
AXVPH9134B

नाम / NAME  
SUNIL DIP MORE

पिता का नाम / FATHER'S NAME  
DIP RAO LUPATHI MORE

हस्ताक्षर / SIGNATURE



*Abmay*




आयकर विभाग / INCOME TAX DEPARTMENT  
भारत सरकार / GOVT OF INDIA

ABHISHEK P BAROT  
PANKAJ AVAYSINGH BAROT  
08/07/1988

Permanent Account Number  
AUUPB6827G

हस्ताक्षर / SIGNATURE



Abhishek Barot

बरत - ४		
२०६४	२५	३२
२०१२		



भारत सरकार

भारतीय  
Unique Identities

नोंदणी क्रमांक / Enrolment No. 27224000174365

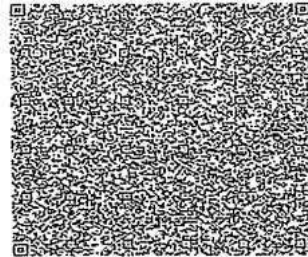
Download Date: 17/12/2020

To  
नितीन शशिकांत शिंदे  
Nitin Shashikant Shinde  
A 1702 Evershine Crown  
Thakur Village  
Kandivali East  
Opp Raheja Reflection  
Mumbai  
Kandivali East  
Mumbai Suburban Maharashtra - 400101  
9768686829



Issue Date: 09/12/2020

Signature Not Verified  
Digitally signed by Nitin Shashikant Shinde  
Unique Identification Authority of India 04  
Date: 2020.12.17 16:55:53  
IST



आपला आधार क्रमांक / Your Aadhaar No. :

5216 1838 2785

VID : 9106 8119 1228 1357

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



Download Date: 17/12/2020



नितीन शशिकांत शिंदे  
Nitin Shashikant Shinde  
जन्म तारीख/DOB: 29/10/1973  
पुरुष/ MALE

Issue Date

ऑक्टोबर - ४		
०९	२०	३२
२०२०		

5216 1838 2785

VID : 9106 8119 1228 1357

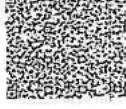
माझे आधार, माझी ओळख



भारत सरकार  
GOVERNMENT OF INDIA



हिमेश गाला  
Himesh Gala  
जन्म तारीख/DOB: 13/11/1987  
पुरुष / MALE



6594 7239 2982

आधार-सामान्य माणसाचा अधिकार

*Himesh Gala*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:  
: किशोर गाला, 403,  
नेम टॉवर, महिंद्रा  
स, एम.वी रोड, पादकर  
ज, गोरगाव (पश्चिम),  
मुंबई,  
गट - 400104

Address:

100 Kishor Gala, 403, Easraman  
Tower, Mahindra Gardens, S.V.  
Road, Puzar Colage, Goregaon  
West, Mumbai, Mumbai  
Mahindras - 400104

6594 7239 2982



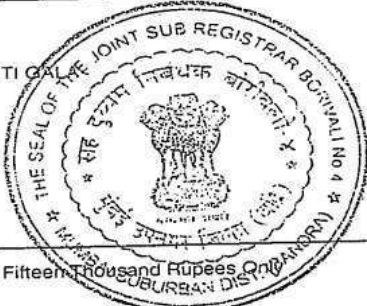
बरल - ४		
००६४	२८	३२
२०२१		



CHALLAN  
MTR Form Number-6



GRN	MH013752882202021M	BARCODE	[Barcode]	Date	23/03/2021-15:38:39	Form ID	25.2
Department Inspector General Of Registration				Payer Details			
Type of Payment Stamp Duty Registration Fee		Amount In Rs.		TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name BRL5_JT SUB REGISTRAR BORIVALI 5				Full Name	ABHISHEK PANKAJ BAROT		
Location MUMBAI				Flat/Block No.	FLAT NO.A/903, EVERSHINE CROWN		
Year 2020-2021 One Time				Premises/Building	THAKUR VILLAGE		
Account Head Details		Amount In Rs.		Road/Street	KANDIVALI (EAST), MUMBAI 400101		
0030045501 Stamp Duty		585000.00		Area/Locality	KANDIVALI (EAST), MUMBAI 400101		
0030063301 Registration Fee		30000.00		Town/City/District			
				PIN	4 0 0 1 0 1		
				Remarks (If Any)	SecondPartyName=PRITI GAL		
				Amount In	Six Lakh Fifteen Thousand Rupees Only		
				Words			
Total		6,15,000.00		FOR USE IN RECEIVING BANK			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref. No.	00040572021032498360	CPAASVPPZ1
Cheque/DD No.				Bank Date	RBI Date	24/03/2021-00:00:00	25/03/2021
Name of Bank				Bank-Branch STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date 285 , 25/03/2021			



Department ID :  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.  
 यादर चालान कांवल दुसरा निबंधक कार्यालयात मोदणी करावयाच्या दस्तऐवजी लागू आहे. मोदणी करून घ्यावयाच्या दस्तऐवजी लागू नाही.

Validity unknown  
 Digitally signed by Dr. VIRTUAL TREASURY MUMBAI 03  
 Challan Defaced Date: 2021-07-01 15:39:12  
 Reason: Secure Documents Location: India

Mobile No. 9967519204  
 COER 2E 32  
 2022

Sr. No.	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-387-8064	01/07/2021-15:38:39	IGR193	30000.00
2	(IS)-387-8064	01/07/2021-15:38:39	IGR193	585000.00
Total Defacement Amount				6,15,000.00

387/8064

गुरुवार, 01 जुलै 2021 3:38 म.नं.

दस्त गोषवारा भाग-1

वरल-4

दस्त क्रमांक: 8064/2021

दस्त क्रमांक: वरल-4 /8064/2021

वाजार मुल्य: रु. 1,74,66,807/- मोबदला: रु. 1,95,00,000/-

भरलेले मुद्रांक शुल्क: रु.5,85,000/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2020/CR136/M1(Policy) :Mumbai : Mudrank 2020/CR136/M1(Policy) :Mumbai (01-01-2021 to 31-03-2021)

दु. नि. सह. दु. नि. वरल-4 यांचे कार्यालयात

पावती:8755

पावती दिनांक: 01/07/2021

अ. क्रं. 8064 वर दि.01-07-2021

सादरकरणाराचे नाव: अभिषेक पंकज वारोट

गोजी 3:34 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकुण: 30640.00

*Ahishikha Borot*

दस्त हजर करणाऱ्याची सही:

सह दु.नि.का-वोरीवली4

सह दु.नि.का-वोरीवली4

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 01 / 07 / 2021 03 : 34 : 32 PM ची वेळ: (सादरीकरण)

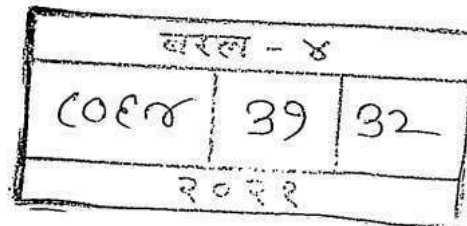
शिक्का क्रं. 2 01 / 07 / 2021 03 : 35 : 40 PM ची वेळ: (फी)

## प्रतिज्ञापत्र

सदर दस्ताऐवज ह्या नोंदणी कालात २१ दिवसांच्यात भरलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला असून त्यास संपूर्ण मजदूर, निवारक व्यक्ती, साक्षीदार व सोबत जोडलेल्या संपूर्ण दस्ताची सत्यता, वैधता कायदेशीर बाबीसह जबाबदार राहतील.

P. K. Gala.  
लिहून घेणार

*Ahishikha Borot*  
लिहून घेणार






2022		
32	30	0302
0101 - 2		



*Handwritten signatures and scribbles.*

 <b>D</b> ocument <b>H</b> andling <b>C</b> harges Inspector General of Registration & Stamps				
<b>Receipt of Document Handling Charges</b>				
PRN	0107202116741			
Receipt Date	01/07/2021			
Received from DHC, Mobile number 0000000000, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered on Document No. 8064 dated 01/07/2021, at the Sub Registrar office Joint S.R. Borivli 4 of the District. Mumbai Sub-urban District.				
<table border="1"> <tr> <td>DEFACTED</td> <td>₹ 640</td> <td>DEFACTED</td> </tr> </table>		DEFACTED	₹ 640	DEFACTED
DEFACTED	₹ 640	DEFACTED		
<b>Payment Details</b>				
Bank Name	SBIN			
Payment Date	01/07/2021			
Bank CIN	10004152021070107458			
REF No.	118214276755			
Deface No	0107202116741D			
Deface Date	01/07/2021			
This is computer generated receipt, hence no signature is required.				

*Handwritten notes and scribbles at the bottom right.*

*Handwritten scribbles at the bottom left.*



दस्त गोपवारा भाग-2

वरल-4

दस्त क्रमांक:8064/2021

01/07/2021 3 45:57 PM

दस्त क्रमांक :वरल-4/8064/2021

दस्ताचा प्रकार :-करारनामा

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रीती केतन गाला पत्ता:प्लॉट नं: मदनिका क्र 903, माळा नं: 9 वा मजला ए-बिंग, इमारतीचे नाव: एव्हरशार्डन क्रॉउन को ऑप ही मोमा लि, ब्लॉक नं: एव्हरशार्डन मिलेनिअम पॅराडाईज ठाकूर विलेज, रोड नं: कांदिवली पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:AAFPG9290D	लिहून देणार वय :-57 स्वाक्षरी:- <i>P.K. Galae</i>		
2	नाव:अभिषेक पंजव वारोट पत्ता:प्लॉट नं: मदनिका क्र एफ/701, माळा नं: -, इमारतीचे नाव: सरस्वती वसंत मागर सरस्वती सीएचएमएल, ब्लॉक नं: ठाकूर विलेज, रोड नं: कांदिवली पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:AUUPB6827G	लिहून देणार वय :-32 स्वाक्षरी:- <i>Abhishek Barot</i>		
3	नाव:मनाली दिलीप मोरे पत्ता:प्लॉट नं: मदनिका क्र एफ/701, माळा नं: -, इमारतीचे नाव: सरस्वती वसंत मागर सरस्वती सीएचएमएल, ब्लॉक नं: ठाकूर विलेज, रोड नं: कांदिवली पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:AXVPM9134B	लिहून देणार वय :-32 स्वाक्षरी:- <i>Momali</i>		

दिन दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त एवज करून दिल्याचे कवुल करतात.  
वेळ: 01 / 07 / 2021 03 : 40 : 47 PM

दस्ताचा प्रकार:-

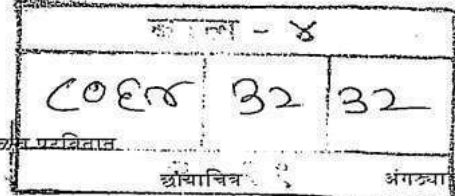
तामीन इनाम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात.

क्र.सं. पक्षकाराचे नाव व पत्ता

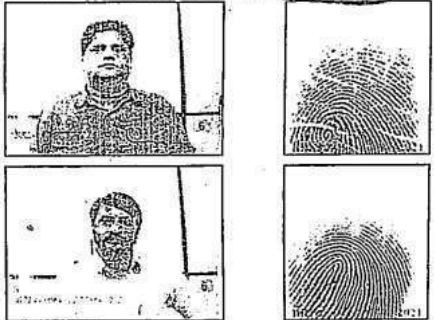
1	नाव:नितीन - शिंदे वय:47 पत्ता:कांदिवली पूर्व मुंबई पिन कोड:400101
2	नाव:हिमेश - गाला वय:34 पत्ता:गोरगाव पश्चिम मुंबई पिन कोड:400104

*Shinde*  
स्वाक्षरी

*Hegde*  
स्वाक्षरी



छायाचित्र अंगठ्याचा ठसा



वेळ: 01 / 07 / 2021 03 : 42 : 28 PM

वेळ: 01 / 07 / 2021 03 : 42 : 57 PM नोंदणी पुस्तक 1 मध्ये

दस्ताचा प्रकार:-

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ABHISHEK PANKAJ BAROT	eChallan	00040572021032498280	MH013752882202021M	585000.00	SD	0001424493202122	01/07/2021
2		DHC		MH01375288220216741	640	RF	0107202116741D	01/07/2021
3	ABHISHEK PANKAJ BAROT	eChallan		MH013752882202021M	30000	RE	0001424493202122	01/07/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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प्रमाणित करण्यात येते की, या  
दस्तामध्ये एकूण.....३२.....पक्षे आहेत.

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

पुरस्तक क्रमांक १, क्रमांक.....वर  
नोंदला. 09/06/2021  
दिनांक: 8064 /2021

सह. दुय्यम निबंधक, बोरीवली क्र. ४,  
सरस्वती मागास जिल्हा