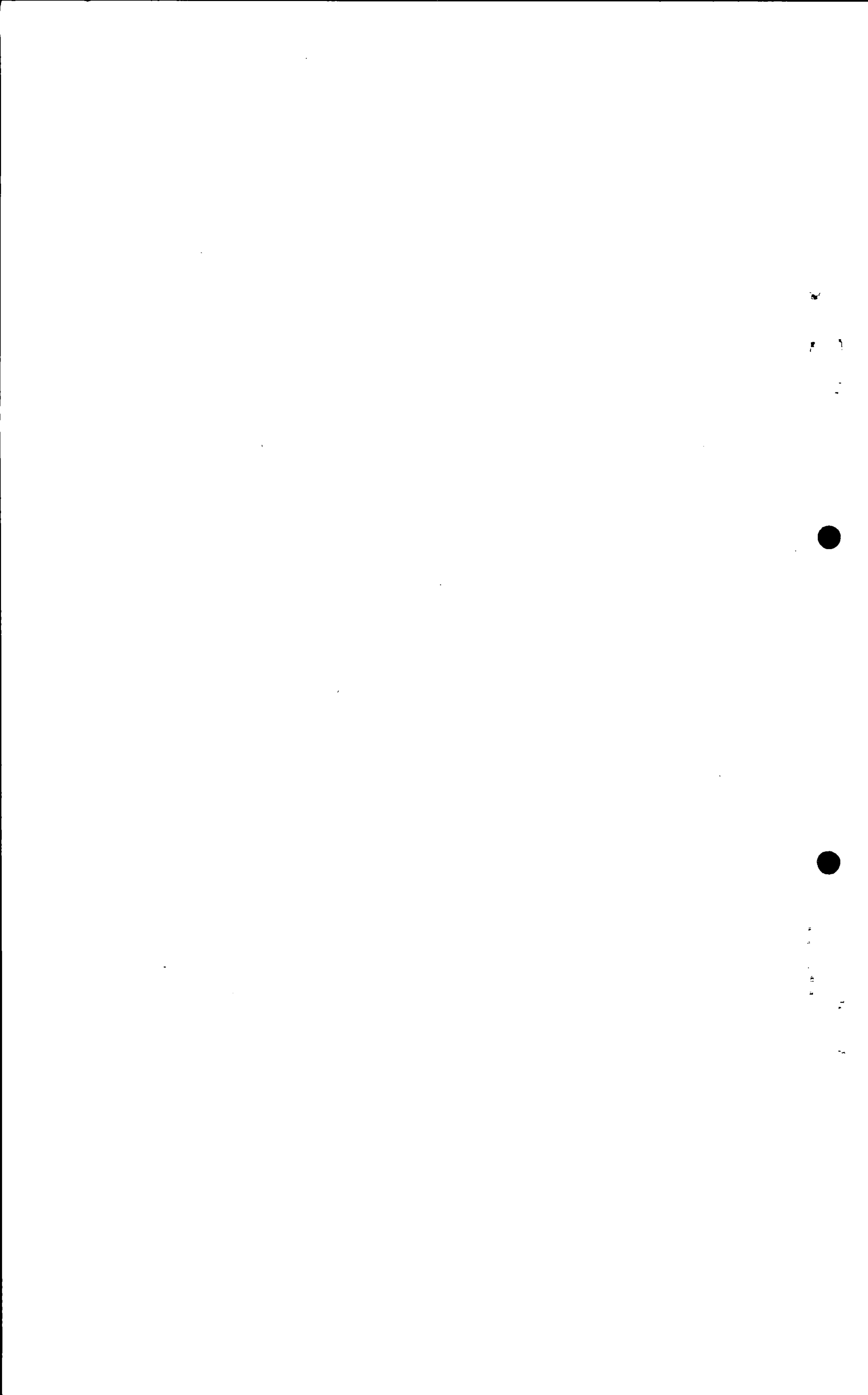


(3)



391-9854

पावती

Original/Duplicate

Monday, May 22, 2023

नोंदणी क्र.: 39M

6:54 PM

Regn.: 39M

पावती क्र.: 10620 दिनांक: 22/05/2023

गावाचे नाव: मुलुंड

दस्तऐवजाचा अनुक्रमांक: करल4-9854-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: दीपक अरविंद केसरिया

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1320.00

पृष्ठांची संख्या: 66

एकूण:

रु. 31320.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
7:12 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 12106197.8/-

मोबदला रु. 13000000/-

भरलेले मुद्रांक शुल्क: रु. 780000/-

सह दुय्यम निबंधक कुर्ला - ४  
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु. 1320/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2205202311023 दिनांक: 22/05/2023

बँकेचे नाव व पत्ता:

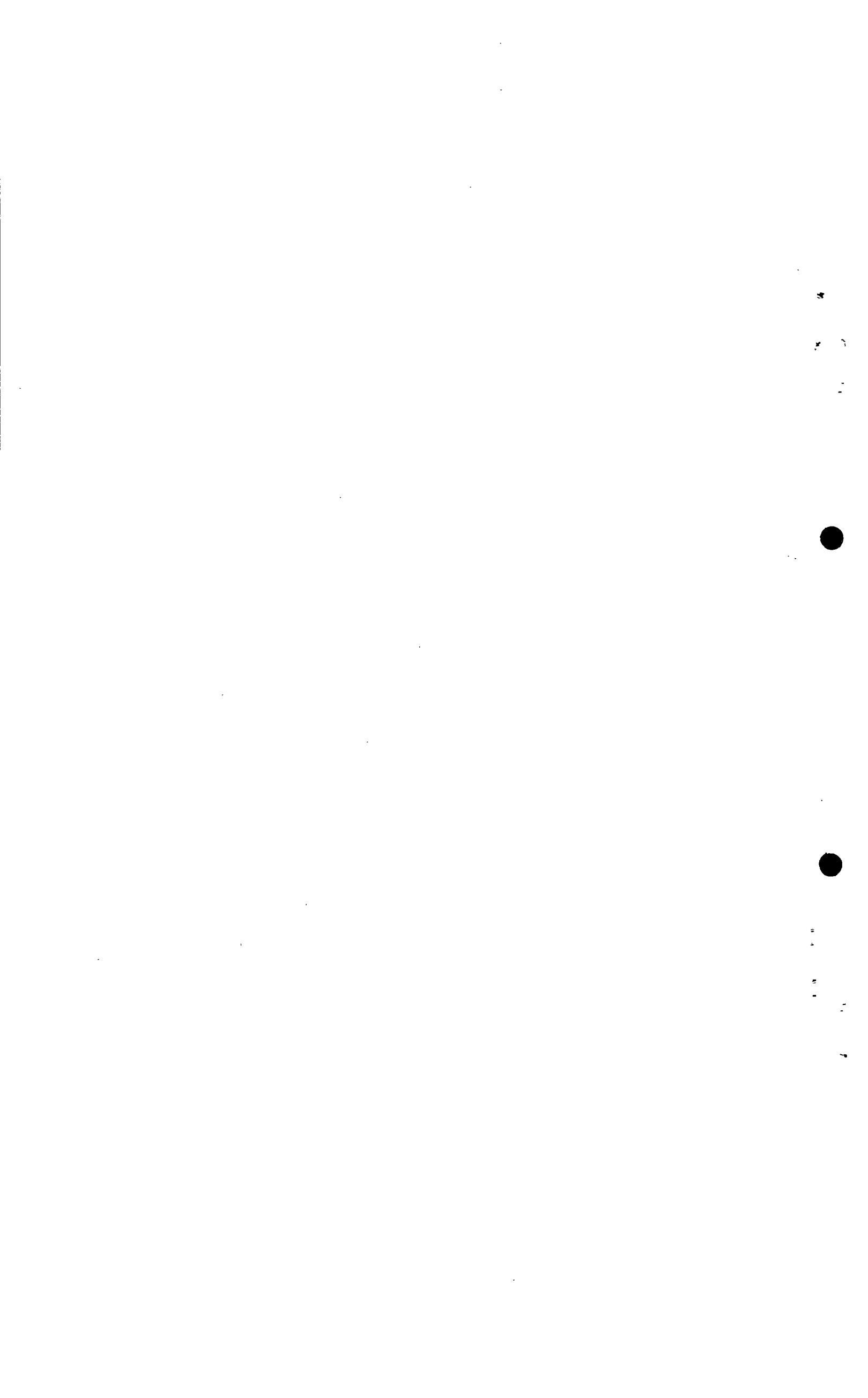
2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002330634202324E दिनांक: 22/05/2023

बँकेचे नाव व पत्ता:

:lkqP2QtGl

5/22/2023

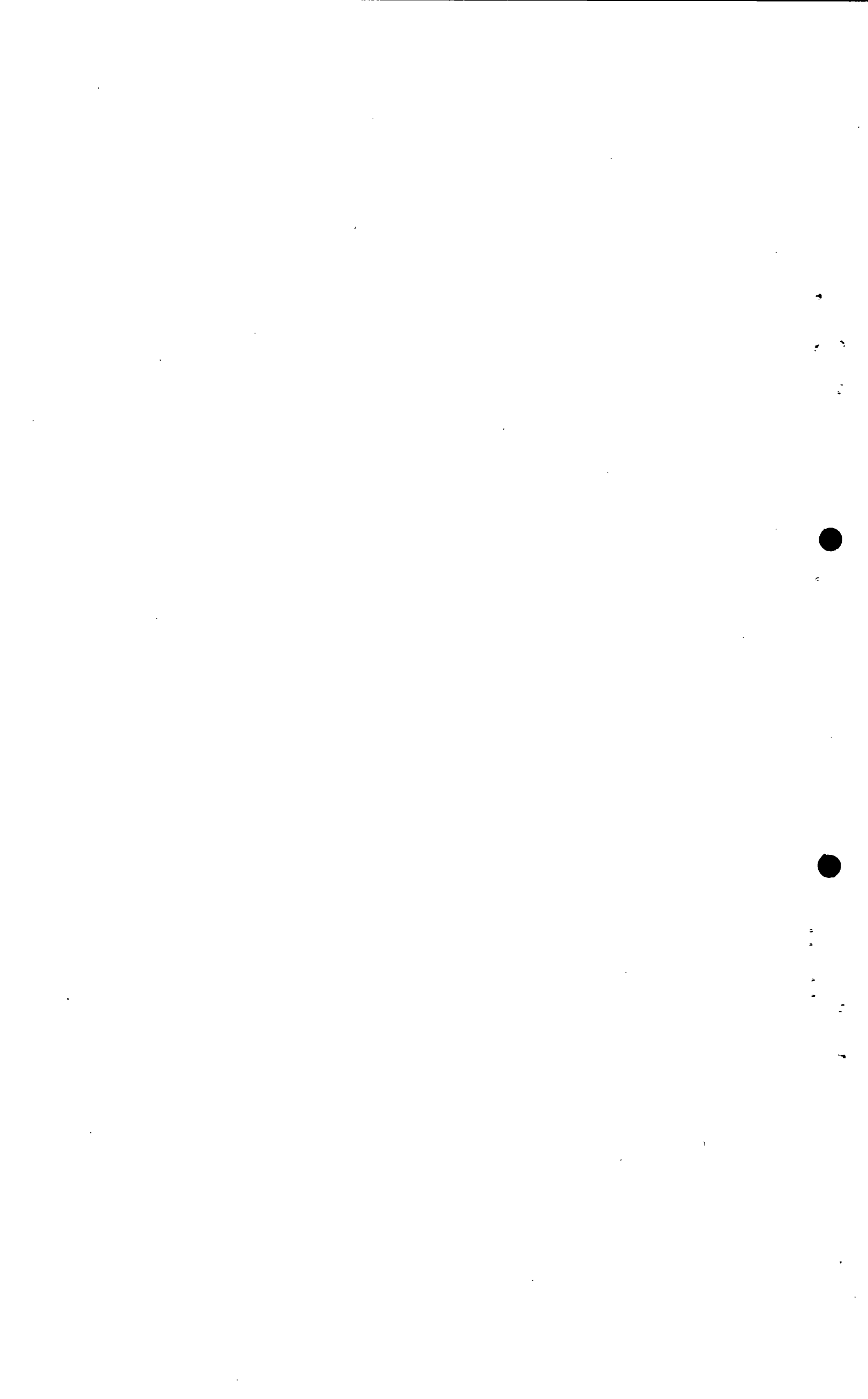


मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202305227765	22 May 2023,04:43:22 PM करल 4			
मूल्यांकनाचे वर्ष	2023				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	123-मुलुंड ( प ) - कुर्ला				
उप मूल्य विभाग	भुभाग: एल.बी.एस. मार्गाच्या पश्चिमेकडील गर्व मिळकती.				
सर्व्हे नंबर /न. भू. क्रमांक	सि.टी.एस. नंबर#29				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
73360	151460	174180	189330	151460	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	79.93 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्भववाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2 वर्षे 1st floor To 4th floor	बांधकामाचा दर -	Rs. 30250/-
रस्ता सन्मुख Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट-वाढ = 100% apply to rate Rs.151460/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर = ( ( (151460 / 3360) * (100 / 100) ) + 73360 ) = Rs.151460					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 151460 * 79.93 = Rs.12106197.8/-					
Applicable Rules = 10.4					
एकत्रित अंतिम मूल्य मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 12106197.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.12106197.8/-					

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*(Signature)*  
सह दुय्यम निबंधक वर्ग-२  
कुर्ला-४, मुंबई उपनगर जिल्हा





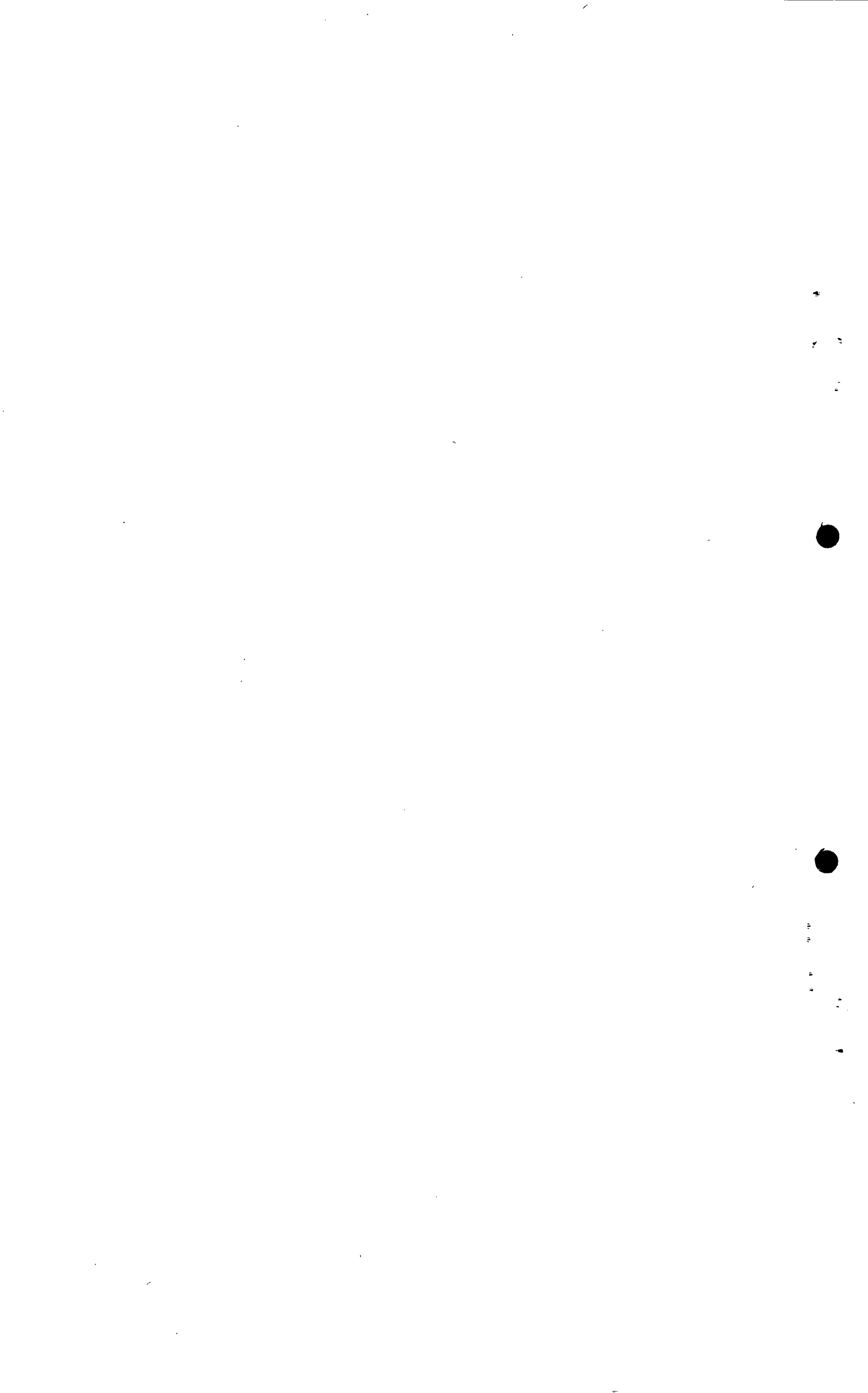
Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2205202311023	Date 22/05/2023
Received from DEEPAK ARVIND KESARIA, Mobile number 9707777771, an amount of Rs.1320/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 22/05/2023
Bank CIN 10004152023052210272	REF No. 5118933692
This is computer generated receipt, hence no signature is required.	

*Godhwani*

*B.D. Thatkar*

करल ४		
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CHALLAN  
MTR Form Number-6

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GRN MH002330634202324E BARCODE [Barcode] Date 20/05/2023-18:05:55 Form ID 25.2

Department Inspector General Of Registration	Payer Details	
Type of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name KRL4_JT SUB REGISTRAR KURLA NO 4	PAN No.(If Applicable)	AGAPT0477C
Location MUMBAI	Full Name	DZEPAK ARVIND KESARIA
Year 2023-2024, One Time	Flat/Block No.	FLAT NO 302, D WING, REDWOODS,
	Premises/Building	REDWOODS CHSL, उपनगर जिल्हा (BIA) MUMBAI SUBURBAN DIST.(BANDRA)

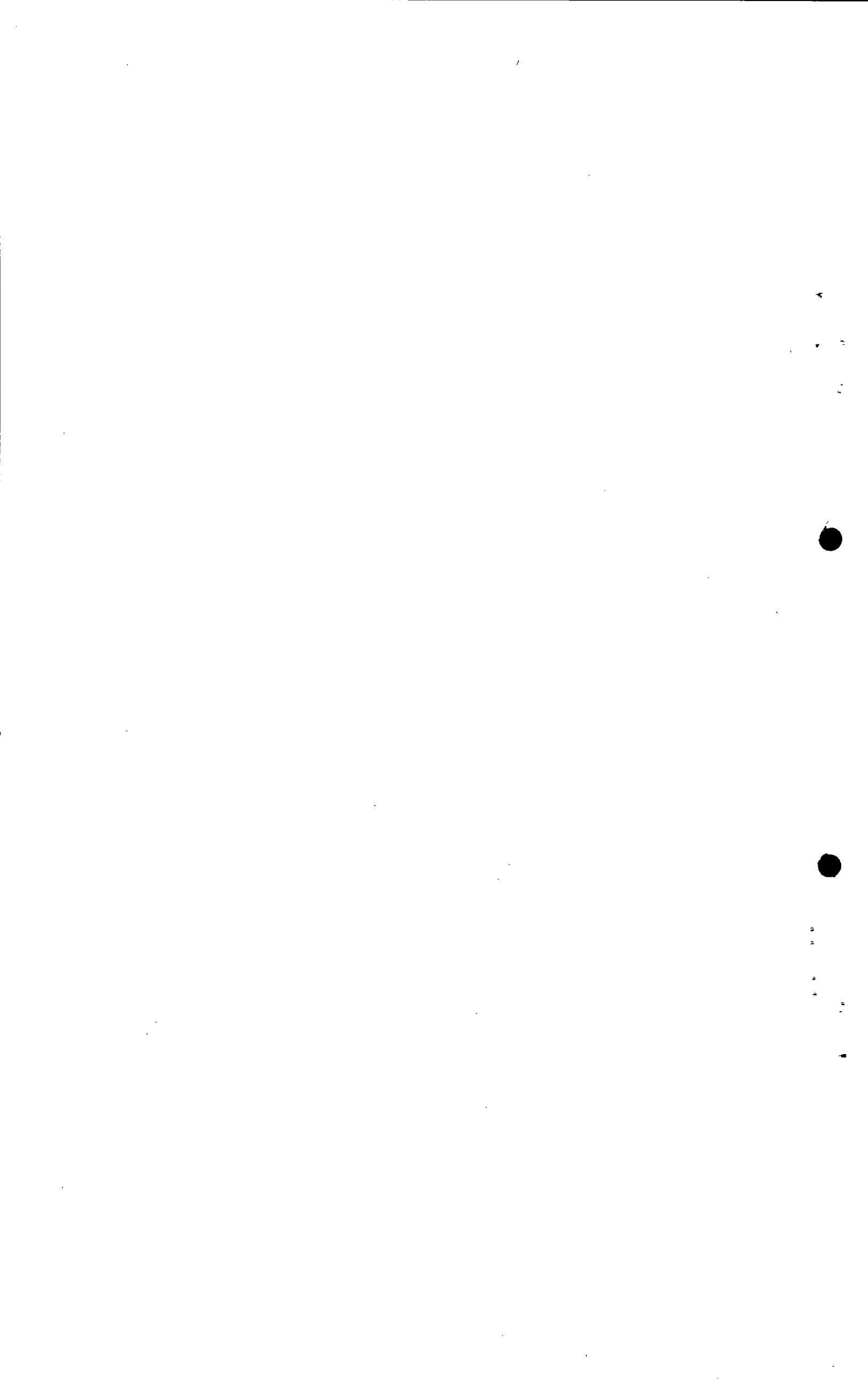
Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030045501 Stamp Duty	780000.00	MULUND WEST	MUMBAI		4 0 0 0 8 0	PAN2=ADKPG9603Q~SecondPartyName=UDHO METHARAM GODHWANI-
0030063301 Registration Fee	30000.00					
<b>Total</b>		<b>Amount In</b>	<b>Eight Lakh Ten Thousand Rupees Only</b>			
		<b>Words</b>				

Payment Details IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	69103332023052212463	727008271
Cheque/DD No.	Bank Date	RBI Date	22/05/2023-15:28:27	Not Verified with RBI
Name of Bank	Bank-Branch		IDBI BANK	
Name of Branch	Scroll No. , Date		Not Verified with Scroll	

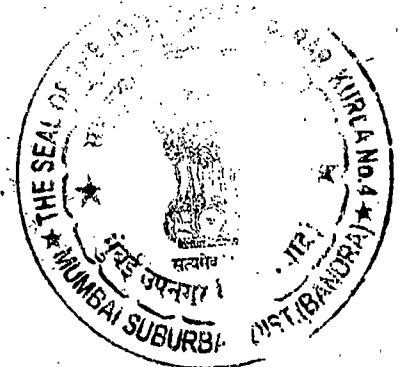
Department ID : Mobile No. : 9707777771  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

*[Handwritten Signature]*  
 Godhwan

*[Handwritten Signature]*  
 B.D. Thakker



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 २१ *[Signature]*  
 २२ *[Signature]*  
 २३ *[Signature]*

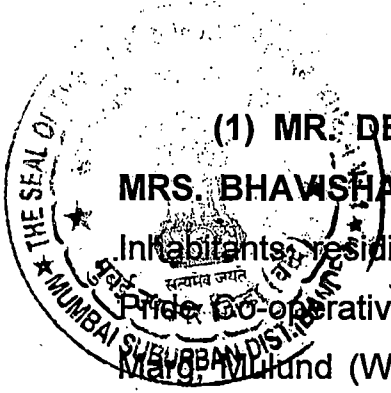
**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made at Mumbai, on this 22<sup>nd</sup> day of May 2023 BETWEEN (1) SHRI UDHO METHARAM GODHWANI, age 79 years & (2) SMT. SANGEETA UDHO GODHWANI, age 76 years, both Indian Inhabitants, residing at Flat No. A-502, 5<sup>th</sup> Floor, Jal Darshan Co-operative Housing Society Limited, G. B. Zuker Marg, Ruia Park, Near Hare Krishna, Vile Parle (West), Mumbai – 400 049, hereinafter called "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors and administrators) of the ONE PART:

२० *[Signature]* २२  
 २१ *[Signature]*  
 २२ *[Signature]*  
 २३ *[Signature]*

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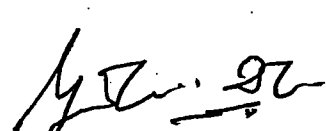

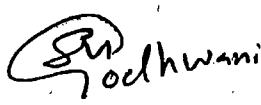
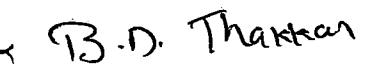
AND



(1) MR. DEEPAK ARVIND KESARIA, age 41 years & (2) MRS. BHAWISHA DEEPAK KESARIA, age 44 years, both Indian Inhabitants, residing at Flat No. 101, 1<sup>st</sup> Floor, A – Wing, Runwal, Redwoods Co-operative Housing Society Limited, Behind R-Mall, L.B.S. Mulund (West), Mumbai – 400 080, hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART:

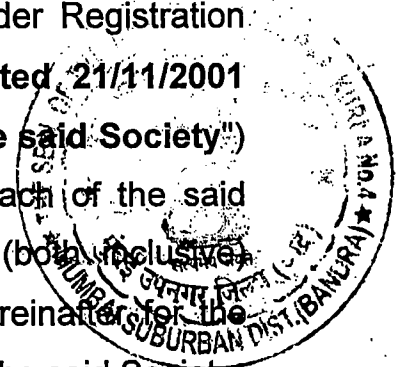
WHEREAS by an Agreement for Sale dated 26<sup>th</sup> March 2000, registered in the office of the Sub-Registrar of Assurances at Kurla under Sr. No. PBDR-3/1040/2000, for the consideration and on the terms and conditions contained therein, with the Confirmation of the LESSEE i.e. RAJAN C BAJARIA, (1) MS. K. S. APARNA & (2) MR. VENKAT S. RAJAN, purchased from the DEVELOPERS i.e. M/S. SHETH DEVELOPERS LIMITED; the Residential Premises bearing Flat No. 302, admeasuring 860 Sq. Ft. Built-up area or thereabouts, located on the 3<sup>rd</sup> Floor in the D-Wing of the Building known as "Redwoods", situated at Vasant Gardens, Mulund (West), Mumbai – 400 080 (hereinafter for the sake of brevity referred to as "the said Flat").

AND WHEREAS incidental to holding of the said Flat, the said (1) MS. K. S. APARNA & (2) MR. VENKAT S. RAJAN were enjoying membership rights of the Redwoods Co-operative Housing Society Ltd.; the Society formed and registered under the

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Maharashtra Co-operative Societies Act, 1960, under Registration No. BOM/WT/HSG/(T.C.)/8723/2000-2001/2001 dated 21/11/2001 (hereinafter for the sake of brevity referred to as "the said Society") covered by Five fully paid up shares of Rs.50/- each of the said Society bearing Distinctive Nos. 0641 to 0645 (both inclusive) incorporated in the Share Certificate No. 129 (hereinafter for the sake of brevity referred to as "the said Shares") of the said Society.



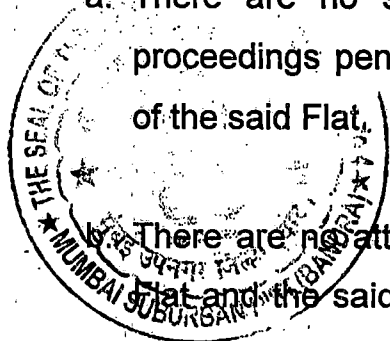
AND WHEREAS by an Agreement for Sale dated 6<sup>th</sup> May 2014, registered in the office of Sub-Registrar of Assurances at Kurla, under Sr. No. KRL-2/4169/2014, for the consideration and on the terms and conditions contained therein, the said (1) MS. K. S. APARNA & (2) MR. VENKAT S. RAJAN sold, transferred and conveyed the said Flat and the said Shares of the said Society to (1) SHRI UDHO METHARAM GODHWANI & (2) SMT. SANGEETA UDHO GODHWANI.

AND WHEREAS under the circumstances stated herein above, as on today, the TRANSFERORS are the owners of the said Flat and holding the said Shares of the said Society.

AND WHEREAS on coming to know the intention of the TRANSFERORS regarding sale of the said Flat, the TRANSFEREES approached the TRANSFERORS and negotiated for sale and transfer of the said Flat along with the said Shares of the Society in their favour and during the course of negotiations, the TRANSFERORS made following representations in respect of the said Flat i.e.

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- a. There are no suits, litigation, civil or criminal or any other proceedings pending as against the TRANSFERORS in respect of the said Flat.
- b. There are no attachments or prohibitory orders against the said Flat and the said Flat is not subject matter of any lis-pendens or attachments either before or after judgments.
- c. The TRANSFERORS have not received any notice either from Income Tax, Sales Tax, Wealth Tax authorities or any other statutory body or authorities regarding the acquisition or requisition of the said Flat.
- d. There are no encumbrances created against the said Flat and the title of the TRANSFERORS to the said Flat is clear, marketable and free from all encumbrances.
- e. There are no claims of any nature whatsoever by any person or persons or by Government, Municipal Corporation or any other person or authority in or upon or against the said Flat.
- f. Except the TRANSFERORS, no other person or authority have got any right, title or interest of whatsoever nature against the said Flat.
- g. The TRANSFERORS have not been adjudicated insolvent nor they have committed any act of insolvency nor there is any order of any Court or Authority restraining them or creating any inability from entering into this Agreement.



*[Handwritten signature]*

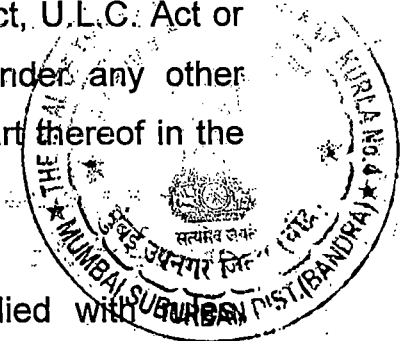
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- h. The TRANSFERORS are not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act, U.L.C. Act or under Maharashtra Land Revenue Code, or under any other statute from disposing off the said Flat or any part thereof in the manner stated in this Agreement.
- i. The TRANSFERORS have abided and complied with regulations and bye-laws of the said Society and their membership rights of the said Society is still valid and subsisting.
- j. There are no arrears against them regarding municipal taxes, maintenance, outgoings, electricity charges and other charges in respect of the said Flat.



Relying upon the aforesaid representations made by the TRANSFERORS, the TRANSFEREES agreed to purchase the said Flat on ownership basis and incidental thereto transfer of the said fully paid up Shares of the said Society, for the consideration of ₹.1,30,00,000/- (Rupees One Crore Thirty Lakh only) and on the terms and conditions appearing hereinafter.

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

1. The recitals contained herein shall form the integral part of this Agreement as if the same are set out and incorporated herein.

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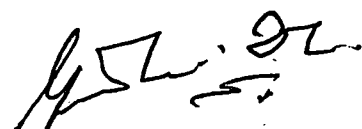
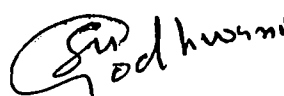
1 B.D. Tharkar

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2. The TRANSFERORS hereby agree to assign to the TRANSFEREES the said fully paid up Five shares of Rs.50/- each bearing **Distinctive Nos. 0641 to 0645 (both inclusive)** incorporated in the **Share Certificate No. 129**, standing in the name of the TRANSFERORS in the books of the said "**Redwoods Co-operative Housing Society Ltd.**" Incidental to the said assignment, the TRANSFERORS hereby further agree to sell, transfer and convey to the TRANSFEREES their right, title and interest in the Residential Premises bearing **Flat No. 302**, admeasuring **860 Sq. Ft. Built-up area** or thereabouts, located on the **3<sup>rd</sup> Floor** in the **D-Wing** of the Building known as "**Redwoods**" of **Redwoods Co-operative Housing Society Ltd.**, situated at **Vasant Gardens, Mulund (West), Mumbai - 400 080** and more particularly described in the Schedule hereunder written together with all profits, advantages, rights and appurtenances whatsoever attached with the said Flat, for the consideration of **₹.1,30,00,000/- (Rupees One Crore Thirty Lakh only)**. The said amount of the consideration shall be paid by the TRANSFEREES to the TRANSFERORS in the following manner, that is to say,

(a) **₹.20,00,000/- (Rupees Twenty Lakh only)** being the part consideration amount paid on or before the execution hereof (The payment and receipt whereof the TRANSFERORS DO hereby admit and acknowledge).

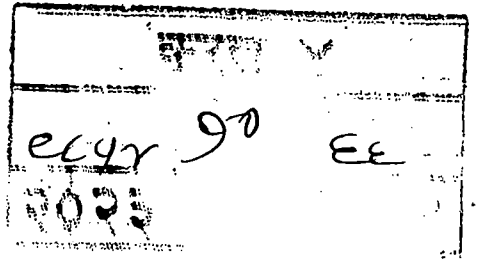
(b) **₹.1,30,000/- (Rupees One Lakh Thirty Thousand only)** being the amount to be deducted by the TRANSFEREES towards TDS as applicable by law @ 1% of the total consideration amount. The

  
  
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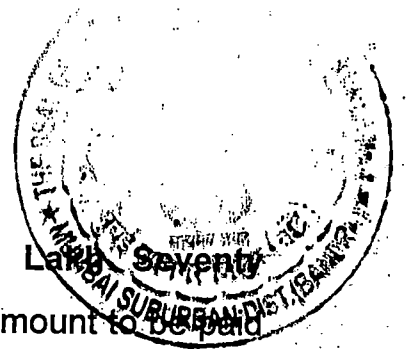




TRANSFEREES shall deposit the same in the competent Bank and produce TDS certificate to the TRANSFERORS.

AND

(c) ₹.1,08,70,000/- (Rupees One Crore Eight Lakh ~~Seven~~ <sup>Seventy</sup> Thousand only) being the balance consideration amount to be paid partly by way of own sources and partly by way of obtaining loan from any Bank or Financial Institution within a period of 45 days from the date of registration of this Agreement and/or at the time of taking over possession of the said Flat.



**(The time being the essence of this Contract)**

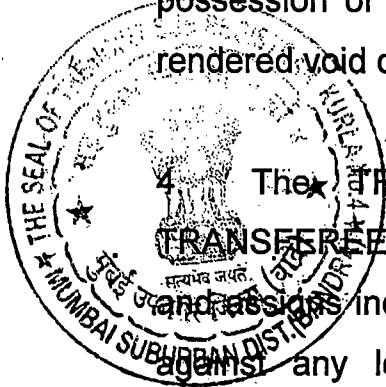
Nothing contained in these presents shall be considered as a transfer, assignment, demise, sale or conveyance of the right, title and interest of the TRANSFERORS in the said Flat in favour of the TRANSFEREES till the balance consideration amount is paid by the TRANSFEREES to the TRANSFERORS in full and final satisfaction as agreed herein.

3. The TRANSFERORS declare that they are the owners of the said Flat and holding the said Shares of the said Society and they are holding the said Flat quietly without any claim or obstruction from any other person/s. The TRANSFERORS further declare that they have good right, full power and absolute authority to convey, transfer and assure the said Flat and the said Shares of the said Society hereby agreed to be transferred, conveyed and assigned to the TRANSFEREES as aforesaid and they have not done, committed or

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omitted any act, deed, matter or thing whereby the ownership, possession or occupation and enjoyment of the said Flat may be rendered void or voidable.



4. The TRANSFERORS shall indemnify and keep the TRANSFEREES, their respective heirs, executors, administrators and assigns indemnified saved defended and harmless of from and against any loss, damage, suit, action, demands, claims and prejudice sustained, or the cost, charges and expenses incurred on account of:

- (a) the title of the TRANSFERORS to the said Flat being disputed or any claim being made thereto by anybody else;
- (b) any act done by the TRANSFERORS and / or their predecessor-in-title prior to the execution of these presents and relating to the said Flat.; and
- (c) the representations made herein by the TRANSFERORS turning out to be false or otherwise.

5. On receiving full consideration as mentioned herein above, the TRANSFERORS shall hand over to the TRANSFEREES, all the original title documents in their custody in respect of the said Flat. The TRANSFERORS undertake to give full co-operation and produce the relevant title documents in their custody, for disbursement of loan, if any, to the TRANSFEREES.

6. The TRANSFERORS declare that the said Flat is free from all encumbrances and the same is not mortgaged or in any manner charged for payment of any money to any person or Financial Institutions. The TRANSFERORS further declare that they have not

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*[Handwritten signature]*

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entered into any agreement for transfer, sale or leave and license, let out in respect of the said Flat with any other person or persons.

7. At present the said Flat is in lawful possession of the TRANSFERORS. Without reserving any right, the TRANSFERORS shall hand over peaceful physical possession of the said Flat to the TRANSFEREES on receiving the full consideration as agreed and thereafter, it shall be lawful for the TRANSFEREES from time to time and at all times hereinafter peacefully and quietly to hold, enter upon, shall occupy, possess & enjoy the said Flat hereby granted with its appurtenances and receive the rents, issues and profits thereof to and for their own use and benefit without any suit, lawful, eviction, interruption, claim and demand whatsoever from or by the TRANSFERORS or any person or persons lawfully or equitably claiming or to claim by, from under or in trust from the TRANSFERORS.

8. All the taxes, electricity charges, mahanagar gas charges, maintenance charges and all other outgoings in respect of the said Flat shall be paid by the TRANSFEREES from the date of taking over possession of the said Flat from the TRANSFERORS. Till handing over possession of the said Flat to the TRANSFEREES, the TRANSFERORS shall pay all the taxes, electricity charges, mahanagar gas charges, maintenance charges, and all outgoings to the respective Authorities.

9. The TRANSFEREES confirm that before execution of this Agreement, they have personally inspected the said Flat and satisfied themselves regarding the area, quality of construction and

*[Handwritten Signature]*

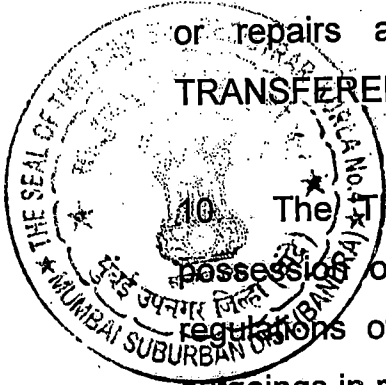
*[Handwritten Signature]*

*[Handwritten Signature]*  
Godhwani

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*[Handwritten Signature]*  
B.D. Thakran

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condition thereof. In future, the TRANSFEREES shall not raise any objection or dispute regarding the said issues. If further renovation or repairs are required, the same shall be done by the TRANSFEREES.



The TRANSFEREES shall from the date of taking over possession of the said Flat, abide themselves by the rules and regulations of the said Society and pay the taxes and all other outgoings in respect of the said Flat, as and when the same become due for payment and keep the TRANSFERORS indemnified in respect thereof till the time the TRANSFEREES are admitted as the members of the said Society in respect of the said Flat.

11. The TRANSFERORS and the TRANSFEREES will execute necessary documents as and when required for giving proper effect to what is agreed herein and to transfer the said Flat and the said Shares of the said Society to the TRANSFEREES from that of the TRANSFERORS in the books of the said Society.

12. The TRANSFERORS shall obtain the consent or No Objection Certificate from the said Society for transferring the said Flat and the said Shares of the said Society in favour of the TRANSFEREES.

13. The Premium / Transfer Fees of the said Society in respect of the transfer of the said Flat and the said Shares of the said Society will be borne and paid by the TRANSFERORS and TRANSFEREES equally.

✓

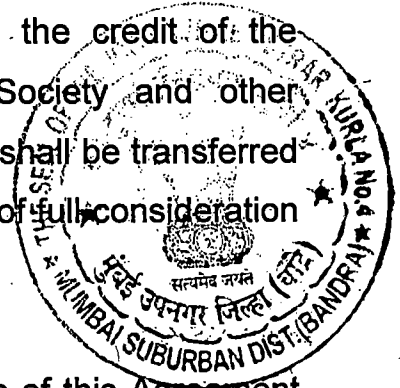
✓

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✓ B. D. Thakkar

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14. Electricity / Water Meter Deposit / Mahanagar Gas Deposit / Sinking Fund and all the amount standing to the credit of the TRANSFERORS in the books of the said Society and other appropriate authorities in respect of the said Flat shall be transferred in the name of the TRANSFEREES on payment of full consideration as agreed.



15. The Stamp Duty and Registration Charges of this Agreement shall be borne and paid by the TRANSFEREES alone. The TRANSFERORS and the TRANSFEREES undertake to comply with all the formalities required for completing the registration of this Agreement in respect of the said Flat in the records of the Sub-Registrar of Assurances.

16. The TRANSFERORS shall from time to time and at all reasonable times, do and execute or cause to be done and executed all such acts, deeds and things as shall be reasonably required for more perfectly transferring the right, title and interest of the TRANSFERORS in the said Flat and the said Shares of the said Society to the TRANSFEREES but subject to the payment of full consideration as agreed herein.

17. In the event of any dispute pertaining to any matter relating to this transaction or any matter arising out of the interpretation of this Agreement, same shall be referred to Sole Arbitrator to be mutually appointed by both the parties hereto and thus, disputes and differences shall be resolved in accordance with the provisions of Arbitration & Conciliation Act, 1996.

*[Handwritten signature]*

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Gochhwani

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B. D. Thakkar

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



THE SCHEDULE ABOVE REFERRED TO-

THE RESIDENTIAL PREMISES bearing Flat No. 302, admeasuring 860 Sq. Ft. Built-up area or thereabouts, located on the 3<sup>rd</sup> Floor in the D-Wing of the Building known as "Redwoods" of Redwoods Co-operative Housing Society Ltd., situated at Vasant Gardens, Mulund (West), Mumbai - 400 080, standing on the Plot of land bearing C.T.S No. 29, 32, 617 & 618 and now bearing 29, 29/1 to 19 of Village Mulund (West), Taluka Kurla, District Mumbai Sub-urban, within the limits of "T" ward of Municipal Corporation of Greater Mumbai. The Occupation Certificate in respect of the said building of the said Society is received in the year 2001 and is consisting of Basement + Ground + Seven upper floors, with lift facility.

*[Handwritten Signature]*

*[Handwritten Signature]*

*[Handwritten Signature]*  
S. D. Thakurani

*[Handwritten Signature]*  
B. D. Thakurani

**SIGNED SEALED AND DELIVERED**

By the within named TRANSFERORS

**(1) SHRI UDHO METHARAM GODHWANI,**

PAN: ADKPG9603Q



**(2) SMT. SANGEETA UDHO GODHWANI,**

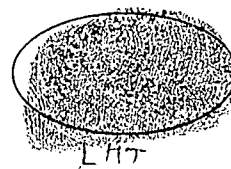
PAN: ADKPG9602R



In the presence of

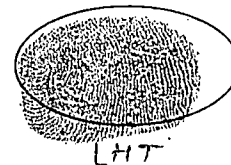
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2. *Wichol*

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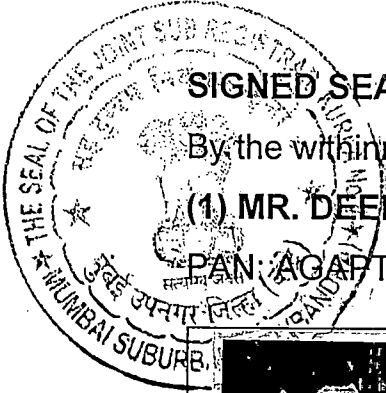
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**SIGNED SEALED AND DELIVERED**

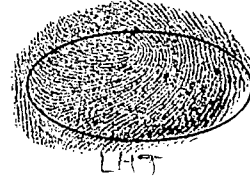
By the within named TRANSFEREES

**(1) MR. DEEPAK ARVIND KESARIA,**

PAN: AGAPT0477C



x D

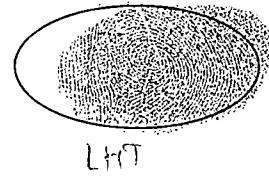


**(2) MRS. BHAVISHA DEEPAK KESARIA,**

PAN: ASSPT1261C



x B B.D. Thekita



In the presence of

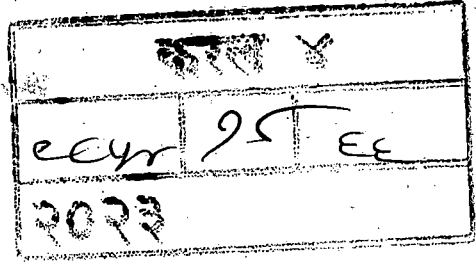
- Name: Chandrakant Chellani  
Address: 502, Green park, yogi Hills, Mulund (W), Mumbai-400080.

Signature:

- Name: Nitin V. Bodhane  
Address: Shree nagar, Wasti pada, Road No 27, wagle Estate, Thane (W) - 400604.

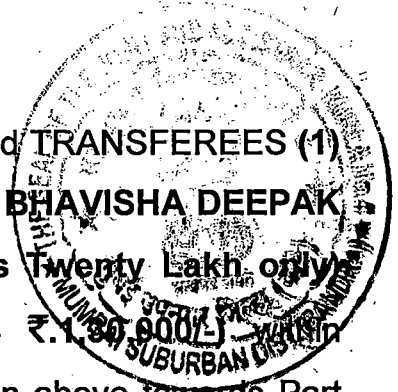
Signature:





**RECEIPT**

RECEIVED of and from the within named TRANSFEREES (1) **MR. DEEPAK ARVIND KESARIA & (2) MRS. BHAVISHA DEEPAK KESARIA**, the sum of ₹.20,00,000/- (Rupees **Twenty Lakh only**) (Gross Amount: ₹.21,30,000/- Less TDS ₹.1,30,000/-) expressed under clause No. 2 (a) & (b) herein above towards Part Consideration amount in respect of the Residential Premises bearing Flat No. 302, located on the 3<sup>rd</sup> Floor in the D-Wing of the Building known as "Redwoods" of Redwoods Co-operative Housing Society Ltd., situated at Vasant Gardens, Mulund (West), Mumbai – 400 080, as under,



Reference / Cheque No.	Date	Bank	Amount
000287	13/04/2023	ICICI Bank Ltd.	₹.11,00,000/-
ICICR520230 51900416855	19/05/2023	ICICI Bank Ltd.	₹.9,00,000/-
Total:			₹.20,00,000/-

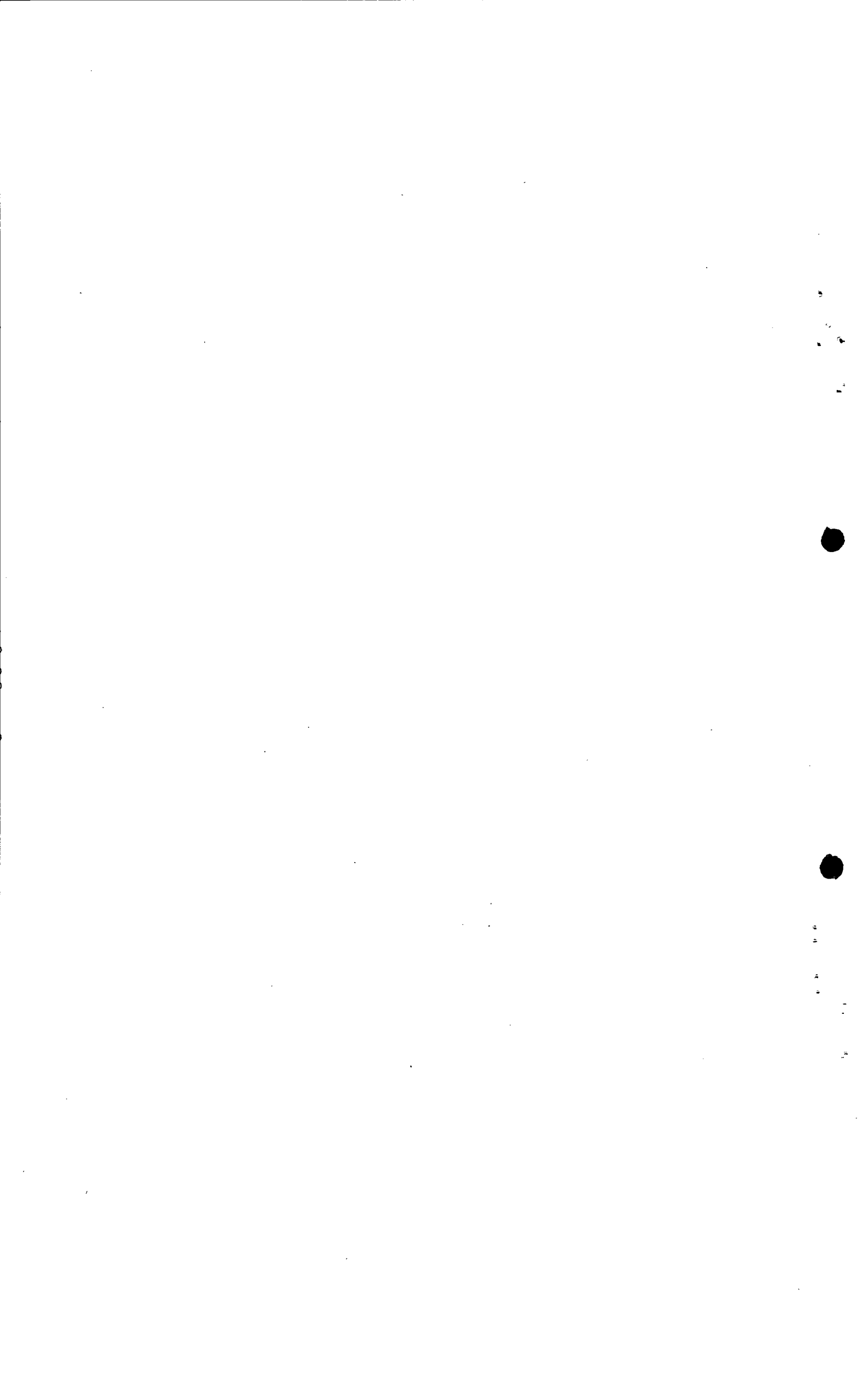
WE SAY RECEIVED

(1) SHRI UDHO METHARAM GODHWANI

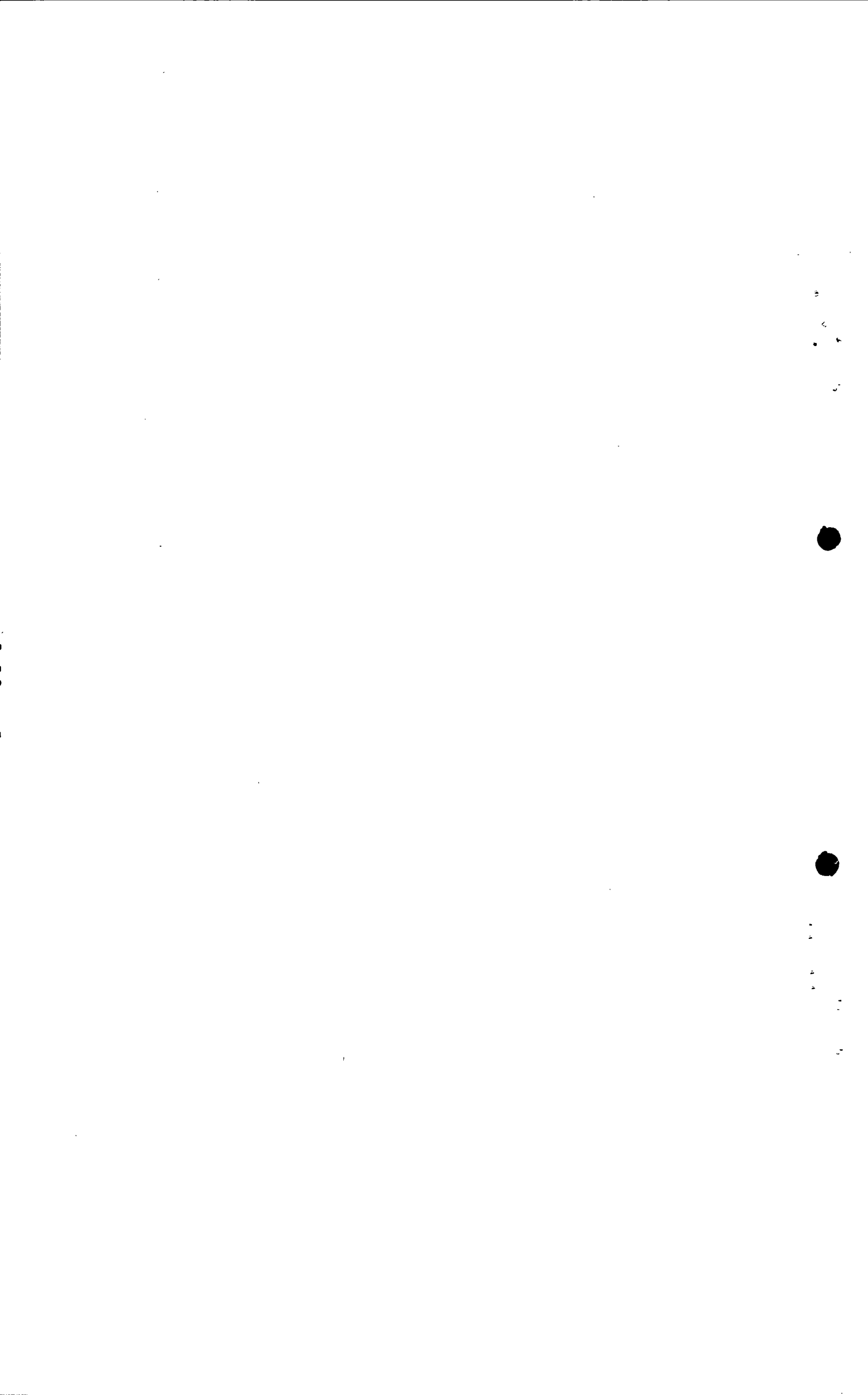
(2) SMT. SANGEETA UDHO GODHWANI  
(TRANSFERORS)

Witnesses:

- 1.
- 2.









# Redwoods

Co-operative Housing Society Limited.

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Reg.No. Bom/WT/HSG/T.C/8723/2000 - 2001/2001

RED WOODS / 2023-24 / 009

## TO WHOM SOEVER IT MAY CONCERN

This is to certify that Mr. Udho M Godhwani / Mrs. Sangeeta Godhwani are a bonafide member of our society staying in Flat No. 302, Redwoods Co-op. Housing Society Ltd., Vasant Gardens, Mulund (W), Mumbai - 400 080, since 24-01-2011.

- 1) The said building is constructed on the plot of land bearing C.T.S. No. 29, 32, 617&618 in the revenue village of Mulund (W), at behind Veena Nagar, off L.B.S. Marg, Mumbai - 400 080.
- 2) The area of the said flat is 860 Sq.ft.or 79.43 Sq. Mtrs. built up.
- 3) This construction of the said building is completed in the year 2001.
- 4) The said building is consisting of ground plus seventh floors with lift facility.

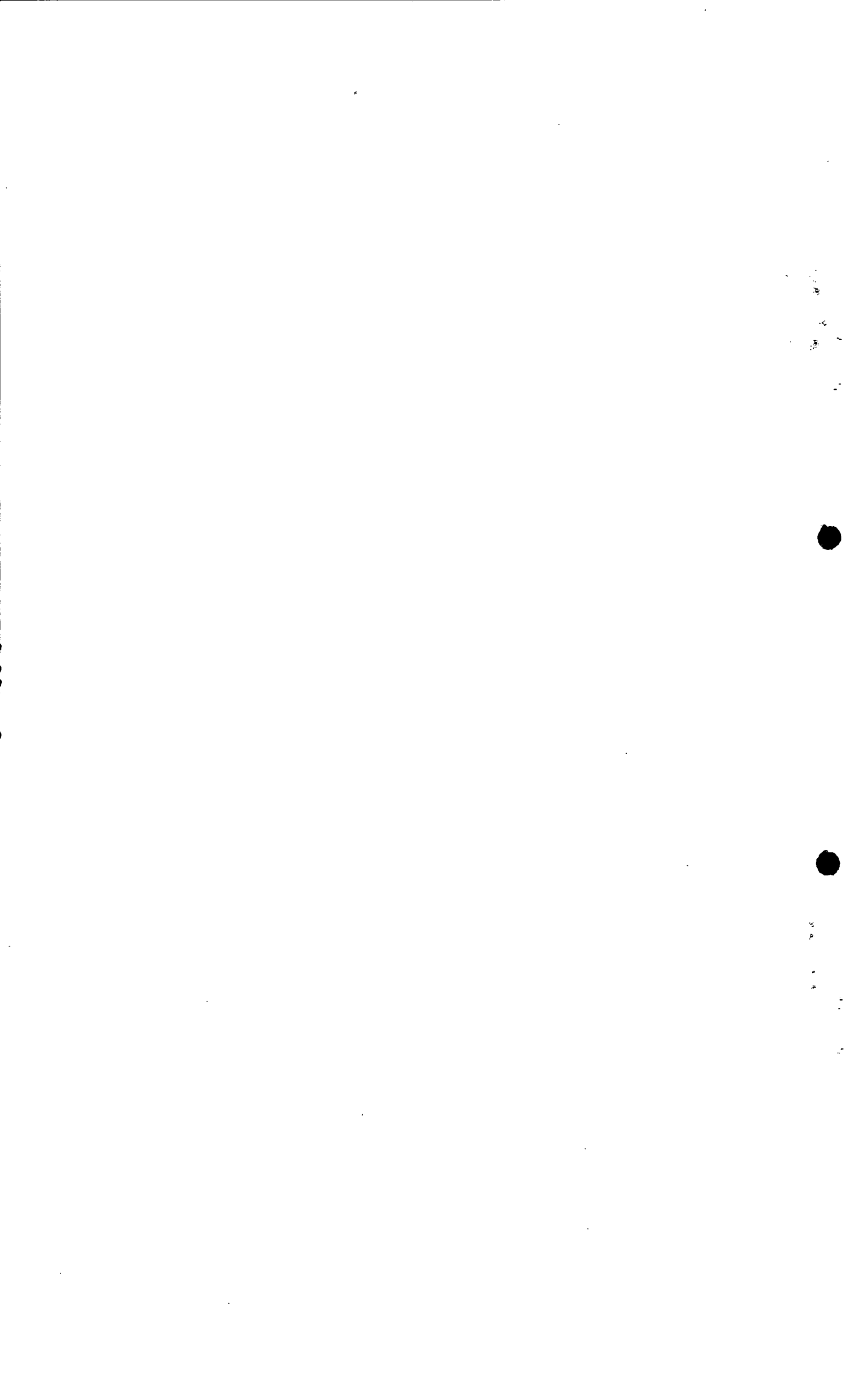
They have paid all dues up to 30th June, 2023. Society has no objection for selling their said mentioned flat to Deepak A Kesaria/ Bhavisha D Kesaria."

For Redwoods Ghs Ltd

Hon. Secretary



VASANT GARDENS, MULUND (WEST), MUMBAI - 400 080.



# SHARE CERTIFICATE



Share Certificate No. 129

Members Regn. No. 20

No. of Shares 

F	I	V	E
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## Redwoods Co-operative Housing Society Limited.

(Registered under Maharashtra Co-operative Societies Act 1960)

Regn No.: - Bom / WT / HSG / [T.C.] / 8728 / 2000 - 2001 / 2001

Date: 15-06-2002

This is to certify that Shri / Smt / M/s. 1. MS. K. S. APARNA

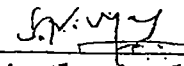
2. MR. VENKAT S. RAJAN

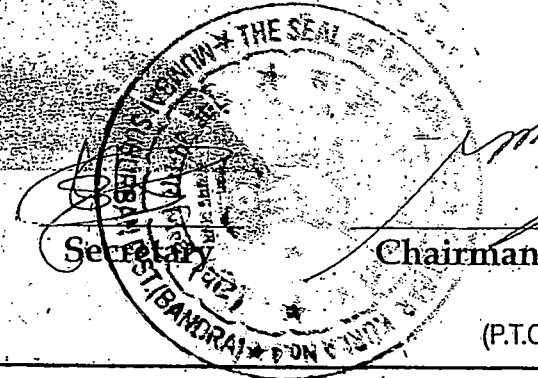
is the Registered Holder of FIVE fully paid up shares of Rs. FIFTY each

numbered from 0641 to 0645 both inclusive, in REDWOODS Co-op. Hsg. Soc. Ltd., Vasant Garden, Mulund west, subject to the Bye-Laws of the said society.

Given under the common seal of the said Society at VASANT GARDEN, MULUND, WEST, MUMBAI-80

this 15<sup>th</sup> day of JUNE 2002

  
Authorized  
M.C. Member



2002	2002	2002
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3	3	3
6	6	6
6	6	6



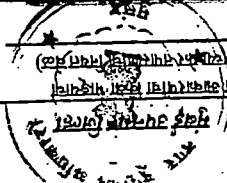


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**मालमत्ता पत्रक**

विभाग/मोजे -- मुलुंड (पश्चिम) तालुका/न.भू.मा.का. -- न.भू.अ. मुलुंड जिल्हा -- मुंबई उपनगर जिल्हा  
 नगर प्रमाणन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या अकरापांचा किंवा भाड्याचा तपसणील आणि त्याच्या फेर तपसणीची नियत वेळ  
 २९अ २९



दिनांक	खंड क्रमांक	नविन धारक (धा) पट्टेदार (ध) किंवा भार (भा)	साक्षात्कन
२४/१२/०४	१००/सी.आर.२४३/फ-३	दि.१६/१२/०४ व २४/१२/०४ नुसार महापट्टे खाजगी वने अधिनियमाचे तरतुदीस अधिन राहून इतर	सह- २५/०५/२००६ न.भू.अ.मुलुंड

तपसणी करणारा खरी नक्कल - न.भू.अ. मुलुंड मुंबई उपनगर जिल्हा

अर्ज क्रमांक १२०३  
 अर्ज प्राप्त दिनांक १६/११/१० रकम चुल्क १००  
 नक्कल तपार दिनांक २५/११/१० रकम २००  
 नक्कल दिल्याची दिनांक २५/११/१० रकम १००  
 खरी नक्कल  
 नगर भू मापन अधिकारी मुलुंड











<p>2002/40/72 - 121 जिल्हा वन विभाग, मुंबई</p> <p>2002/40/72 - 121 जिल्हा वन विभाग, मुंबई</p> <p>2002/40/72 - 121 जिल्हा वन विभाग, मुंबई</p>	<p>आविष्कारित वन क्षेत्रात वन विभागाच्या अधिकाऱ्यांच्या निदर्शनास आणून देण्यात येत आहे.</p> <p>कारण :- वन विभागाच्या अधिकाऱ्यांच्या निदर्शनास आणून देण्यात येत आहे.</p>	<p>ST 2002/40/72</p>	<p>महाराष्ट्र शासन वन विभाग मुंबई येथील वन विभागाच्या अधिकाऱ्यांच्या निदर्शनास आणून देण्यात येत आहे.</p> <p>2002/40/72</p> <p>2002/40/72</p> <p>2002/40/72</p>	<p>2002/40/72</p> <p>2002/40/72</p> <p>2002/40/72</p>
<p>दिनांक</p>	<p>वर्ष (या)</p>	<p>वर्ष (या)</p>	<p>वर्ष (या)</p>	<p>वर्ष (या)</p>

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2002/40/72

महाराष्ट्र शासन

वन विभाग, मुंबई

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2002/40/72	2002/40/72	2002/40/72
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<p>30/08/2002</p> <p>3002/4/42</p> <p>- 112</p> <p>30/08/2002</p>	<p>3002/4/42</p> <p>3002/02/020</p> <p>3002/02/020</p> <p>3002/02/020</p>	<p>3002/4/42</p> <p>3002/02/020</p> <p>3002/02/020</p> <p>3002/02/020</p>	<p>3002/4/42</p> <p>3002/02/020</p> <p>3002/02/020</p> <p>3002/02/020</p>



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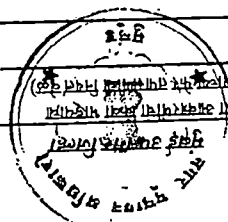
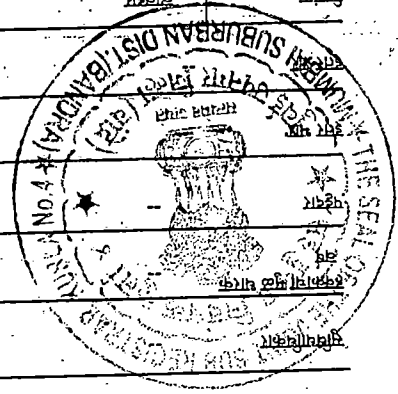
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**भाषांतरा पत्र**

भाषांतरा पत्र (भाषांतर) ...

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<p>2002/10/12 - 118</p> <p>2002/10/22 - 118</p> <p>2002/10/22 - 118</p> <p>2002/10/22 - 118</p>	<p>2002/10/22 - 118</p> <p>2002/10/22 - 118</p> <p>2002/10/22 - 118</p> <p>2002/10/22 - 118</p>	<p>2002/10/22 - 118</p> <p>2002/10/22 - 118</p> <p>2002/10/22 - 118</p> <p>2002/10/22 - 118</p>	<p>2002/10/22 - 118</p> <p>2002/10/22 - 118</p> <p>2002/10/22 - 118</p> <p>2002/10/22 - 118</p>	<p>2002/10/22 - 118</p> <p>2002/10/22 - 118</p> <p>2002/10/22 - 118</p> <p>2002/10/22 - 118</p>
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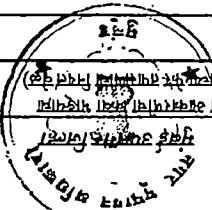
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 Suburban District, Bangalore

Suburban District, Bangalore

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<p>3000/40/12</p> <p>3000/40/22</p> <p>3000/40/30</p> <p>3000/40/40</p> <p>3000/40/50</p>	<p>3000/40/12</p> <p>3000/40/22</p> <p>3000/40/30</p> <p>3000/40/40</p> <p>3000/40/50</p>	<p>3000/40/12</p> <p>3000/40/22</p> <p>3000/40/30</p> <p>3000/40/40</p> <p>3000/40/50</p>	<p>3000/40/12</p> <p>3000/40/22</p> <p>3000/40/30</p> <p>3000/40/40</p> <p>3000/40/50</p>	<p>3000/40/12</p> <p>3000/40/22</p> <p>3000/40/30</p> <p>3000/40/40</p> <p>3000/40/50</p>
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 ದಿನಾಂಕ: \_\_\_\_\_  
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 ದಿನಾಂಕ: \_\_\_\_\_

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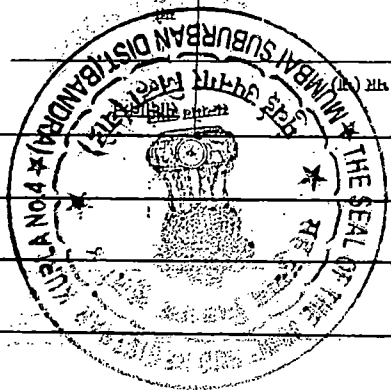
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**602 C**

न.म.अ. मूले  
मूले उपनाम लिने

मूले उपनाम लिने

<p>२००२/०४/२३ २००२/०४/२३ २००२/०४/२३</p>	<p>मूले उपनाम लिने</p>	<p>मूले उपनाम लिने</p>	<p>२००२/०४/२३ २००२/०४/२३ २००२/०४/२३</p>	<p>२००२/०४/२३ २००२/०४/२३ २००२/०४/२३</p>
<p>२००२/०४/२३</p>	<p>२००२/०४/२३</p>	<p>२००२/०४/२३</p>	<p>२००२/०४/२३</p>	<p>२००२/०४/२३</p>
<p>२००२/०४/२३</p>	<p>२००२/०४/२३</p>	<p>२००२/०४/२३</p>	<p>२००२/०४/२३</p>	<p>२००२/०४/२३</p>
<p>२००२/०४/२३</p>	<p>२००२/०४/२३</p>	<p>२००२/०४/२३</p>	<p>२००२/०४/२३</p>	<p>२००२/०४/२३</p>
<p>२००२/०४/२३</p>	<p>२००२/०४/२३</p>	<p>२००२/०४/२३</p>	<p>२००२/०४/२३</p>	<p>२००२/०४/२३</p>
<p>२००२/०४/२३</p>	<p>२००२/०४/२३</p>	<p>२००२/०४/२३</p>	<p>२००२/०४/२३</p>	<p>२००२/०४/२३</p>
<p>२००२/०४/२३</p>	<p>२००२/०४/२३</p>	<p>२००२/०४/२३</p>	<p>२००२/०४/२३</p>	<p>२००२/०४/२३</p>



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मूले उपनाम लिने

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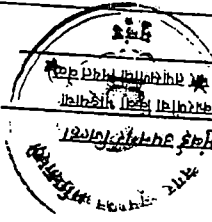
६०२६ कायदा क्रमांक

न.प्र.अ. मन्त्रालय  
मुंबई उपनगर क्षेत्र

- उपकर प्रमाण

मुंबई उपनगर क्षेत्र  
०६१६०६

<p>०६१६०६</p> <p>०६१६०६</p>	<p>०६१६०६</p> <p>०६१६०६</p>	<p>०६१६०६</p> <p>०६१६०६</p>	<p>०६१६०६</p> <p>०६१६०६</p> <p>०६१६०६</p>
<p>०६१६०६</p>	<p>०६१६०६</p>	<p>०६१६०६</p>	<p>०६१६०६</p>
<p>०६१६०६</p>	<p>०६१६०६</p>	<p>०६१६०६</p>	<p>०६१६०६</p>
<p>०६१६०६</p>	<p>०६१६०६</p>	<p>०६१६०६</p>	<p>०६१६०६</p>
<p>०६१६०६</p>	<p>०६१६०६</p>	<p>०६१६०६</p>	<p>०६१६०६</p>
<p>०६१६०६</p>	<p>०६१६०६</p>	<p>०६१६०६</p>	<p>०६१६०६</p>
<p>०६१६०६</p>	<p>०६१६०६</p>	<p>०६१६०६</p>	<p>०६१६०६</p>



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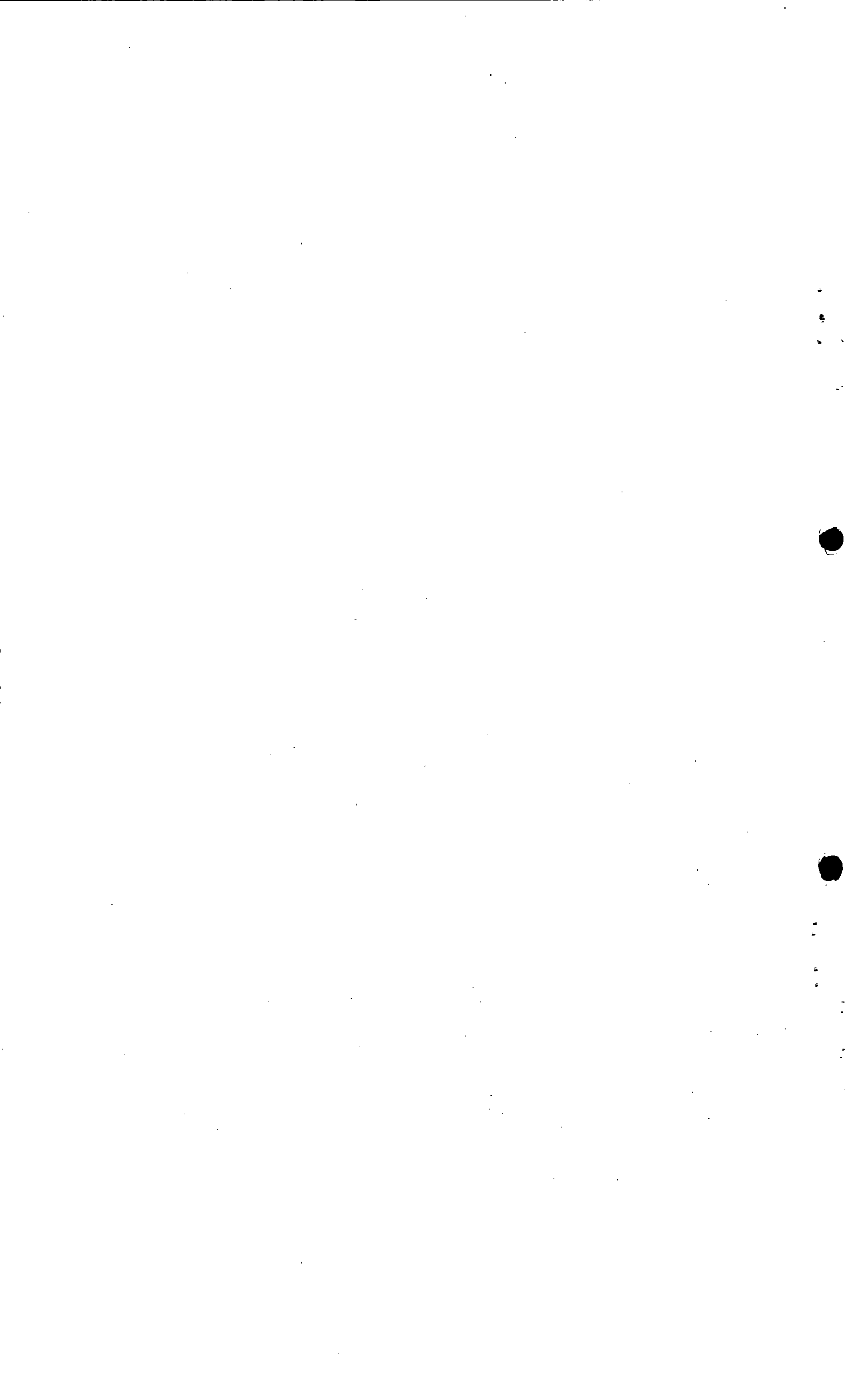
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मुंबई उपनगर क्षेत्र  
न.प्र.अ. मन्त्रालय

०६१६०६







Received 3

MUNICIPAL CORPORATION OF GREAT MUMBAI  
CP/4192/BPES/AT

To: Sri A.H. Jhavri,  
M/s. A.H. Jhavri & Assoc.,  
15, Madhav Nagar,  
2nd floor, S.V. Road,  
Andheri (West),  
MUMBAI - 400 058.

27 SEP 2001	
ECN	EE
2023	

Sub: Full occupation to the building No.1 on sub-plot 'D' of Vasant Garden layout bearing CTS Nos.29, 29/1-19, of village Mulund (W), comprising of basement + 7 upper floors.

Sir,

The full development work of building No.1 on sub-plot 'D' of Vasant Garden layout situated at village Mulund (W), C.T.S. Nos.29, 29/1-19, completed under the supervision of Sri Ashwin Jhavri, Licensed Architect, Licence No.J-24, may be occupied on the following conditions:

1. That the certificate under Sec.270-A of the Mumbai Municipal Corporation Act shall be submitted within 3 months.
2. That the remaining terms & conditions of the layout shall be complied with before grant of B.C.C.

A set of certified completion plans is returned herewith.

Note: This permission is issued without prejudice to actions under Sec.303, 353-A of Mumbai Municipal Corporation Act.

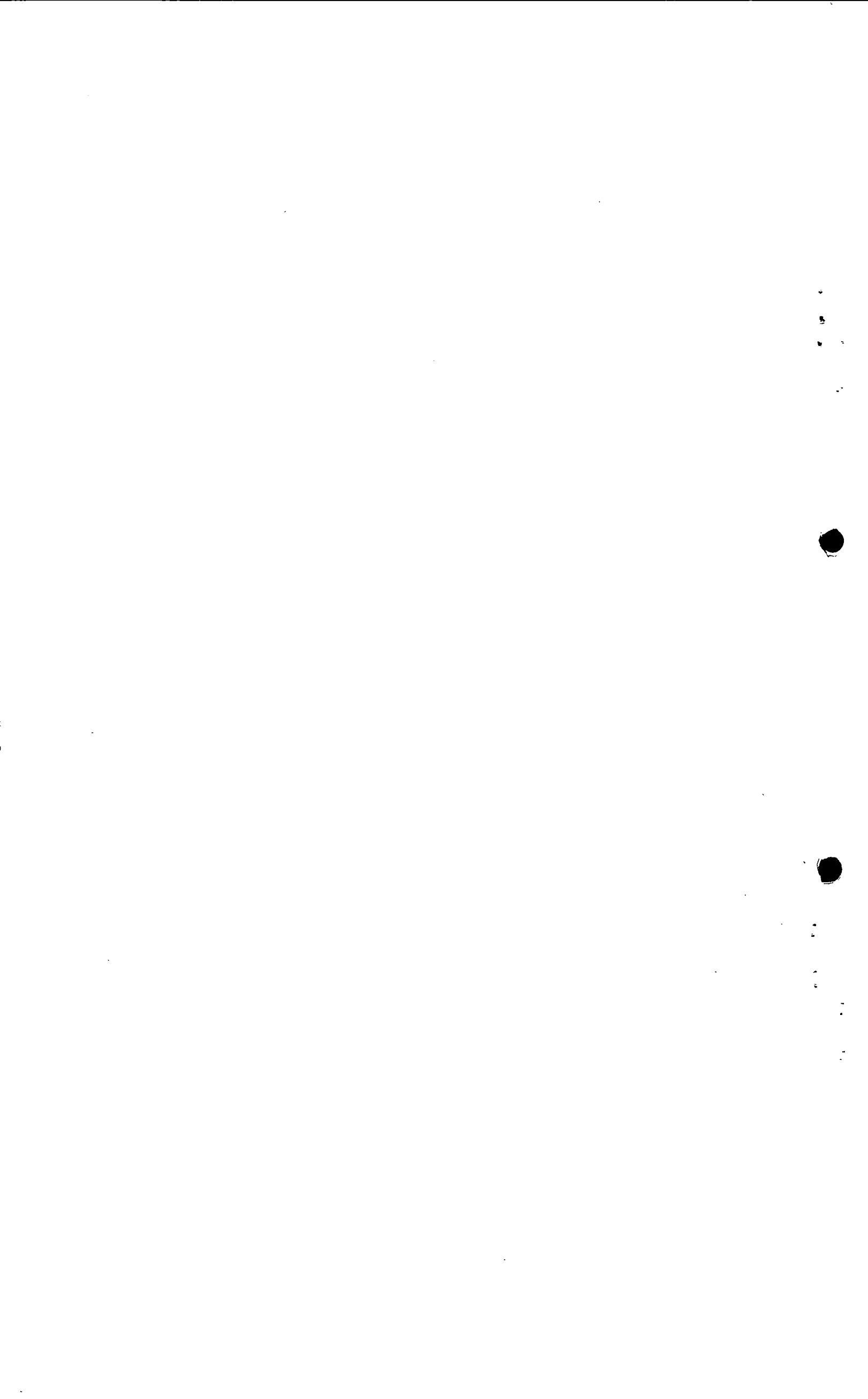
Yours faithfully,

*[Signature]*  
27/09/2001

Executive Engineer  
(Bldg Proposals) Eastern Suburbs

AC





करल-२

५९६६ ३५५

२०१४ २-३४



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन यत्ने

मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम १०० अन्वये जारी करण्यात आले आहे.

करल-४

लेखा क्रमांक

TX0414214510000

मालमत्ता करवर्ष

2013-2014

20131081101997703

15/06/2013

2013208110997707

पक्षकाराचे नाव व पत्ता : REDWOODS CO-OP HSG SOC LTD

VASANT GARDEN MULUND WEST, MUMBAI  
400080,,,,,Rप्रेषक - सहा. क. व स. विभाग : T Ward, Municipal Office Building, Lala  
Devidayal Rd. Mulund (W), Mumbai 400  
080मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, विकासाचे नाव, मालमत्तेचे वर्णन, करदाराची नावे.  
SHRI ASHWIN N.SHETH. T-2859 [1DD], C.T.S. 29,32 617 & 618 MULUND VILLAGE BUILDING REDWOODS 'D' WING.

प्रथम करनिर्धारण दिनांक :

01/10/2000

जलजोडणी क्रमांक :

एकूण भांडवली मूल्य : ₹ 118768375

अक्षरी

Eleven Crore Eighty-Seven Lac Sixty-Eight Thousand Three Hundred Seventy Five Only

३१/०३/२०१० या तारखे पर्यंतची थकबाकी ₹ 0

०१/०४/२०१३

०१/१०/२०१३

देयक कालावधी :

01/04/2013

०१/१०/२०१३

कराचे नाव :

01/04/2013

ते

०१/१०/२०१३

ते

30/09/2013

31/03/2014

सर्वसाधारण कर

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जललाभकर

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मलनिःसारण कर

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मलनिःसारण लाभ कर

25539

25539

म.न.पा. शिक्षण उपकर

24349

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राज्य शिक्षण उपकर

19601

19601

रोजगार हमी उपकर

0

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वृक्ष उपकर

1189

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पथकर

30287

30287

कलम १५२ अ नुसार दंडाची रक्कम :

-

एकूण देयक रक्कम :

207268

207268

शासकीय दंड

0

0

महानगरपालिका दंड

0

0

वजा : तात्पुरत्या देयकांच्या अधिदानाची रक्कम

-

वजा : दंड अधिदानाची रक्कम

-

एकूण भरलेली रक्कम

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भरावयाची निव्वळ रक्कम :

207268

207268

प्रतिदानाची निव्वळ रक्कम :

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अक्षरी रूपये :

Two Lac Seven Thousand Two Hundred  
Sixty-Eight OnlyTwo Lac Seven Thousand Two Hundred  
Sixty-Eight Only

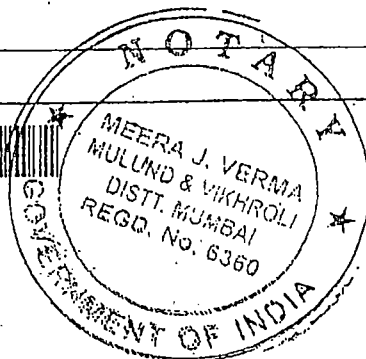
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13/09/2013

31/12/2013

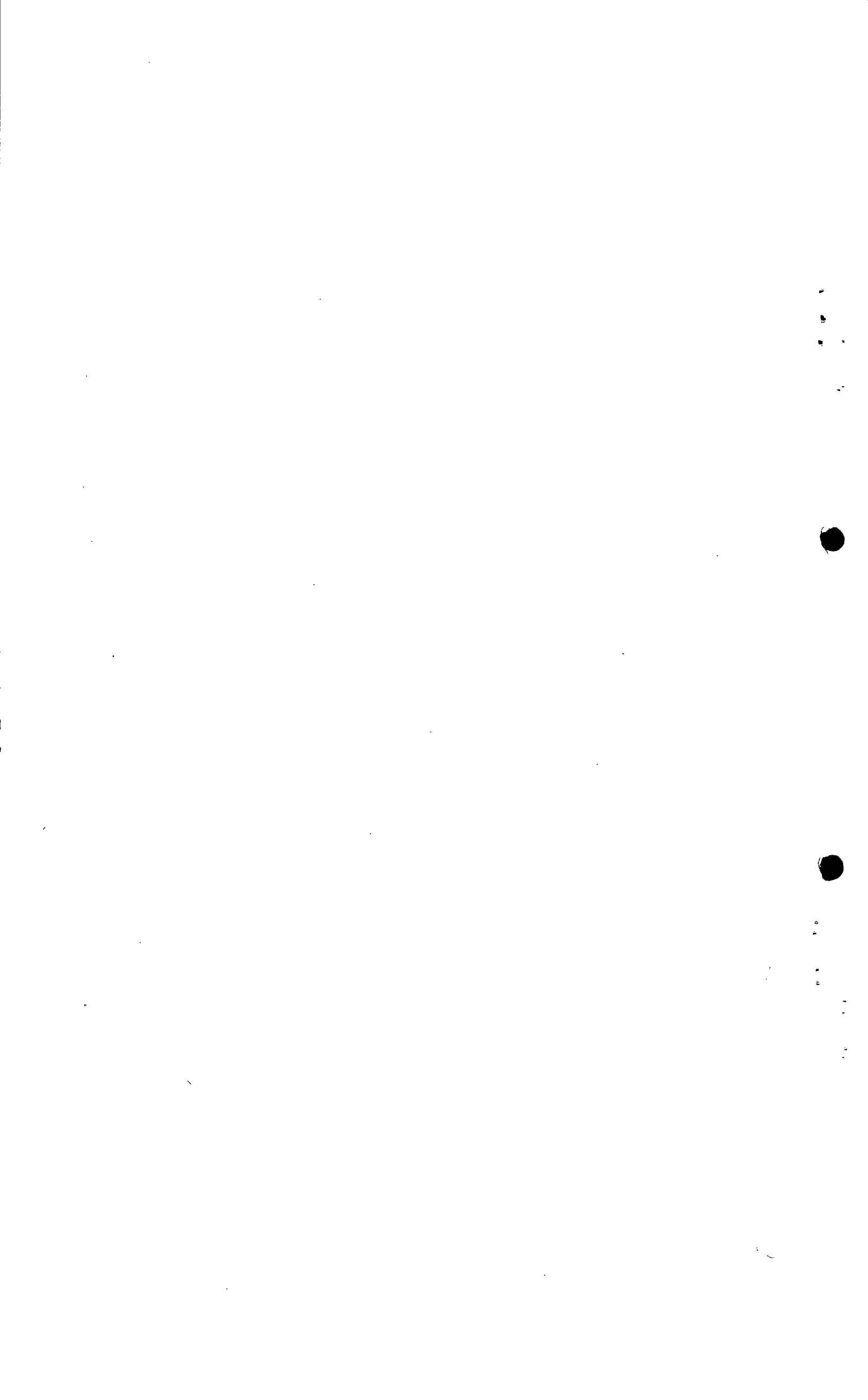
५.११.१३  
उपकर इत्यादीं पुरे  
करनिर्धारण व संकलन (५)

E &amp; OE



TRUE COPY

MEERA J. VERMA  
Notary - Govt. of India



करल-२२५५५

# नोंदणीचे प्रमाणपत्र

१९६२ २१ १५  
२०१४ ४९

नोंदणी क्रमांक : आ.ओ.एम / इटल्युतो / एक्ससजो / त्तोत्तो / ८७२३/२०११-२००९/२००९

करल ४

या संस्थेच्या प्रमाणपत्राद्वारे प्रमाणित करण्यात आले आहे की,

२०२३

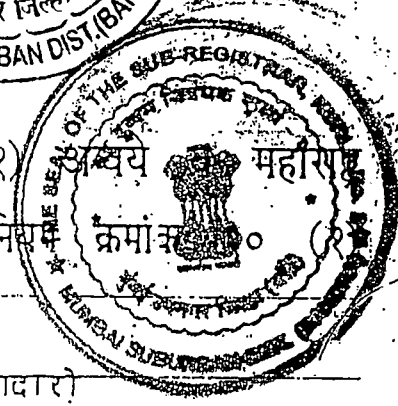
रेडवुड को-ऑपरेटिव्ह होमिंग सोसायटी लि.,

मुंबई व्हिलेज, मुंबई (परिषद), मुंबई - ४००-०८६

ही संस्था महाराष्ट्र राज्य सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २८) कलम (१) अन्वये नोंदण्यात आलेली आहे.



उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र राज्य सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था संस्था असून उप-वर्गीकरण भाडेकरू तह मागिदारो आहे.



कार्यालयीन मोहोर

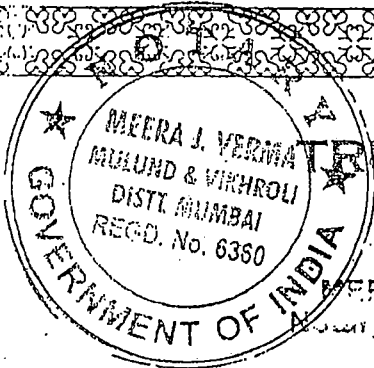


सही [ तो. जो. कर्डक ]

उप निबंधक

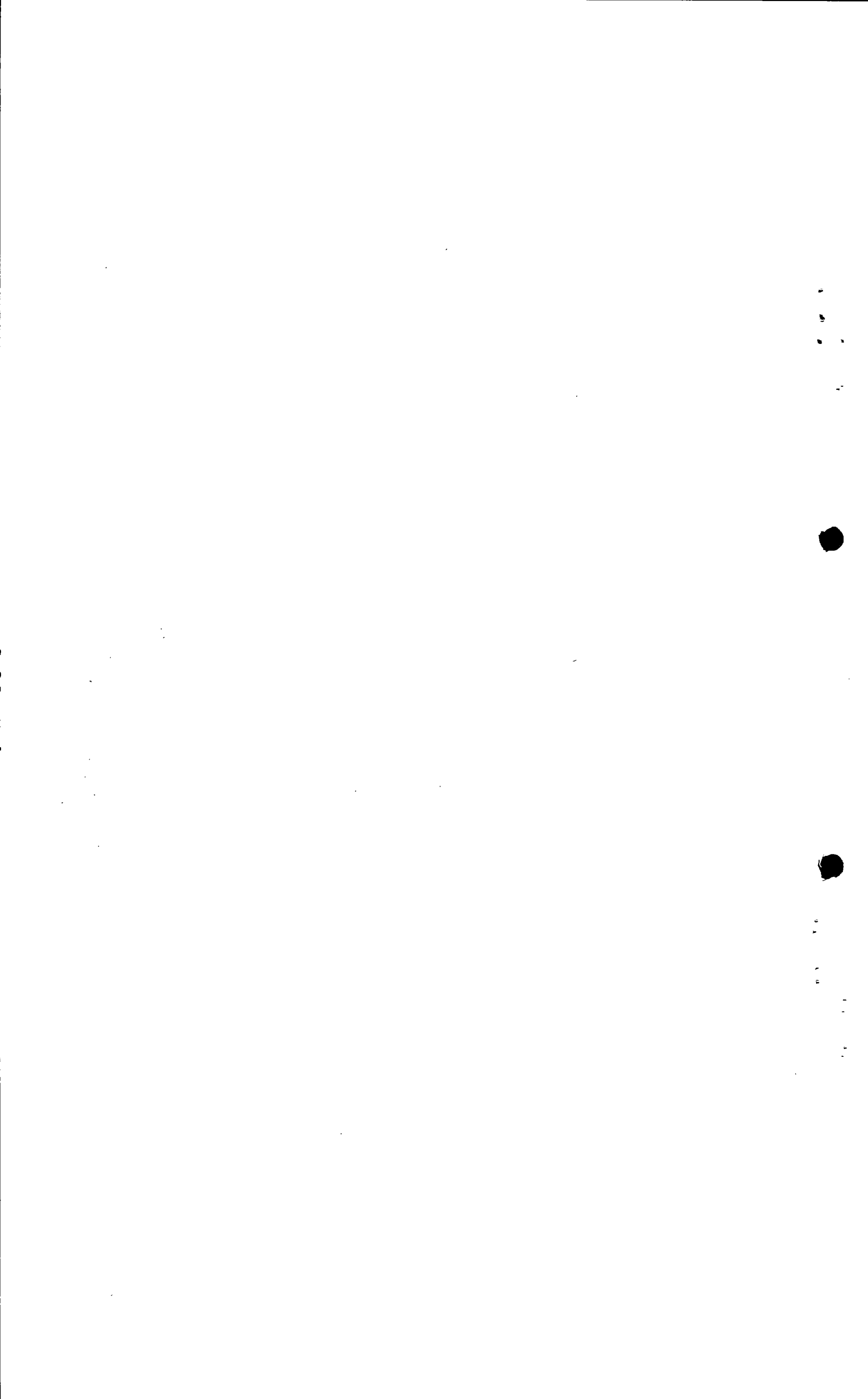
हुदा सहकारी संस्था-वै-विभाग मुंबई.

मुंबई दिनांक २९ / ११ / २०१४ = २००९



TRUE COPY

MEERA J. VERMA Deputy - Govt. of India

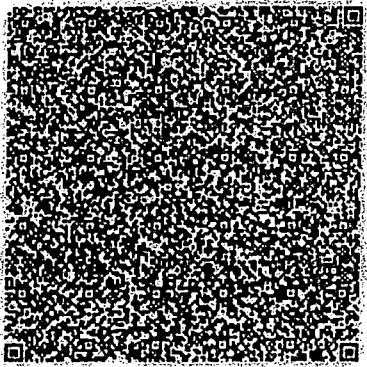




1947

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6360 7050 3658  
VID : 9181 8240 6338 4318



Address: 502 A, JAL DARSHAN CO OP H S G SOC LTD,  
G B ZUKER MARG, VILE PARLE WEST,  
MUMBAI, RUA PARK, NEAR HARE KRISHNA,  
MUMBAI, Mumbai Suburban,  
Maharashtra - 400049

पत्ता: ५०२ अ, जल दर्शन को-ऑपरेटिव हाउस सोसायटी,  
जी.बी.झुकर मार्ग, विले पार्ले वेस्ट,  
मुंबई, मुंबई उपनगर,  
महाराष्ट्र - ४०००४९

Download Date: 15/01/2023

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आयकर विभाग  
INCOME TAX DEPARTMENT

आयकर विभाग  
GOVT OF INDIA

ADKPCB030

Udho Metharam Godhwani

Date of Birth: 12/03/1944

METHARAM GHANSHYAM DAS GODHWANI


*Handwritten Signature*

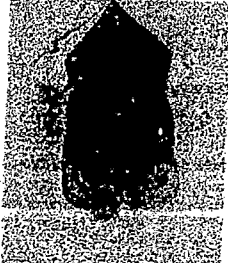
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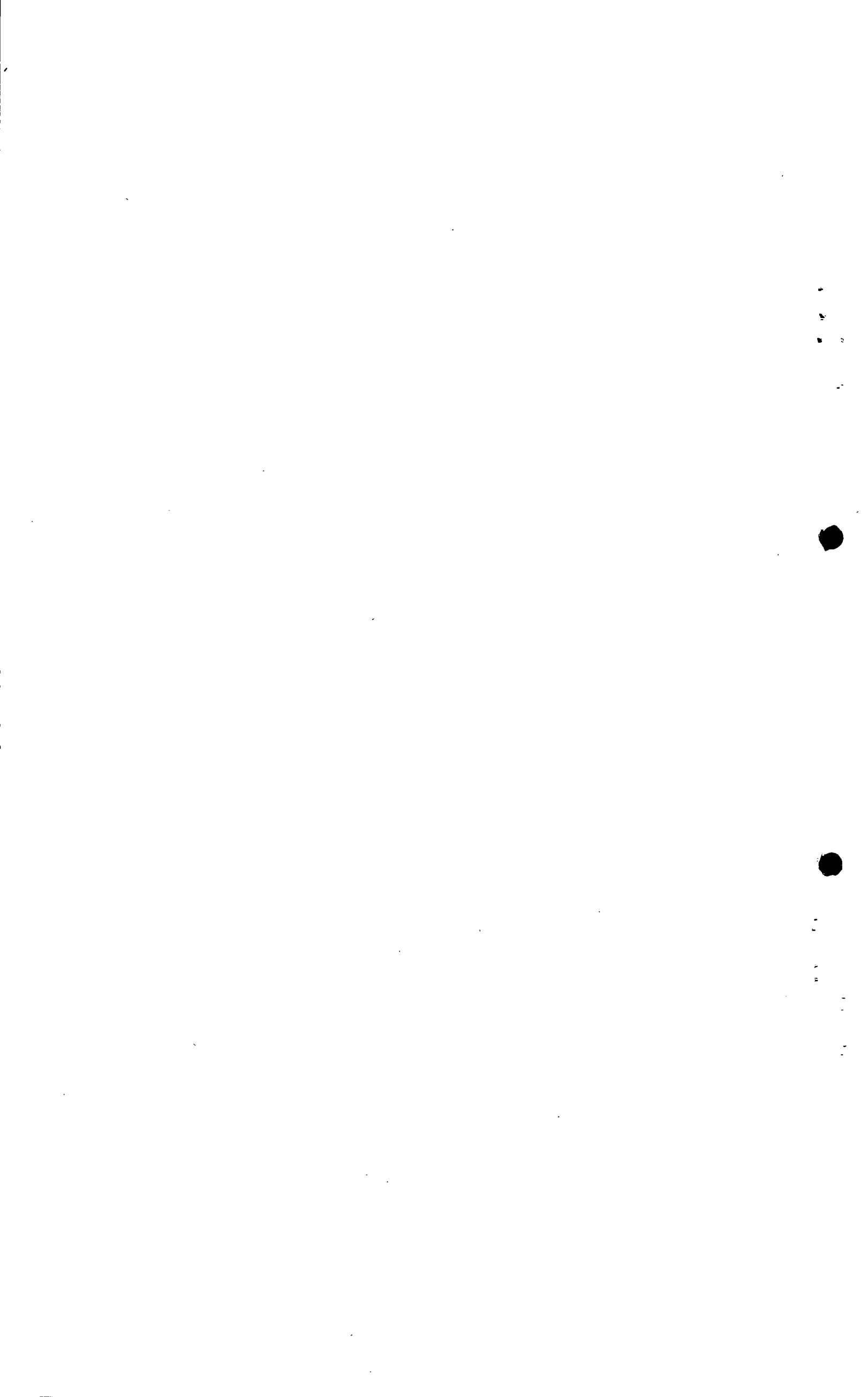
Udho Metharam Godhwani  
वर्ष/गैर/DOB: 12/03/1944  
पुरुष/MALE

Government of India





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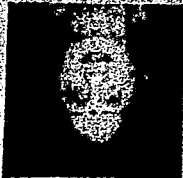


*S. S. Godhwan*



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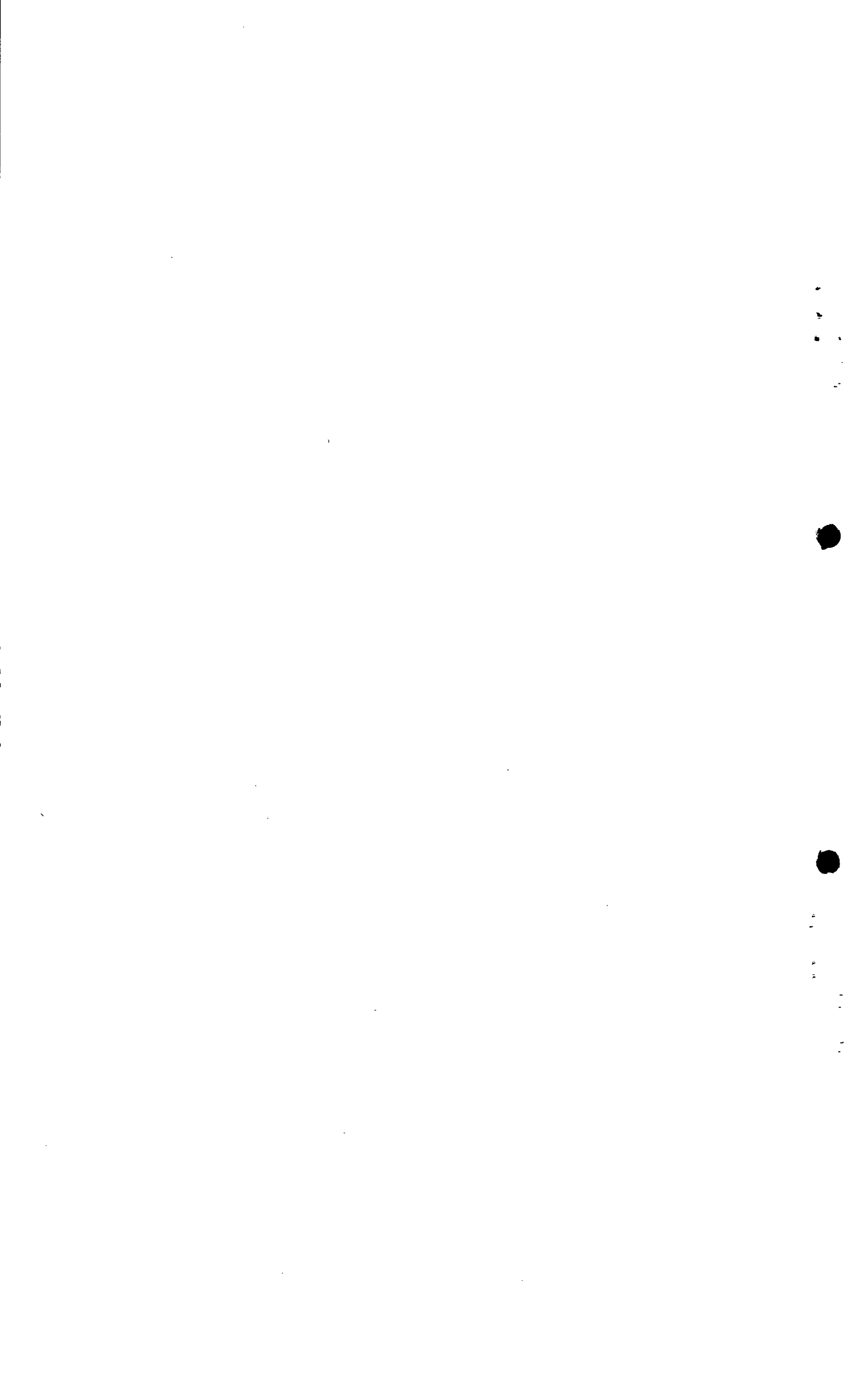
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GOVT. OF INDIA



आयकर विभाग  
INCOME TAX DEPARTMENT  
SANGEETA GODHWANI  
DAMODAR CHANDUMAL ADVANI

13/08/1946  
Permanent Account Number  
ADKPG9602R

Signature  
*S. S. Godhwan*





भारत सरकार  
Government of India

करता ४		
एआर	43	EE
२०२३		

Issue Date: 14/10/2012

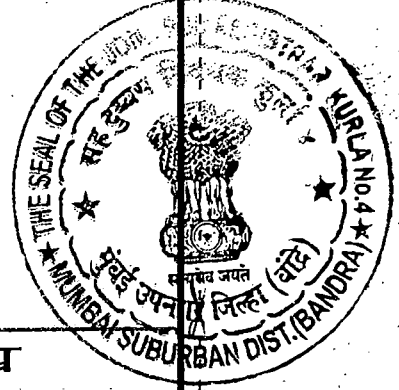


संगीता उधो गोधवानी  
Sangeeta Udho Godhwani  
जन्म तारीख/DOB: 13/08/1946  
महिला/ FEMALE

9289 2104 0685

VID : 9189 4911 2480 4795

माझे आधार, माझी ओळख



*Su Godhwani*



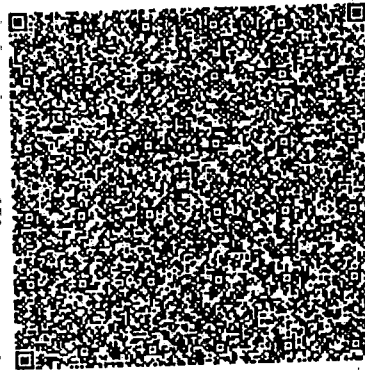
भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India



पत्ता:  
502 ए, जल दर्शन कॉ ऑप एच एस जी सोस एलटीडी, जी  
बी झुकेर मार्ग, विले पार्ले वेस्ट, मुंबई, रुझ्या पार्क, नियर हरे  
कुष्णा, मुंबई, मुंबई सबअर्बन,  
महाराष्ट्र - 400049

Download Date: 17/01/2023

Address:  
502 A, JAL DARSHAN CO OP H S G SOC LTD,  
G B ZUKER MARG, VILE PARLE WEST,  
MUMBAI, RUIA PARK, NEAR HARE KRISHNA,  
Mumbai, Mumbai Suburban,  
Maharashtra - 400049



9289 2104 0685

VID : 9189 4911 2480 4795



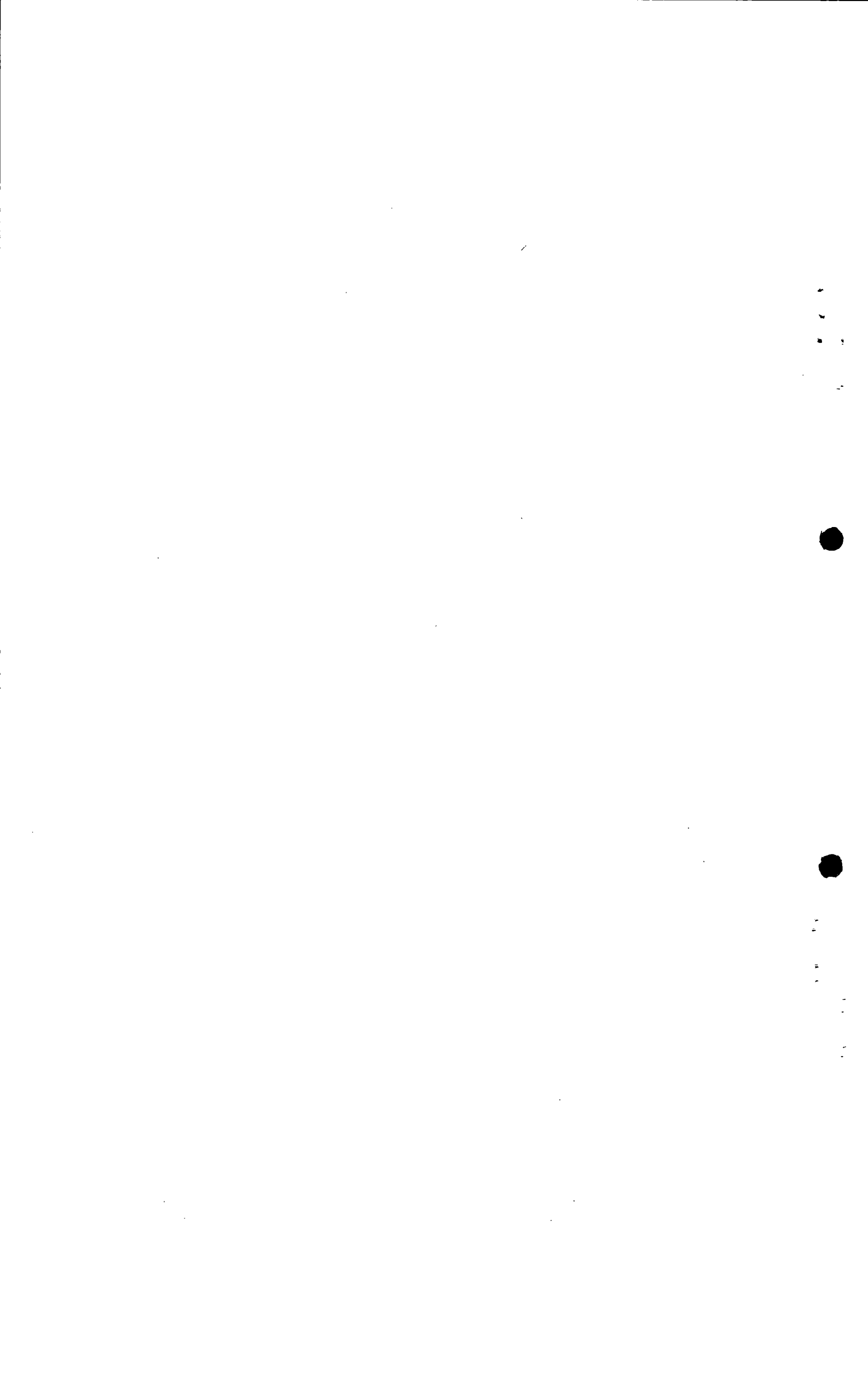
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**आयकर विभाग**  
INCOME TAX DEPARTMENT

रथवी लेखा संख्या कार्ड  
Permanent Account Number Card


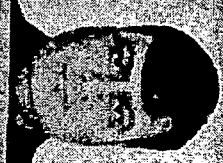
**AGAPT0477C**

नाम / Name  
DEEPAK ARVIND KESARIA

पिता का नाम / Father's Name  
ARVIND DEVIJ KESARIA

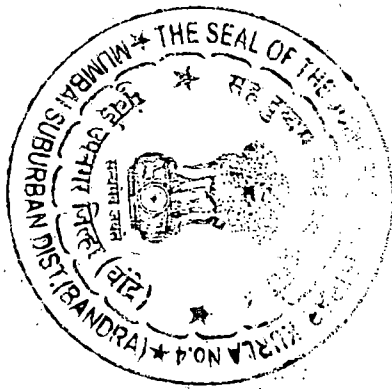
जन्म की तारीख / Date of Birth  
13/10/1981

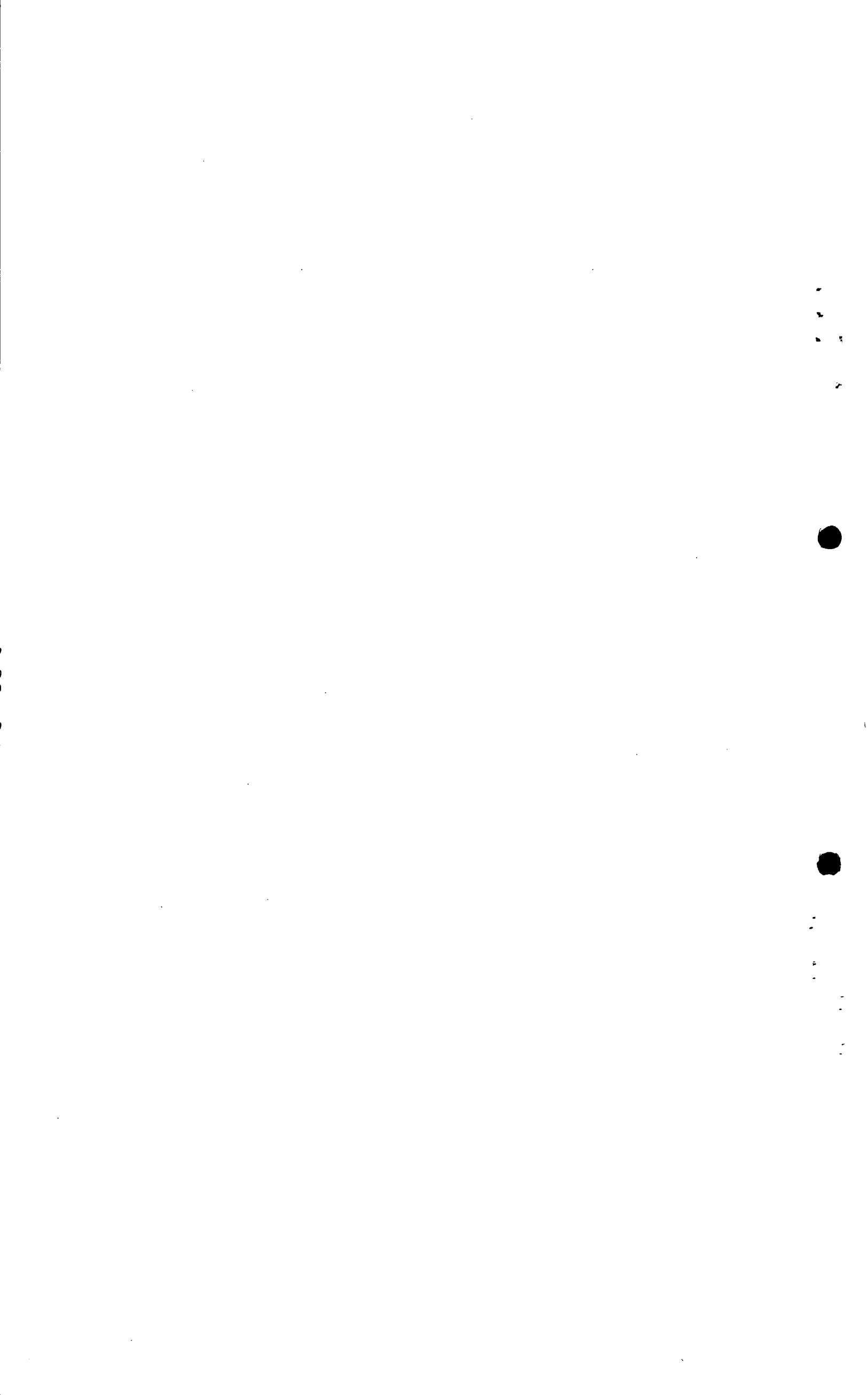
हस्ताक्षर / Signature

*Dee*

काल	४
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भारत सरकार



आधार

भारत सरकार  
Government of India

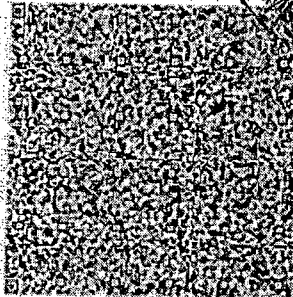
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Unique Identification Authority of India

करता ४
EE
2023

नोंदणी क्रमांक: / Enrolment No.: 2821/42069/01579

To  
 दीपक अरविंद केसरिया  
 Deepak Arvind Kesaria  
 C/O: Arvind Kesaria  
 A Wing 101, Runwal Pride, 1st Floor  
 L BS Marg  
 Behind R Mall  
 Mulund West  
 Mumbai  
 Mumbai Suburban Maharashtra - 400080  
 9867797237

Signature Not Verified  
 Deepak Arvind Kesaria  
 Unique Identification Authority of India  
 15/03/2013



आपला आधार क्रमांक / Your Aadhaar No. :

7934 1186 2553

VID : 9169 8003 6579 7752

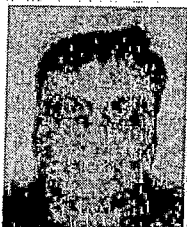
माझे आधार, माझी ओळख



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Government of India



Issue Date: 15/03/2013

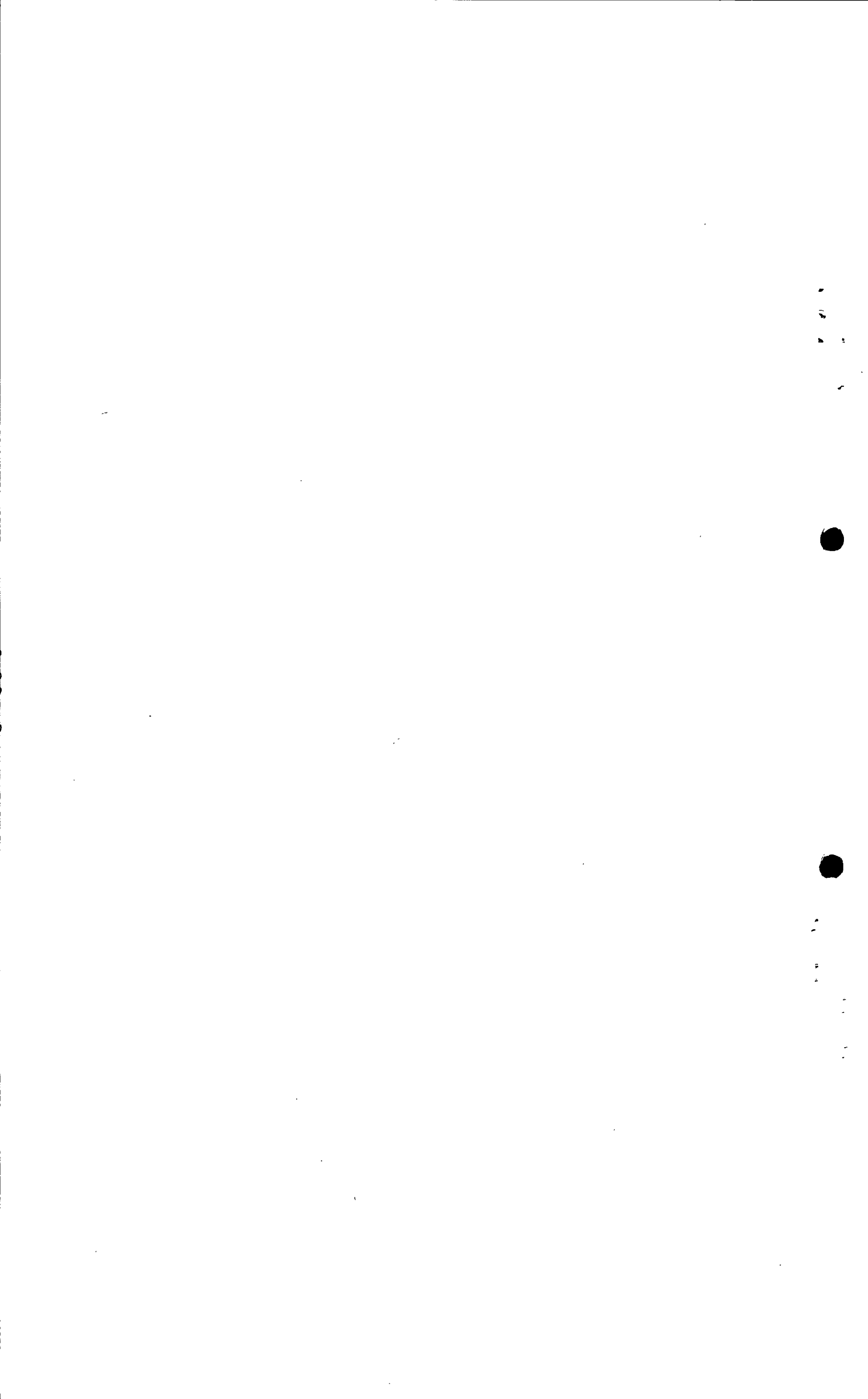


दीपक अरविंद केसरिया  
 Deepak Arvind Kesaria  
 जन्म तारीख/DOB: 13/10/1981  
 पुरुष/ MALE

7934 1186 2553

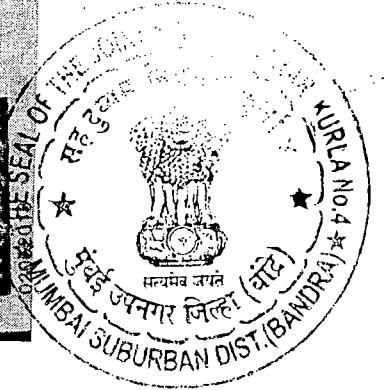
VID : 9169 8003 6579 7752

माझे आधार, माझी ओळख

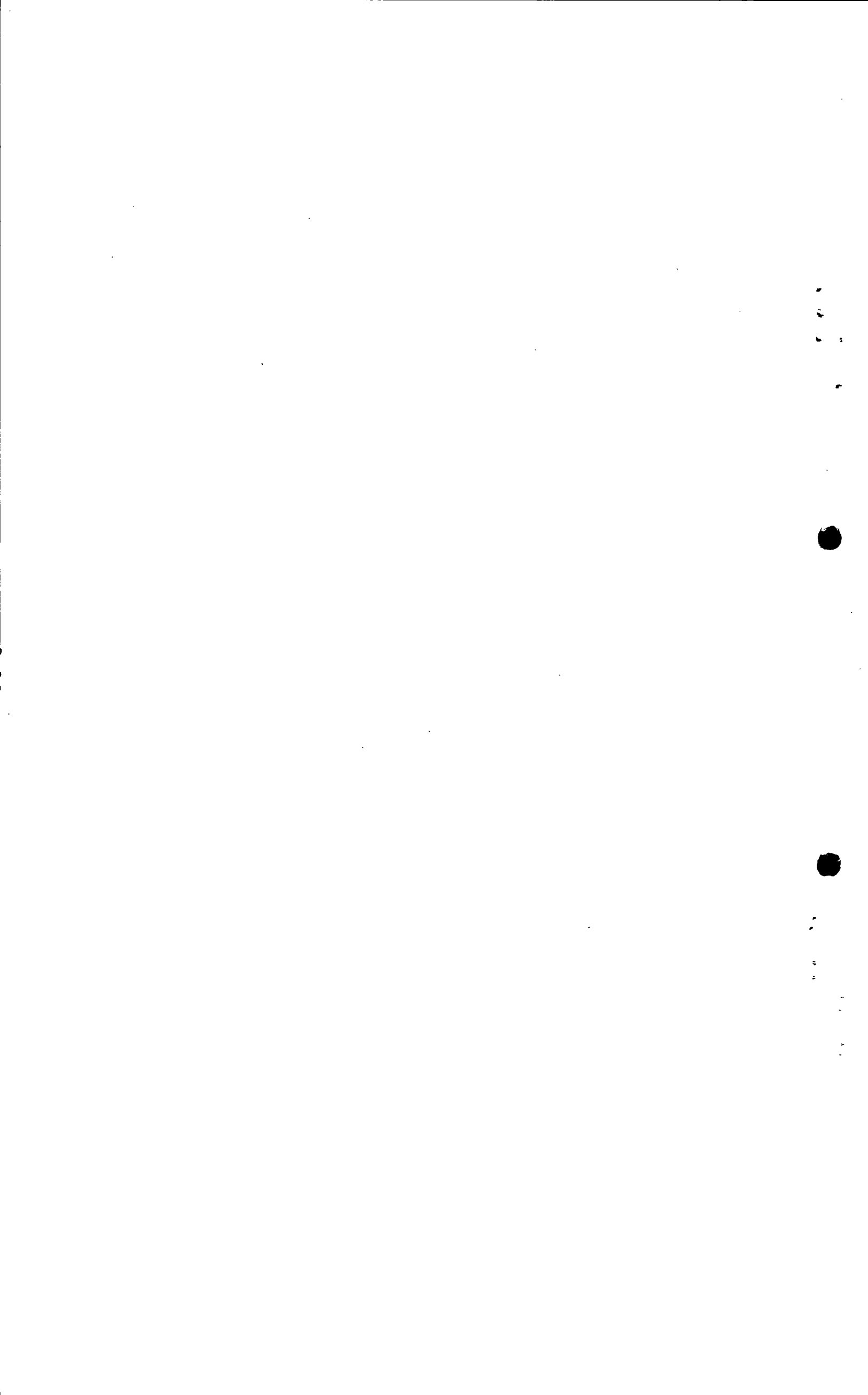



<b>आयकर विभाग</b> <b>INCOME TAX DEPARTMENT</b>	 <b>भारत सरकार</b> <b>GOVT. OF INDIA</b>
	<b>स्थायी लेखा संख्या कार्ड</b> <b>Permanent Account Number Card</b> <b>ASSPT1261C</b>
<b>नाम / Name</b> <b>BHAVISHA DEEPAK KESARIA</b>	
<b>पिता का नाम / Father's Name</b> <b>DHIRAJLAL MAGANLAL SEJPAL</b>	<b>जन्म की तारीख / Date of Birth</b> <b>21/03/1979</b>
<b>B.D. Thakkar</b> <b>हस्ताक्षर / Signature</b>	

करल ४		
२५५	५६	६६
३०३३		



B.D. Thakkar



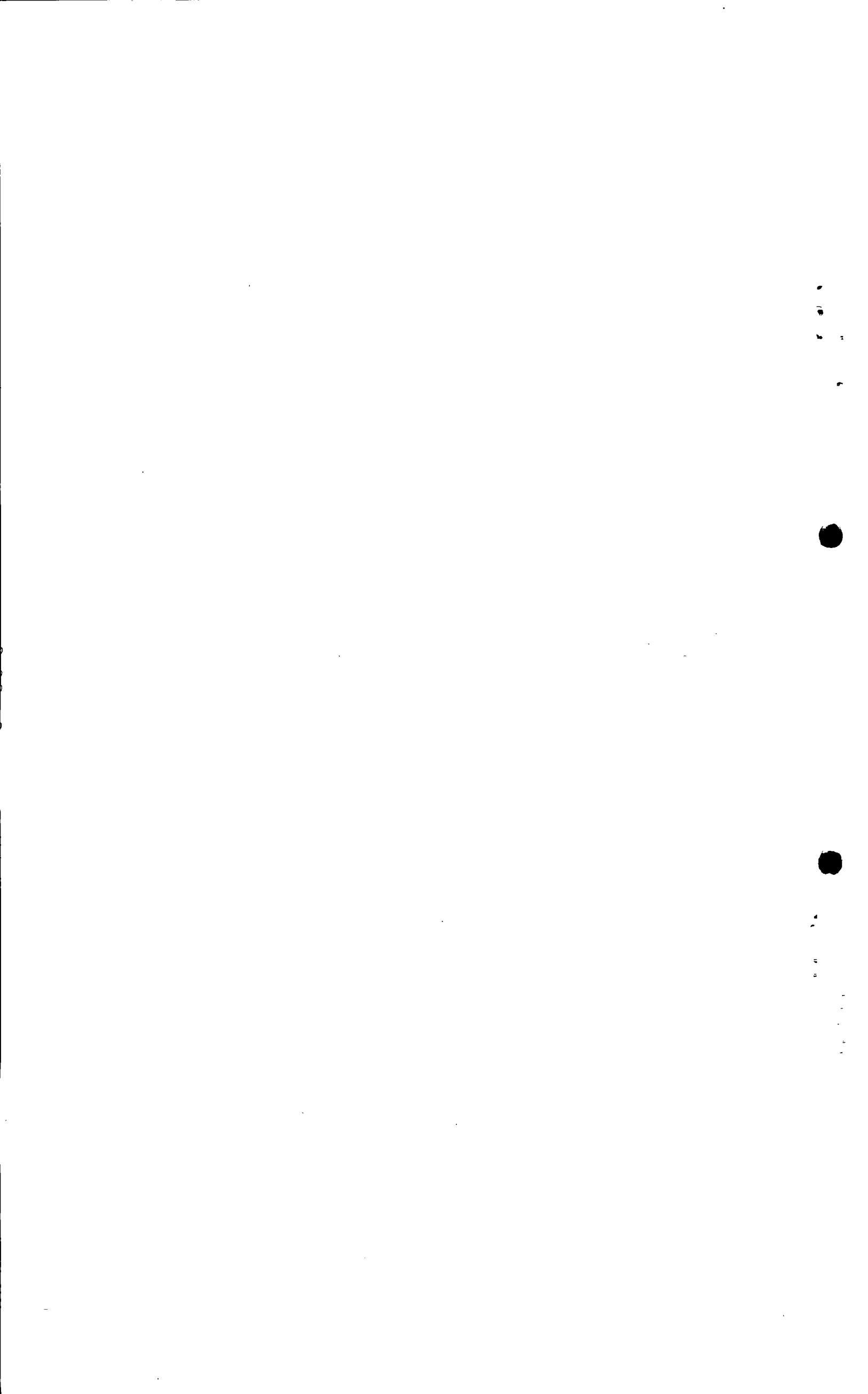
 <p>भारत सरकार Government of India</p> <p>भाविशा दीपक केसरीया Bhavisha Deepak Kesaria जन्म तारीख/DOB: 21/03/1979 महिला/ FEMALE</p> <p>Issue Date: 21/05/2017</p> <p><b>2656 0007 3147</b> VID : 9176 7965 3325 0501</p> <p>माझो आधार, माझी ओळख</p>	<p>करल ४</p>	
	<p>ecy 196</p>	<p>३३</p>
	<p>२०२२</p>	

 <p>भारतीय विशिष्ट ओळख प्राधिकरण Unique Identification Authority of India</p> <p>पता: अधीशिनी: दीपक ठक्कर, ग्राउंड फ्लोर, सुरेन्द्र निवास, आर.एच.बी.रोड, मुलुंड वेस्ट, मुंबई, मुंबई, महाराष्ट्र - 400080</p> <p>Address: W/O: Deepak Thakkar, Ground Floor, Surendra Niwas, R.H.B.Road, Mulund West, Mumbai, Mumbai, Maharashtra - 400080</p> <p>Download Date: 04/07/2022</p>	
	

**2656 0007 3147**  
VID : 9176 7965 3325 0501

1947 | help@uidai.gov.in | www.uidai.gov.in

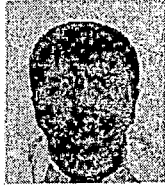
B. D. Thakkar



करल ४  
ecyr 96 EE  
२०२३



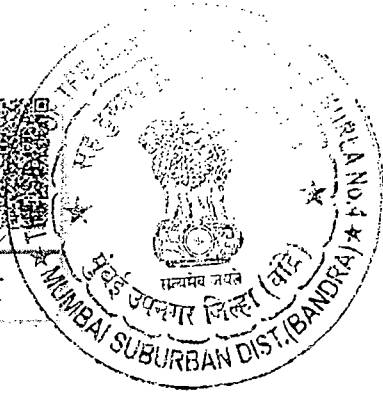
भारत सरकार  
GOVERNMENT OF INDIA



चंद्रकांत तेजमाल चेल्लानी  
Chanderkant Tejmal Chellani

जन्म वर्ष / Year of Birth : 1962  
पुरुष / Male

9242 8561 3460



आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट आळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता : W/O चंद्रकांत चेल्लानी,  
ऑफ.बी.आर.रोड, ५०२, ग्रीन पार्क,  
योगी हिल्स, मुलुंड वेस्ट, मुंबई, महाराष्ट्र,  
400080

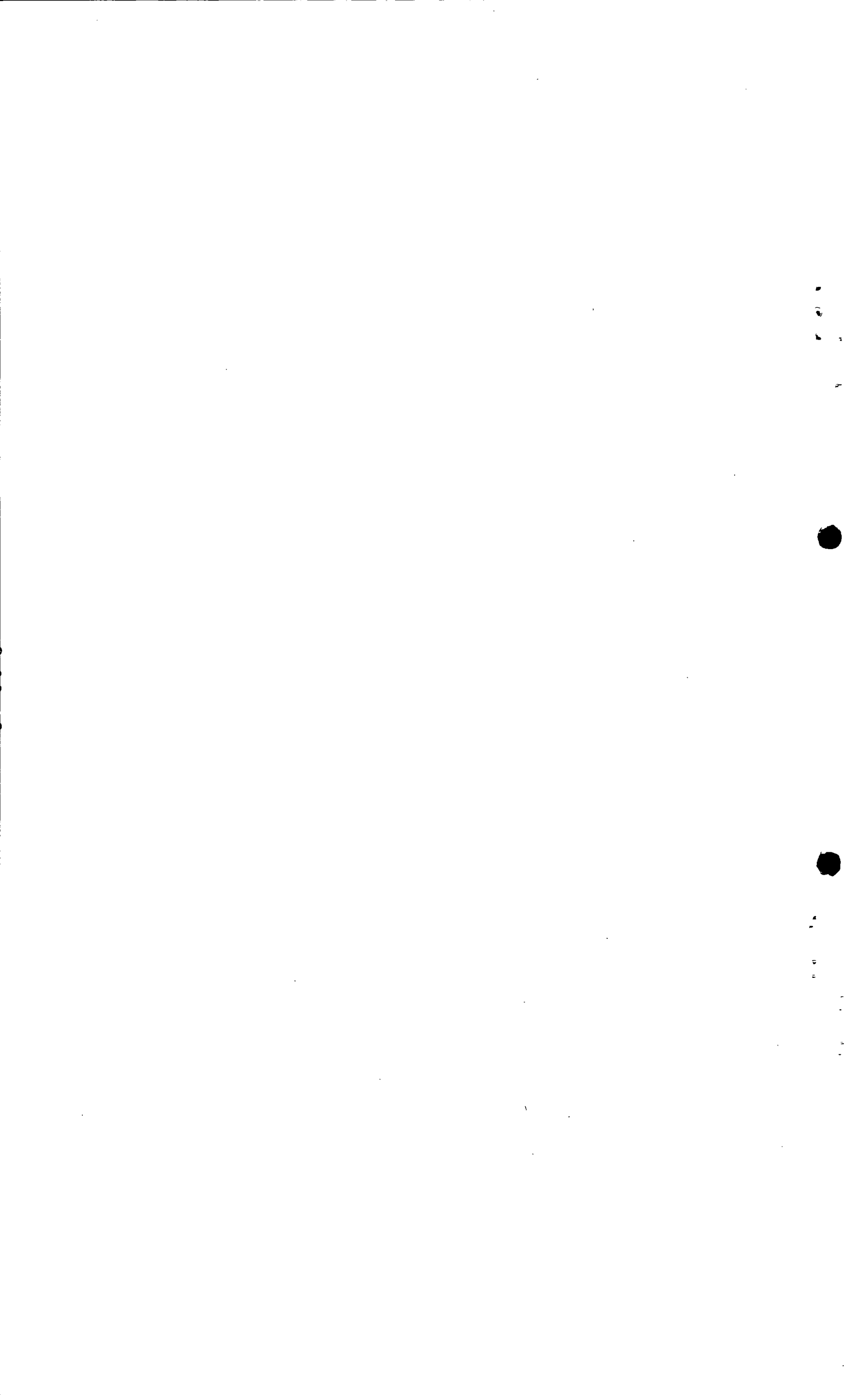
Address: W/O Chanderkant  
Chellani, Off. B:R. Road, 502,  
Green Park, Yogi hills, MULUND  
WEST, Mulund-West, Mumbai,  
Maharashtra, 400080

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 861





करल ४  
२०२३

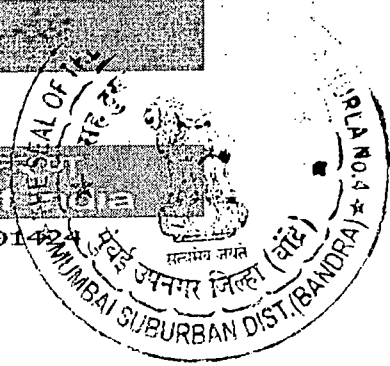


भारत सरकार  
Government of India

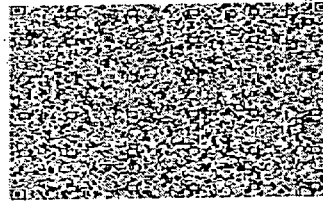
भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 2821/42063/0142

To  
नितिन विश्वंभर बोधणे  
Nitin Vishwambhar Bodhane  
S/O: Vishwambhar Bodhane  
Shreenagar Warli Pada  
Road No 27  
Near Hanuman Temple  
Wagle Estate Thane West  
Thane  
Thane Maharashtra - 400604  
8655088506



Signature Not Verified  
Digitally signed by Nitin Vishwambhar Bodhane  
DN: cn=Nitin Vishwambhar Bodhane, o=UIDAI, ou=Ministry of Information & Public Relations, email=Nitin.Vishwambhar.Bodhane@uidai.gov.in



आपला आधार क्रमांक / Your Aadhaar No. :

9091 5970 3178

VID : 9195 7664 4724 7723

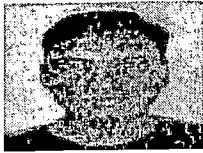
माझे आधार, माझी ओळख



भारत सरकार  
Government of India



Issue Date: 24/09/2013



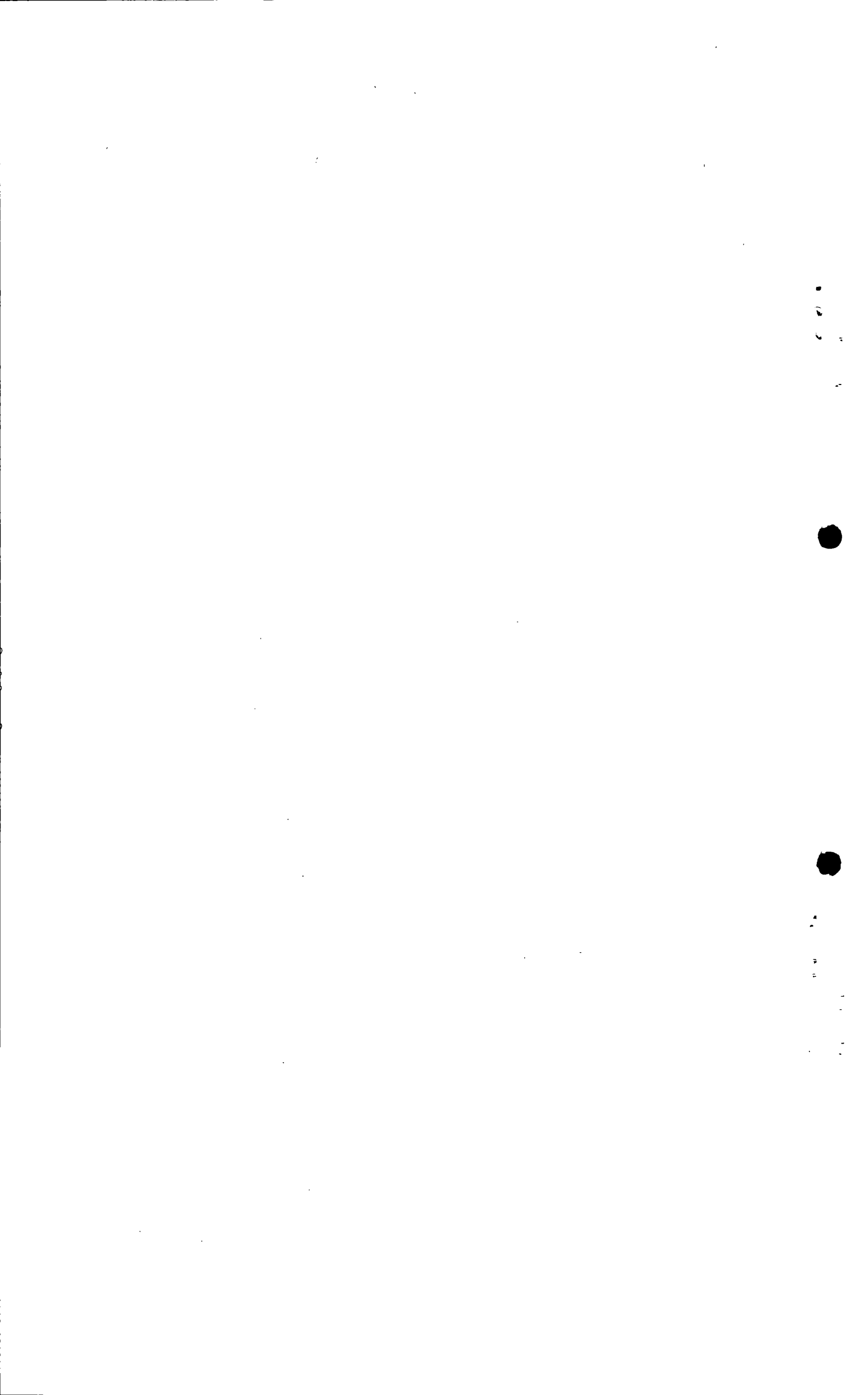
नितिन विश्वंभर बोधणे  
Nitin Vishwambhar Bodhane  
जन्म तारीख/DOB: 12/10/1991  
पुरुष/ MALE

9091 5970 3178

VID : 9195 7664 4724 7723

माझे आधार, माझी ओळख

N. Bodhane





GRN : MH002330634202324E

Amount : 8,10,000.00

Bank : IDBI BANK

Date : 20/05/2023-18:05:55

2	(IS)-391-9854	0001272062202324	22/05/2023-18:54:39	IGR200	780000.00
Total Defacement Amount					8,10,000.00

करल ४		
६५५५	६९	६६
२०२३		



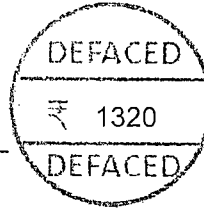


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	2205202311023	Receipt Date	22/05/2023
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Received from DEEPAK ARVIND KESARIA, Mobile number 9707777771, an amount of Rs.1320/-, towards Document Handling Charges for the Document to be registered on Document No. 9854 dated 22/05/2023 at the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name	PUNB	Payment Date	22/05/2023
Bank CIN	10004152023052210272	REF No.	5118933692
Deface No	2205202311023D	Deface Date	22/05/2023

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

*Handwritten signature*

*Handwritten signature*

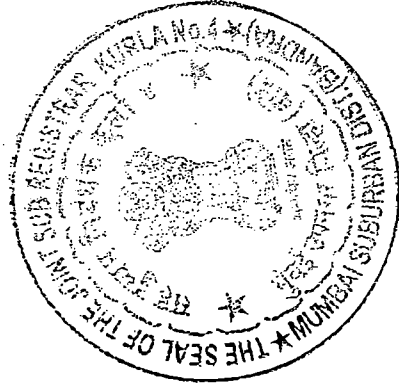
B.D. Thakran

*Handwritten signature*

करल ४		
<i>Handwritten</i>	<i>Handwritten</i>	EE
२०२३		



४११५	
२०२३	२०२३



391/9854

सोमवार, 22 मे 2023 6:55 म.नं.

दस्त गोपवाग भाग-1

करल4

दस्त क्रमांक: 9854/2023

दस्त क्रमांक: करल4 /9854/2023

वाजार मूल्य: रु. 1,21,06,198/- मोबदला: रु. 1,30,00,000/-

भरलेले मुद्रांक शुल्क: रु. 7,80,000/-

दु. नि. सह. दु. नि. करल4 यांचे कार्यालयान

पावती:10620

पावती दिनांक: 22/05/2023

अ. क्रं. 9854 वर दि.22-05-2023

मादरकरणागचे नाव: दीपक अरविंद केसरिया

गेजी 6:51 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

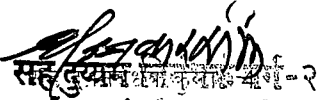
दस्त हाताळणी फी

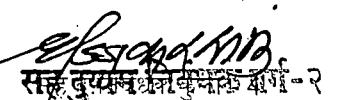
रु. 1320.00

पृष्ठांची संख्या: 66

एकूण: 31320.00

दस्त हजर करणाऱ्याची सही:

  
सह उपनिवेशक कुलकर्णी-२  
कुर्ला-४, मुंबई उपनगर जिल्हा

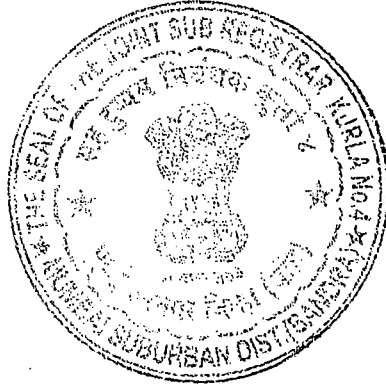
  
सह उपनिवेशक कुलकर्णी-२  
कुर्ला-४, मुंबई उपनगर जिल्हा

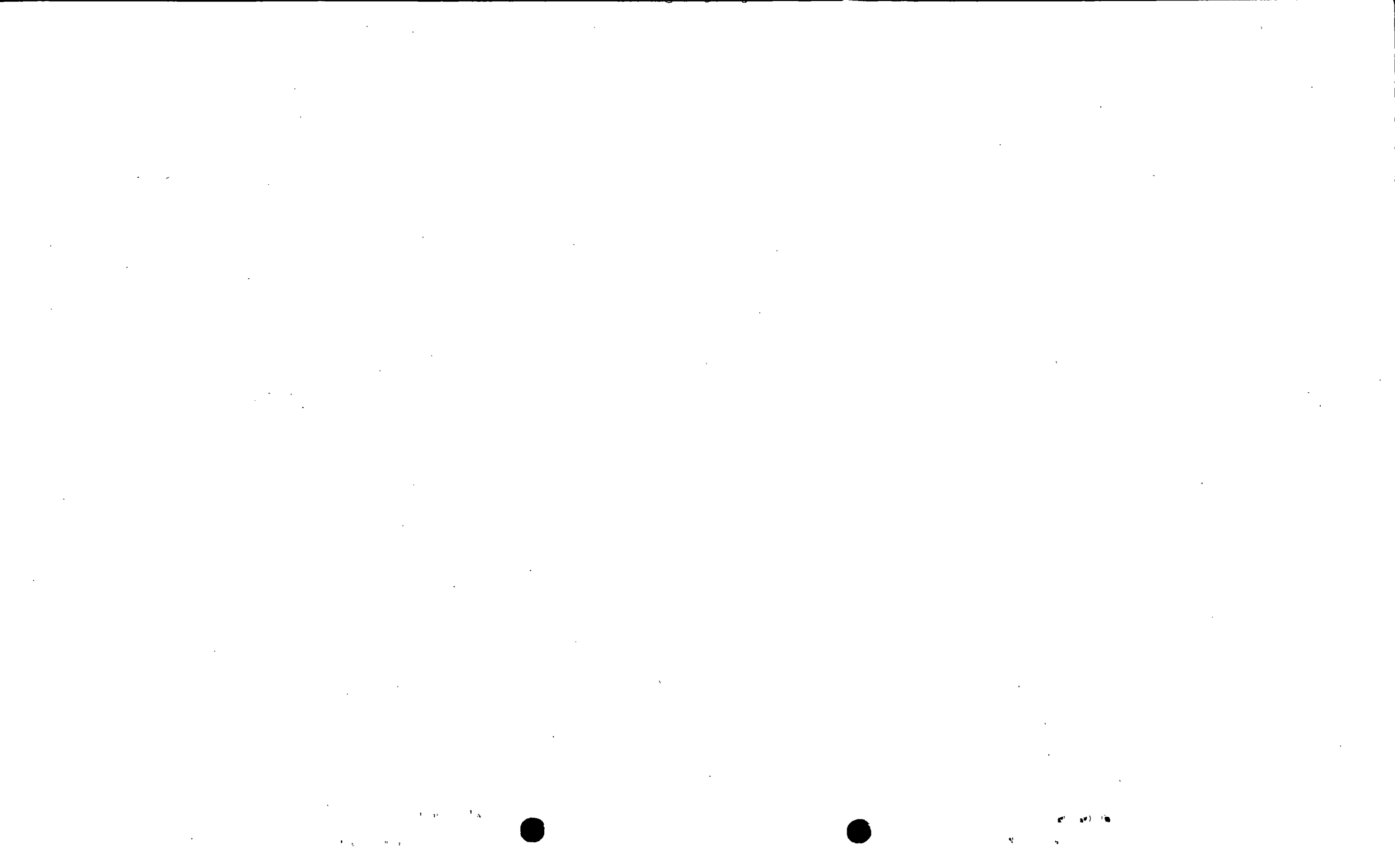
दस्ताचा प्रकार: करणनामा

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

शिक्रा क्रं. 1 22 / 05 / 2023 06 : 51 : 44 PM ची वेळ: (मादरीकरण)

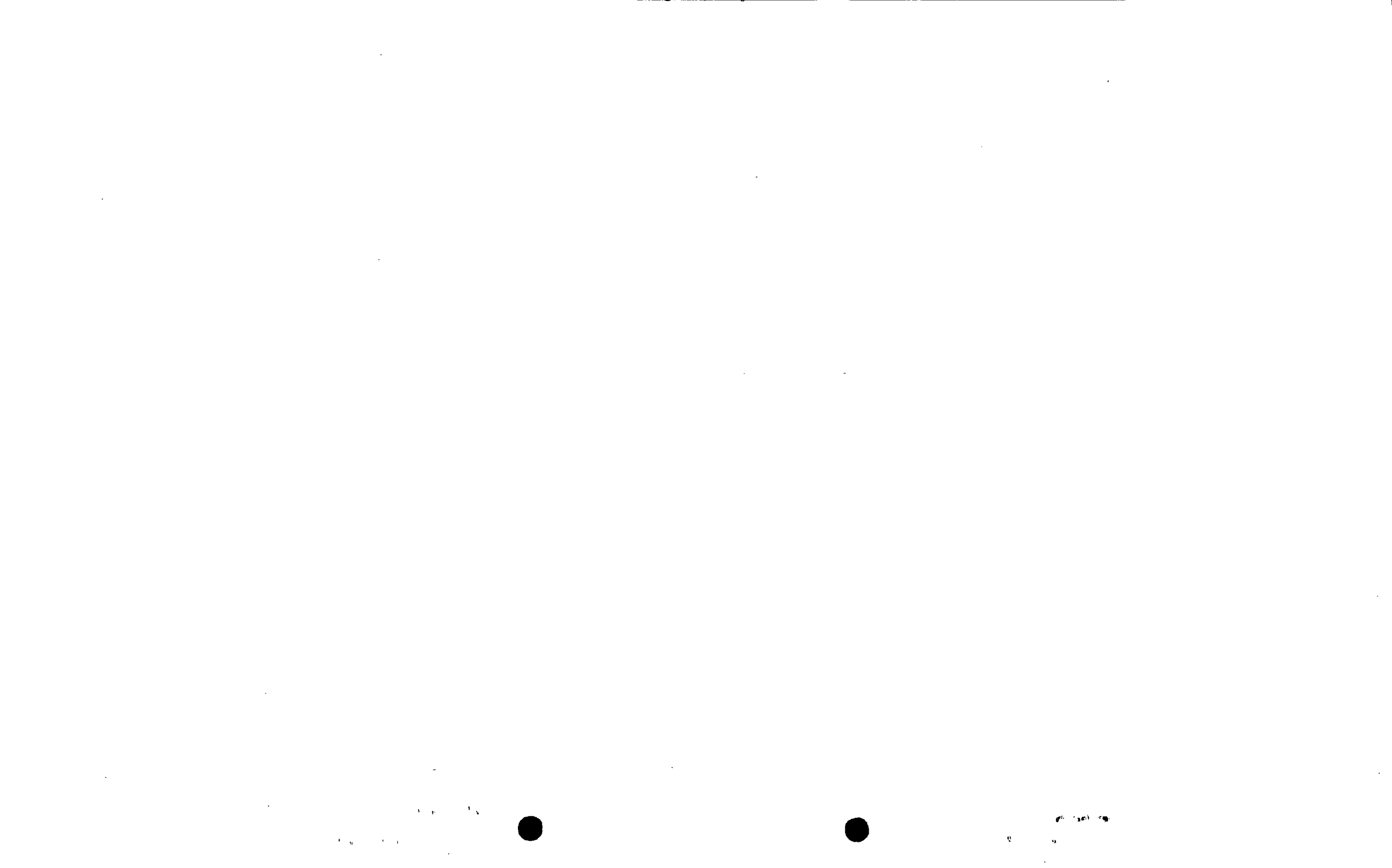
शिक्रा क्रं. 2 22 / 05 / 2023 06 : 52 : 41 PM ची वेळ: (फी)











sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DEEPAK ARVIND KESARIA	eChallan	69103332023052212463	MH002330634202324E	780000.00	SD	0001272062202324	22/05/2023
2		DHC		2205202311023	1320	RF	2205202311023D	22/05/2023
3	DEEPAK ARVIND KESARIA	eChallan		MH002330634202324E	30000	RF	0001272062202324	22/05/2023

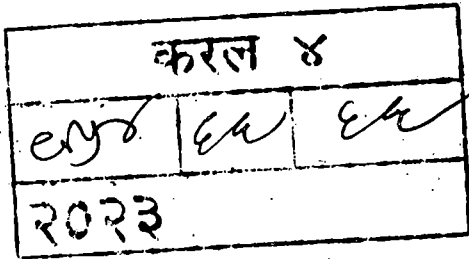
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

9854 /2023

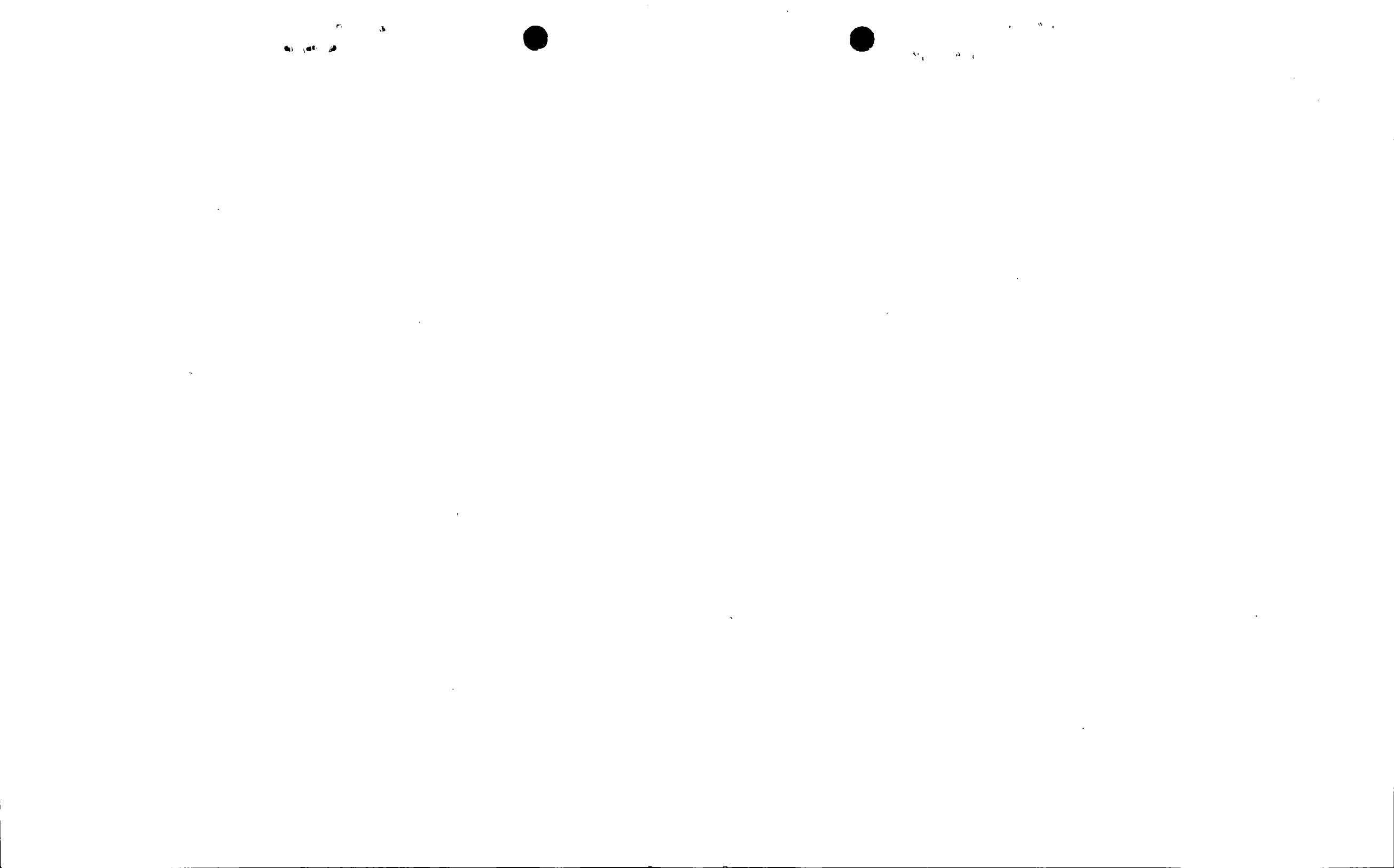
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2. Get print immediately after registration.

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प्रमाणित करण्यात येते की या दस्तामध्ये  
एकूण ३०४५०० रुपये आहेत  
करल ४ २०२३  
पुस्तक क्रमांक २ केवळकर जिल्हा.  
दिनांक २२/५/२०२३  
*(Signature)*  
सहस्रदुयम निबंधक कार्यालय-२  
कुर्ला-४, मुंबई उपनगर जिल्हा





22/05/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 9854/2023

नोंदणी :

Regn:63m

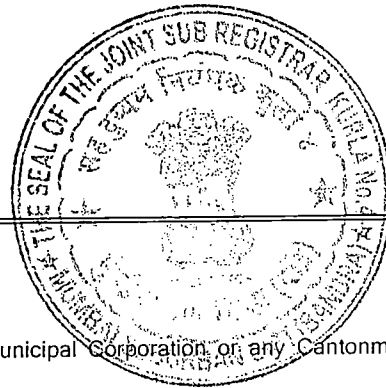
गावाचे नाव : मुलुंड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	13000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12106197.8
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: फ्लॅट नं.302, माळा नं: 3 रा मजला, डी-विंग, रेडवुड्स, इमारतीचे नाव: रेडवुड्स को-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: मुलुंड पश्चिम, मुंबई 400080, रोड : वसंत गार्डन्स, इतर माहिती: सदर मिळकतीचे मौजे मुलुंड पश्चिम, सि टी एस नं. 29,32(पार्ट), 617 व 618, नवीन सि टी एस नं. 29,29/1 ते 19, सदर सदनिकेचे क्षेत्रफळ 860 चौ फूट बांधीव. PUI: TX0414214510000 ( ( C.T.S. Number : 29, 29/1 ते 19 ; ) )
(5) क्षेत्रफळ	1) 79.93 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-उधो मेथाराम गोधवानी वय:-79; पत्ता:-प्लॉट नं: फ्लॅट नं. ए-502, माळा नं: 5 वा मजला, इमारतीचे नाव: जल दर्शन को-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: विलेपार्ले (पश्चिम), मुंबई, रोड नं: जी.बी. झुकेर मार्ग, रुईया पार्क, हरे कृष्णा जवळ,, महाराष्ट्र, MUMBAI. पिन कोड:-400049 पॅन नं:-ADKPG9603Q 2): नाव:-संगीता उधो गोधवानी वय:-76; पत्ता:-प्लॉट नं: फ्लॅट नं. ए-502, माळा नं: 5 वा मजला,, इमारतीचे नाव: जल दर्शन को-ऑप हाऊसिंग सोसायटी लिमिटेड,, ब्लॉक नं: विलेपार्ले (पश्चिम), मुंबई, रोड नं: जी.बी. झुकेर मार्ग, रुईया पार्क, हरे कृष्णा जवळ, महाराष्ट्र, MUMBAI. पिन कोड:-400049 पॅन नं:-ADKPG9602R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-दीपक अरविंद केसरिया वय:-41; पत्ता:-प्लॉट नं: फ्लॅट नं. 101, माळा नं: 1 ला मजला, ए - विंग, इमारतीचे नाव: रुणवाल प्राईड को-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: मुलुंड (पश्चिम), मुंबई, रोड नं: आर-मॉलच्या मागे, एल बी एस मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AGAPT0477C 2): नाव:-भावीशा दीपक केसरिया वय:-44; पत्ता:-प्लॉट नं: फ्लॅट नं. 101, माळा नं: 1 ला मजला, ए - विंग, इमारतीचे नाव: रुणवाल प्राईड को-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: मुलुंड (पश्चिम), मुंबई, रोड नं: आर-मॉलच्या मागे, एल बी एस मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-ASSPT1261C
(9) दस्तऐवज करून दिल्याचा दिनांक	22/05/2023
(10) दस्त नोंदणी केल्याचा दिनांक	22/05/2023
(11) अनुक्रमांक, खंड व पृष्ठ	9854/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	780000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

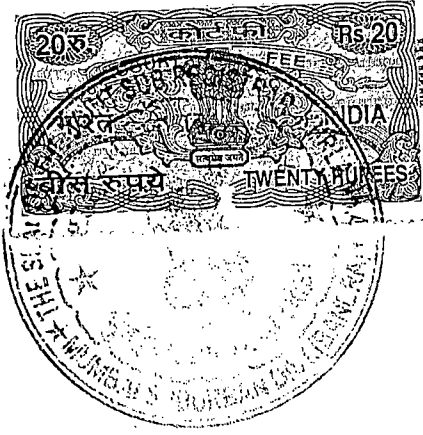
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DEEPAK ARVIND KESARIA	eChallan	69103332023052212463	MH002330634202324E	780000.00	SD	0001272062202324	22/05/2023
2		DHC		2205202311023	1320	RF	2205202311023D	22/05/2023
3	DEEPAK ARVIND KESARIA	eChallan		MH002330634202324E	30000	RF	0001272062202324	22/05/2023

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



*[Signature]*  
सहदुयप निबधक बर्ग-२  
कुर्ला-४, मुंबई उपनगर जिल्हा

