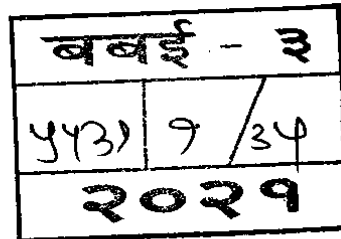


VALUATION AS PER READY RECKONER & THE MAHARASHTRA STAMP (Determination of True Market Value of Property) Rules, 1995 for the Year 2020-21				
1)	Type of Document	Deed of Transfer (Ownership)		
2)	the Landlord	SHANKESHWAR REALTY LLP		
	the Purchaser	MR. MAHENDRA CHORDIA		
3)	Property Description	The Office No. 10 on the 1st floor "Shankeshwar Arcade" 17-19, 19-A Dhanji Street, Mumbai 400 003		
4)	CS No. & Division	1344 of Bhuleshwar		
5)	Depreciation Eligible	Year of Const.	Current Year	No of Yr. old
		1961	2020	51
6)	Rates Zone 5/49	Land	Office	Office Less and Rate
		85,770	302,400	216,630
	Dep on Structure	60%		86,652
				Total of Land + Depreciated Value of Structure
				172,422
7)	Area	Commercial		
	Carpet Area Sq. Feet	815.00		
	Carpet Area Sq. Meters	75.74		
	Built Up Area Sq. Meters as Ready Reckoner Guide Lines	90.89		
8)	Consideration	₹	5,700,000.00	
9)	MARKET VALUE OF THE SUBJECT PROPERTY			
	Particulars	Area	X Rate	X Multiplication
	Commercial cum Residential	90.89	172,422	1.00
	Ready Reckoner Guide lines No. 2.2 40% of Market Value Rounded up			₹ 6,269,000
10)	Stamp Duty on Agreement Value or Market Value whichever is higher			
	Market Value	Article of Schedule -I of M. S.	Rate	Amount (₹)
	6,269,000	25 -Stamp Duty	2%	125,400
	Registration Fees			30,000
	Total Stamp Duty and Registration Fee.....			155,400

Ajina

Mahesh M Chordia





CHALLAN
MTR Form Number-6



GRN	MH009291835202021P	BARCODE	[Barcode]		Date	29/12/2020-18:24:43	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AACPC3408L			
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR			Full Name	MAHENDRA M CHORDIA			
Location	MUMBAI			Flat/Block No.	Office No 10, 1st Flr, Shankeshwar Arcade,			
Year	2020-2021 One Time			Premises/Building	Office No 10, 1st Flr, Shankeshwar Arcade,			
Account Head Details		Amount In Re.		Road/Street	17/19 Dhanji Stret,CS No 1344 of Bhuleshwar			
0030045501	Stamp Duty	125400.00		Area/Locality	MUMBAI			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4 0 0 0 0 3			
				Remarks (If Any)	SecondPartyName=SHANKESHWAR REALTY LLP~			
				Amount In	One Lakh Fifty Five Thousand Four Hundred Rupees O			
Total			1,55,400.00	Words	nly			
Payment Details		STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502021122904393	4047863433832			
Cheque/DD No.		Bank Date	RBI Date	29/12/2020-18:24:54	Not Verified with RBI			
Name of Bank		Bank-Branch	STATE BANK OF INDIA					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No : 9821042009
सदर चलन केवल दुय्यम निबंधक कार्यालयत नोदणी करतवयाच्या दस्त्यासाठी लागू आहे. नोदणी न करतवयाच्या दस्त्यासाठी सदर चलन लागू नाही.

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Hyin

Mahendra M Chordia

DEED OF TRANSFER

THIS DEED OF TRANSFER made at Mumbai on this 29th day of **DECEMBER**, in the Christian Year Two Thousand and Twenty BY AND BETWEEN: -

SHANKESHWAR REALTY LLP (formerly known as Shankeshwar Realty Private Limited), a Limited Liability Partnership incorporated and registered under the provisions of the Limited Liability Partnership Act, 2008, having its LLP Identification No. AAK-8055 and having its registered office at Shop No. 25B, 2nd Floor, Shankeshwar Arcade, 17/19, Dhanji Street, Mumbai 400003, hereinafter called the "**LANDLORD**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the LLP and its successors) of the **ONE PART**;

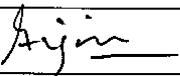
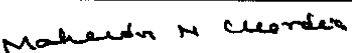

AND

MR. MAHENDRA MADANLAL CHORDIA of Mumbai, Indian Inhabitant, residing at 901, Silver Solitare, Opp. Axis Bank, Tilak Road, Ghatkopar (East), Mumbai - 400 077, hereinafter called "**THE PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors and administrators and assign) of the **OTHER PART**

(The Landlord and Purchaser shall hereinafter be collectively referred to as "**Parties**" and individually as "**Party**".)

WHEREAS:

(a) The Landlord is the absolute owner of the plot of land situate at 17-19, 19-A Dhanji Street, Mumbai 400 003 together with the building standing thereon and known as "Shankeshwar Arcade" and more particularly described in the **FIRST SCHEDULE**

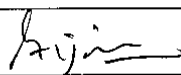
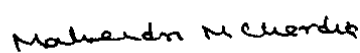
	
SHANKESHWAR REALTY LLP through it's Associated Partner Mr. Gheverchand Jain the Landlord	MAHENDRA MADANLAL CHORDIA the Purchaser
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hereunder written and hereafter referred to as "the said larger property";

- (b) The said building "Shankeshwar Arcade" consists of Ground plus five (5) upper floors which is fully occupied by various tenants/occupants. The said building is constructed in the year 1961.
- (c) By an Tenancy Agreement dated 18th January 2005, which is duly registered in the office of Sub- Registrar of Assurance at Mumbai under Serial No. BBE1-894-2005 on 29th January 2005 by and between (1) ChinuPremchand Jhaveri and (2) Praful Amichand Jhaveri (thereinafter referred to as the "Landlords") of the One Part AND (1) Mahendra Madanlal Chordia and (2) Mr. Khyalilal Mohanlal Tater (thereinafter referred to as the "Joints Tenants") of the Other Part, the said Landlords therein have given tenancy rights of Office No. 10 on the 1st floor of the said building "Shankeshwar Arcade" in favour of 1) Mahendra Madanlal Chordia and (2) Mr. KhyalilalMohanlal Tater. The rent receipt in respect of the said Premises stands in the name of the Tenants;
- (d) The said Jhaveris by the registered Deed of Conveyance dated 15th May 2014 which is duly registered in the office of Sub-Registrar of Assurance at Mumbai under Serial No. BBE1-4081-2014 sold and transferred the said larger property to the said Landlord herein subject to the existing Tenants/Occupants and upon the terms and conditions as recorded therein. The said Deed of Conveyance dated 15th May 2014 refers to the list of all

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the Tenants/Occupants existing on the said building in respect of their respective premises which includes the Tenant herein;

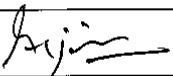
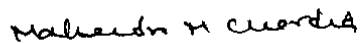
	
SHANKESHWAR REALTY LLP through it's Designated Partner Mr. Gheverchand Jain the Landlord	MAHENDRA MADANLAL CHORDIA the Purchaser



the said Premises in favour of the Purchaser as the new Owner of the said Premises;

- (k) In the aforesaid circumstances, the Purchaser has requested the Landlord to transfer its right, title and interest in favour of the Purchaser and to grant the Ownership Rights in respect of the said Premises to the Purchaser and the Landlord has conceded to the said request and have transferred its right, title and interest in favour of the Purchaser and consequently to enjoy all the benefits to use, occupy, possess and enjoy the said Premises;
- (l) The Landlord has agreed to convert tenancy right into ownership in favour of the Purchaser absolutely and forever and the Purchaser has agreed to purchase and acquire from the Landlord the said Premises, free from all claims, demands, notices, disputes, charges, liens, mortgages, license, encumbrances, attachments and litigation, at or for the lumpsum consideration of ₹ 57,00,000/- (Rupees Fifty Seven Lakhs only). The Purchaser shall deduct tax deductible at source under Section 194IA of the Income Tax Act, 1961 from the total consideration payable to the Landlord;
- (m) The aforesaid consideration of ₹ 57,00,000/- (Rupees Fifty Seven Lakhs only) have been agreed to be paid by the Purchaser to the Landlord as follows:-

- (i) the Purchaser have paid the entire consideration of ₹56,57,250/- (Rupees Fifty Six Lakhs Fifty Seven Thousand Two Hundred Fifty only) payable by the Purchaser to the Landlord on or before lodging of this present for registration, and

	
SHANKESHWAR REALTY LLP through it's Designated Partner Mr. Gheverchand Jain the Landlord	MAHENDRA MADANLAL CHORDIA the Purchaser

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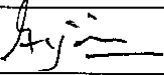

against handing over the quiet, vacant and peaceful possession of the said Premises, to the Purchaser;

- (ii) the Purchaser agree to furnish the certificate for the 0.75% Tax Deducted at Source (TDS) to the Landlord at the earliest in respect of ₹42,750/- (Rupees Forty Two Thousand Seven Hundred Fifty Only).

makes in the aggregate the sum of ₹57,00,000/- (Rupees Fifty Seven Lakhs Only).

- (n) The Parties hereto are desirous of recording the terms and conditions of their agreement in the manner hereinafter appearing.

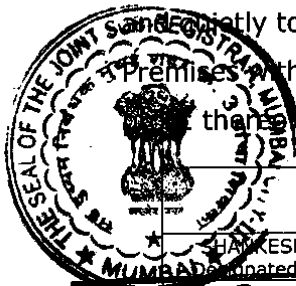
NOW THIS DEED OF TRANSFER WITNESSETH that in pursuance of the agreement and in consideration the sum of ₹56,57,250/- (Rupees Fifty Six Lakhs Fifty Seven Thousand Two Hundred Fifty only) as and by way of entire consideration amount, shall be paid by the Purchaser to the Landlord, within a period of one month, against the Landlord handing over to the Purchaser legal possession of the said Premises, together with the sum of ₹ 42,750/- (Rupees Forty Two Thousand Seven Hundred Fifty Only) paid by the Purchaser as and by way of tax deducted at source (TDS) makes in the aggregate the sum of ₹ 57,00,000/- (Rupees Fifty Seven Lakhs Only) the Landlord Convert the Tenancy right into Ownership and doth hereby grant, convey, sell, transfer and assure **UNTO** the Purchaser all the Landlord beneficial right, title and interest into and over the premises bearing No.10 (hereinafter referred to as the "said Office), on admeasuring Carpet Area 815 square feet on the 1st floor of the building "Shankeshwar Arcade" situate, lying and

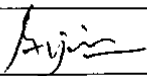
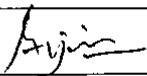
	
SHANKESHWAR REALTY LLP through it's Designated Partner Mr. Gheverchand Jain the Landlord	MAHENDRA MADANLAL CHORDIA the Purchaser



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being 17-19, 19-A Dhanji Street, Mumbai 400 bearing Cadastral Survey No. 1344 of Bhuleshwar Division in the Registration District & Sub-District of Mumbai Suburban and more particularly described in the **Second Schedule** hereunder written (hereinafter the said "Office hereinafter referred to as "the said Premises") AND ALL THE ESTATE right, title, interest, claim and demand whatsoever at law and in equity of the Landlord into out of or upon the said Premises or any part thereof TO HAVE AND TO HOLD all and singular the said Premises hereby granted, conveyed, sold, transferred and assured or intended or expressed so to be with their and every of their rights members and appurtenances UNTO AND TO THE USE and benefit of the Purchaser, its successors and assigns forever SUBJECT TO the payment of its proportionate share of future rates, assessments, taxes and dues now chargeable upon the same or hereafter to become payable to the Government or to the Mumbai Municipal Corporation or any other public body or local authority in respect thereof AND the Landlord doth hereby for itself and its successors covenants with the Purchaser THAT notwithstanding any act, deed, matter or thing whatsoever by the Landlord or any person or persons lawfully or equitably claiming by from through under or in trust for them made, done, committed, omitted or knowingly or willingly suffered to the contrary IT the Landlord now has in itself good right, full power and absolute authority to grant, convey, transfer and assure the said Premises hereby granted, conveyed, transferred and assured or intended so to be unto and to the use of the Purchaser in manner aforesaid AND THAT it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and lawfully to hold, enter upon, occupy, possess and enjoy the said Premises with their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for its own use and




 MAHENDRA MADANLAL CHORDIA the Purchaser	 GHEVERCHAND JAIN the Landlord
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benefit without any suit or lawful eviction, interruption, claim and demand whatsoever from or by the Landlord or its successors or any of them from or by any person lawfully or equitably claiming or to claim by from under or in trust for them AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Landlord well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, title, charges and encumbrances whatsoever made executed occasioned or suffered by the Landlord or by any other person or persons lawfully or equitably claiming or to claim by from or in trust for them AND FURTHER that the Landlord and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said Premises hereby granted, conveyed, transferred and assured or any part thereof by from under or in trust for them the Landlord or its successors or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the purchaser in manner aforesaid as shall or may be reasonably required by the Purchaser or assign for assuring the said Premises and every part thereof hereby granted, conveyed, transferred and assured unto and to the use of the Purchaser in manner aforesaid.

AND THIS DEED FURTHER WITNESSETH that the Landlord hereby declares that –

- (a) the Landlord is the absolute Owner of and is otherwise well and sufficiently entitled to the said Premises;

<i>Ajin</i>	<i>Mahendra H Chordia</i>				
SHANKESHWAR REALTY SUPER GROUP'S Designated Partner (P) (Never Charged) (P) the Landlord	MAHENDRA MADANLAL CHORDIA the Purchaser				
	<table border="1"> <tr> <td style="text-align: center;">4431</td> <td style="text-align: center;">E/34</td> </tr> <tr> <td colspan="2" style="text-align: center;">2022</td> </tr> </table>	4431	E/34	2022	
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2022					

- (b) the Landlord has good right, full power and absolute authority to enter into this Deed and there are no impediment or restraint or injunction against the Landlord from being able to do so;
- (c) there exists no mortgage, charge, lien and/or any third party right or encumbrance on the said Premises and the said Premises are not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and all and any mortgages, encumbrances, liens or charges that may have been created anytime hereto before have been fully discharged and paid by the Landlord and no claims or demands are pending against the Landlord in respect of the said Premises;
- (d) the Landlord has not entered into any Agreement or arrangement, with regard to sale, gift, lease or transfer of the said Premises or any part thereof in favour of any third party or person;
- (e) the Landlord has not created any adverse right in respect of the said Premises whereby it is prevented from selling the said Premises;
- (f) there are no proceedings instituted by or against the Landlord in respect of the said Premises or any part thereof pending in any Court or before any Authority and the said Premises is not under any lispendens;
- (g) no notice from any Government, Municipal Corporation or any other public body or authority or any notice under any law including the Land Acquisition Act, the Land Requisition the Town Planning Act, the Municipal Corporation Act, any other statute has been received by or served on the



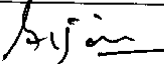
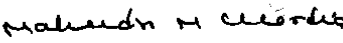
<i>[Signature]</i>	<i>Mahendra H Chordia</i>
HANKESHWAR REALTY LLP through it's Designated Partner Mr. Gheverchand Jain the Landlord	MAHENDRA MADANLAL CHORDIA the Purchaser

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- Landlord in respect of the said Premises or any part thereof which restricts or may restrict the execution of this Deed;
- (h) there is no injunction or any other order from any Court, Collector, Revenue Authority, Maharashtra Housing and Area Development Authority, Municipal Corporation for any taxation or other dues disentitling or restraining the Landlord from dealing with the said Premises or entering into this Deed;
- (i) that neither the Landlord nor its predecessors in title has granted any right of way or easement or licenses or any other rights to any person over the said Premises and that no such right has become effective by prescription or otherwise howsoever;
- (j) no dues under Income-tax Act, 1961 are outstanding against the Landlord and that no proceedings have been initiated by the Income Tax Authorities and/or are pending under Section 281 of the Income Tax Act, 1961 against the Landlord;
- (k) all rates, assessments, duties, outgoing and taxes payable by the Landlord in respect of the said Premises have been paid up to date by the Landlord.

AND THAT the Purchaser declares that from the date of these presents, the Purchaser shall bear and pay all the outgoing in respect of the said Premises to the Landlord until the Society is formed and that the Purchaser shall observe and perform the rules, regulations and bye-laws of the Society as and when formed.

AND THAT the Landlord doth hereby covenant with the Purchaser that the Landlord has not done any act, deed or thing pertaining to the said Agreement and/or Premises or has not

	
SHANKESHWAR REALTY PVT. LTD. its Designated Partner, Mr. Gheverchand Jain	MAHENDRA MADANLAL CHORDIA the Purchaser



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executed any other document or documents whereby they have been prevented from converting Tenancy Rights into Ownership Rights and transferring, assigning, selling or doing any other act in respect of the said Premises and that the Landlord is fully and completely entitled to transfer its interest in the said Premises in favour of the Purchaser herein along with membership rights of the Co-operative Society as and when formed.

AND THAT the Purchaser has deducted an amount of ₹42,750/- (Rupees Forty Two Thousand Seven Hundred Fifty Only) from the total consideration towards payment of TDS under the provisions of Income Tax Act, 1961 and shall upon receipt of the challan evidencing deposit of such TDS with the concerned authority, forward the aforesaid challan to the Landlord.

AND THAT all costs, charges and expenses of and incidental to this transfer transaction including the stamp duty and registration charges shall be borne and paid by the Purchaser alone;

AND THAT the Landlord hereby confirm having handed over today to the Purchase the original documents of title relating to the said Premises, which the Landlord undertake to hand over to the Purchaser simultaneously at the time of handing over possession of the said Premises to the Purchaser.

AND the Income Tax Permanent Account Numbers of the parties hereto are as under:

Landlord:

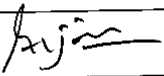
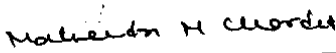
SHANKESHWAR REALTY LLP	ADMFS6225J
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Purchaser:

MAHENDRA MADANLAL CHORDIA	AACPC3408L
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WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands to this writing the day and year

	
SHANKESHWAR REALTY LLP through it's Designated Partner Mr. Gheverchand Jain the Landlord	MAHENDRA MADANLAL CHORDIA the Purchaser

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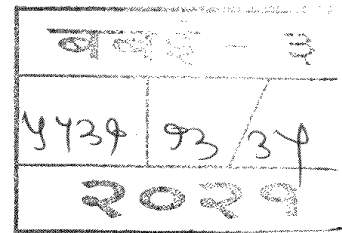
first hereinabove written.

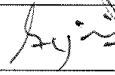
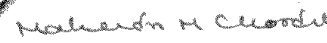
THE FIRST SCHEDULE HEREINABOVE REFERRED TO:
(“the said Larger Property”)

All that piece and parcel of land or ground with the messuage tenements or building standing thereon known as “Shankeshwar Arcade” situate, lying and being at 17-19, 19-A Dhanji Street, Mumbai 400 003 in the Registration District and Sub-District of Mumbai City containing by admeasuring 165.83 sq.mts. as per R. R. Card or thereabouts and bearing Collector’s New No. 251 and Cadastral Survey No. 1344 of Bhuleshwar Division.


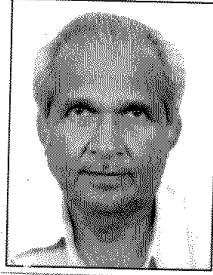

THE SECOND SCHEDULE HEREINABOVE REFERRED TO:
(“the said Premises”)

Commercial cum Residential premises bearing No. 10 admeasuring Carpet Area 815 square feet on the 1st floor of the said building “Shankeshwar Arcade” together with proportionate undivided share in the common amenities and building is standing on the land more particularly described in the First Schedule hereinabove referred to and the plan of the said premises is attached herewith.



	
SHANKESHWAR REALTY LLP through it's Designated Partner Mr. Gheverchand Jain the Landlord	MAHENDRA MADANLAL CHORDIA the Purchaser

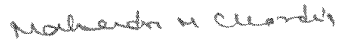
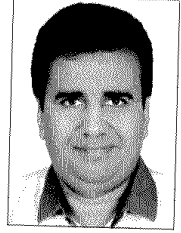

SIGNED AND DELIVERED by the withinnamed "Landlord")

<p> Signature SHANKESHWAR REALTY LLP through its authorized Designated Partner Mr. Gheverchand Jain</p>		 Left Thumb Impression
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in the presence of.....)

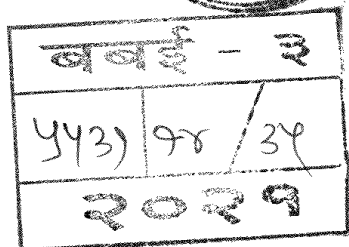
- 1) Milind A. Donge (Ming)
- 2) Chetan D. Ghadghin - She

SIGNED AND DELIVERED by the withinnamed "Purchaser")

<p> Signature MAHENDRA MADANLAL CHORDIA</p>		 Left Thumb Impression
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In the presence of.....)

- 1) Ming
- 2) She



RECEIPT

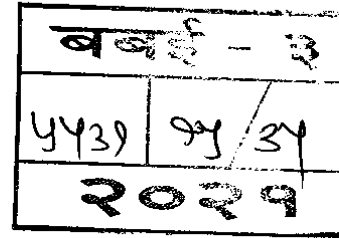
Received of and from the withinnamed Purchaser **Mahendra Madanlal Chordia** an amount of ₹56,57,250/- (Rupees Fifty Six Lakhs Fifty Seven Thousand Two Hundred Fifty Only) and a sum of ₹42,750/- (Rupees Forty Two Thousand Seven Hundred Fifty only) as tax deducted at source (TDS), makes in the aggregate consideration of ₹57,00,000/- (Rupees Fifty Seven Lakhs only) being the entire purchase price payable by the Purchaser to us for the sale, and transfer of the said Premises hereunder by the following Cheque:-

Cheque.	Cheque Amount in ₹	Drawn on
000321	56,57,250/-	HDFC Bank, 22-25 Ground Floor, Ashok Shopping Centre, Lokmanya Tilak Road, Crawford Market, Mumbai - 400001.
TDS	42,750/-	
TOTAL	57,00,000/-	

₹57,00,000/-

WE SAY RECEIVED
For SHANKESHWAR REALTY LLP
(formerly known as Shankeshwar
Realty Private Limited)


Gheverchand Jain
(Designated Partner)
THE LANDLORD





बबई - ३	
५५३९९६	/३५
२०२१	



बृहन्मुंबई महानगरपालिका

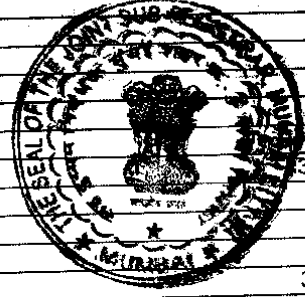
करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

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

शेखा क्रमांक CX0203100010000	मान्यता वर्ष 2020-2021	देयक क्रमांक 202010BIL11991678 202020BIL11991679	देयक दिनांक 09/12/2020
पत्रकाराचे नाव व पत्ता : MAHENDRA MADANLALCHORDIA 17-19 19A, DHANJI STREET, DHANJI STREET, ZAVERI BAZAAR, MUMBADEVI, MUMBAI-400003		प्रेमक - Asstt. Assessor & Collector, C Ward, Municipal Office Building, 7G, Shrikant Palekar Marg, Chandanwadi, Marine Lines (East), Mumbai - 400 002. ईमेल - aacc.ac@mcmgm.gov.in दूरध्वनी क्र. 022 2208 2817	
शासक, सहायक शासक, संचालकीय अधिकारी / वि. सी. टी. एम. / वॉर्ड क्र., शाखाधिकारी, सार्वी क्र., मासिके नाव, ठिकाण, मालमत्ता करे वर्णन, करवान्याची नावे, NARENDRA ALIAS CHINU PREMCHAND JHAVERI & PRAFUL AMICHA, ND JHAVERI			
प्रथम करनिर्धारण दिनांक : 01/03/1961	जन्मजातणी क्रमांक :	एकूण भौतिक मूल्य : ₹ 44860725	
एकूण पाडवणी मूल्य : ₹ Four Crore Forty Eight Lakh Sixty Thousand Seven Hundred Twenty Five Only (अक्षरी)			
दि. 31/03/2010 या तारखेपर्यंतची थकवाकी ₹ 0	दि. 01/04/2010 ते 31/03/2020 या तारखेपर्यंतची थकवाकी ₹ 0		
देयक काळावधी:	01/04/2020	ते	31/03/2021

कराचे नाव	01/04/2020	ते	30/09/2020	01/10/2020	ते	31/03/2021
सर्वसाधारण कर			10922			10922
जल कर			0			0
जल साम कर			6880			6880
ममनिःसारण कर			0			0
यसनिःसारण साम कर			4248			4248
म.न.पा. शिक्षण उपकर			4045			4045
राज्य शिक्षण उपकर			3237			3237
गिळ्याद-दुग्ध उपकर			808			808
वृक्ष उपकर			203			203
पथ कर			5260			5260
एकूण देयक रक्कम			35603			35603
कमम 152 अ नुसार देवाची रक्कम			0			0
परताम्बारील व्याजाची वसुली			0			0
अशाक अधिदानाचे समासोपन			0			0
भरावचाची निव्वळ रक्कम			35603			35603
प्रतिदानाची निव्वळ रक्कम			0			0
अक्षरी रुपये	₹ Thirty Five Thousand Six Hundred Three Only			₹ Thirty Five Thousand Six Hundred Three Only		
अंतिम देय दिनांक	08/03/2021			08/03/2021		



"To make payment through NEFT:
IFSC - SBIN0003000, Beneficiary A/C No:- MCGMPTCX0203100010000, Name-MCGM Property Tax. Please note,
payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of
MCGM"

सदर दस्तऐवज हा नागरिकांना कराचा भरणा सुलभतेने करता यावा यासाठी मुम्बई अधिनिर्देशातील तरतुदीनुसार निव्वळित करण्यात आला असून सदर दस्तऐवज तुमची मालमत्ता अधिभूत असल्याचे सूचित करत नाही.

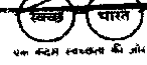
सामाजिक व परित्पिपीकीय सामवायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या पात्र मालमत्तास मालमत्ता करातील सर्वसाधारण कर या घटकात 5% ते 15% समतल अनुभवे आहे.

- माझे कुटुंब माझी जबाबदारी
- अ) मास्क बापरा
 - ब) बारंबार हात धुवा
 - क) मुखित अंतर रावा

[Handwritten signature]

बिल - ३
3439 90 / 34
2020

शं. रा. हसनो
श्री. रागिका हसनो
काननभारक व संकलक (प्र)



nRCI

E & OE



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

५४६, सिमेंट गोडाऊन, तिसरा मजला, ना. म. जोशी मार्ग, भायखळा (प.) मुं - ४०० ०११.

संकेतस्थळ - www.mcgm.gov.in

दुरुस्ती उपकराचे देयक.

लेखा क्रमांक	करनिर्धारण वर्ष	देयक दिनांक	सहायक करनिर्धारक व संकलक
CX0203100010000	2019-2020	10/11/2020	
करदात्याचे नाव व पत्ता : M/S CHINU PREMCHAND JHAVERI ,,263 KHATAU WADI,GR FLR GOREGAONKAR LANE,BEHIND CENTRAL CINEMAMUMBAI 400004			(रपत्ताद्वारे) Asstt. Assessor & Collector, C Ward, Municipal Office Building, 76, Shrikant Palekar Marg, Chandanwadi, Marine Lines (East), Mumbai - 400 002.

याजकद्वारा

विभाग क्रमांक, इमारतीचे नाव / विंग, न. मू. मा. क्र./ भूमापन क्र. गावाचे नाव, मार्ग क्र., मार्गचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे

NARENDRA ALIAS CHINU PREMCHAND JHAVERI & PRAFUL AMICHA, ND JHAVERI



10/11/2020 रोजीची थकबाकी

₹

0

201910BIR11918157	देयक क्रमांक व देयक कालावधी	201920BIR11918157
01/10/2019 ते 31/03/2020	/ Repair Cess	01/10/2019 ते 31/03/2020
0	प्रवर्ग (अ) / Category A	निवासी / R
58289		निवासी / R
0	प्रवर्ग (ब) / Category B	अनिवासी / NR
0		अनिवासी / NR
0	प्रवर्ग (क) / Category C	निवासी / R
0		अनिवासी / NR
58289	देयक रक्कम	₹
	देयक रक्कम	₹
	निव्वळ देय अतलेली रक्कम	₹
	देय दिनांक	18/02/2021

To make payment through NEFT : IFSC - SBIN0003300, Beneficiary A/C No :- MCGMPCX0203100010000
 Name - MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first.

दिनांक: २०२१

- 1) अधिकाराने महापालिकाच्या कुठल्याही विभागातील नागरी सुविधा केंद्रावर स्विकारले जाईल.
- 2) पुढीलसुद्ध व्यवहारासाठी दुरुस्ती उपकराचा लेखा क्रमांक नमूद करावा.
- 3) लहान व गरजू मुलांच्या मदतीसाठी २४ तास तात्काळ सेवा दूरध्वनी क्र. १०९८.
- 4) बृहन्मुंबई महानगरपालिका आपत्कालीन व्यवस्थापन केंद्र संपर्क क्र.22694727

लं. रा. हसनोळे
 डॉ. संगिता हसनोळे
 करनिर्धारक व संकलक (म)

E & OE.

सूचना- इमारतीच्या इमारतीचे संरचनात्मक परिक्षण करणे अनिवार्य आहे



SURVEY REGISTER FOR THE TOWN AND ISLAND OF BOMBAY
(Prepared under Section 282 of the Maharashtra Land Revenue Act, 1966)

Division: BHULESHWAR

Register No.: 52, Page No.: 16

1. Sheet No.	2. Name Of Street or Locality	3. Street No.	4. Cadastral Survey No.
133	DHANJI ST.	*(95 & 1) & #(97 & 1)	1344

5. Tenure	6. Area in Sq.Yds/Mts.	7. Laughtons Survey No.	8. Collectors New No. (Collectors Rent Roll No.)	9. Ground Rent due to Govt.
[PENSION & TAX] L.T.A.	SQ.YARDS (198.33) SQ.METERS 165.83	PART OF 1384	251 [C.R.R.NO.62] L.T.A.C.R.R.NO.1426	[REDEEMED] CRR NO.1426 Assessment Fixed as per TAB Act, 1969 and vide Col.No.17 for first 10 Years (i) 1-8-1971 to 31-7-1981 Rs. 145.60 P.A. (ii) 1-8-1981 to 31-7-1991 Rs. 364.00 P.A. (iii) 1-8-1991 to 31-7-2001 728.00 P.A. (iv) 1-8-2001 to 31-7-2011 1092.00 P.A. For last 10 Years (v) 1-8-2011 to 31-7-2021 1456.00 P.A.

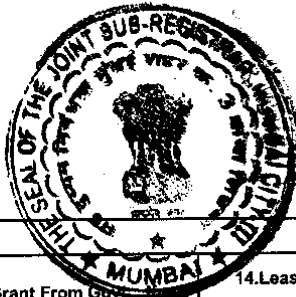
10. Name of person in Beneficial Ownership	11. Mode of Acquisition by present owner	12. Devolution of Title



बवई - ३	
५५३)	९२/३५
२०२५	

Signature Not Verified
Digitally signed by MAHESH TRIMBAKJI INGALE
Date: 2019.03.16 16:38:14 +05:30

<p>(A)--FAZANDAR VIDE C.S.[1340] 1397</p> <p>(B)-A-[NAGINCHAND RUPCHAND]-DIED ON 14.12.1918 [(HOLDER)]</p> <p>(C)-B-[BAI GULAB WD.OF NAGINCHAND RUPCHAND] C-[RAICHAND NAGINCHAND] [AND] D-[HIRACHAND NAGINCHAND]</p> <p>(D)-E-[HIRACHAND NAGINCHAND]</p> <p>(E)-F-[NARENDRA ALIAS CHINU PREMCHAND JHAVERI] [&] G-[PRAFUL AMICHAND JHAVERI]</p> <p>(F)-H-M/S.SHANKESHWAR REALTY PRIVATE LIMITED</p>	<p>(B)--[CON DT.21.7.1914 FROM UTTAMCHAND GHHELLABHAI AND ANOTHER]</p> <p>#-[CON DT.24.10.1911 FROM PHIROZSHAH MANCHERJI CHOKSEY & B. M. CHOKSI]</p> <p>(C)-[DECLARATION DT.28.1.53 MADE BEFORE THE PRESIDENCY MAGISTRATE,GREATER B'BAY WHEREBY 'A' IN COL.10 DIED AND 'B,C AND D' BECAME THE LEGAL HEIRS OF THE DECEASED] [TR.NO.B/12-4-55]</p> <p>(D)-CERTIFICATE OF SALE DATED 28.4.1966 GRANTED BY THE HIGH COURT OF JUDICATURE AT BOMBAY IN O.O.C.J. SUIT NO.337 OF 1961 WHEREBY 'E' IN COL.10 HAS PURCHASED THIS PROPERTY FOR RS.1,02,000/- TR.NO.I/22-5-1974</p> <p>(E)-(DEED NO.BBE/2189/1986) DEED OF CONVEYANCE DT.29-8-86 & REGD.ON 24-10-86 FROM 'E' IN COL.10 CONVEYED THIS PPTY.TO 'F' & 'G' IN COL.10 FOR RS.3,70,000/- VIDE MUT.TR.NO.1961/2013</p> <p>(F)-(DEED NO.BBE-1/4081/2014) DEED OF CONVEYANCE DT.& REGD.ON 15-05-2014 FROM 'F' & 'G' IN COL.10 CONVEYED THIS PPTY.IN FAVOUR OF "H" IN COL.10 FOR RS.1,11,00,000/- VIDE MUT.TR.NO.2319/2014</p>	
--	--	--



13.Original Grant From Govt.	14.Lease from Public Body or Fazindar	15.Ground Rent due to Public Body or Fazindar	16.Superintendents Initial
<div data-bbox="178 1270 511 1512" style="border: 1px solid black; padding: 5px;"> <p>बवई - ३</p> <p>५५३) २०/३५</p> <p>२०२१</p> </div>			<p>(C)-SD/-20.6.55,SD/-23.6.55 SUPDT.</p> <p>(D)-SD/-29.8.74,SD/- SUPDT.</p> <p>(E)-SD/-6-8-13,SD/-7-8-2013,SD/-16-8-2013 SUPDT.M.C.S.& L.R.</p> <p>(F)-SD/-6-2-2015,SD/-09-02-2015,SD/-</p> <p>Signature Not Verified 11-2-2021 UPDT.M.C.S.& L.R.</p> <p>MAHESH TRIMBAKJI INDIALE Date: 2019/03/16 16:38:14+05:30</p>
17. Remark			

-ASSESSMENT REDEEMED VIDE C.S.1340

-ASSESSMENT IS LEVIED AS PER ORDER NO.REV/TAB/ISC/BHULESHWAR C.S.NO.
1344 DT.17.8.81 ISSUED BY DY.COLLECTOR INAMI & SPL.TENURE ABOLITION
BR.B'BAY CITY. ORDER IS FILED IN FILE NO.S/MIMISC/BHUL.

SD/-28.9.81

(Rectangular "[]" Brackets show entry deleted)

Note:- This is a true copy of the extract of C.S. Register which forms part of this office records and the area of the property referred to therein is 165.83 sq. Meters.

(ONE HUNDRED SIXTY FIVE POINT EIGHTY THREE Sq. mtrs. ONLY)

Superintendent

Mumbai City Survey and Land Records



बवई - २	
५५३१	२५/३५
२०२९	



**GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS**

Registrar, Mumbai
Everest, 100 Marine Drive, Mumbai, Maharashtra, 400002, India

FORM 19

[Refer Rule 32(1) of the LLP Rules, 2009]

CERTIFICATE OF REGISTRATION ON CONVERSION

**OF
SHANKESHWAR REALTY PRIVATE LIMITED
TO
SHANKESHWAR REALTY LLP**

LLP Identification Number: AAK-8055

It is hereby certified that SHANKESHWAR REALTY LLP is this day registered pursuant to section 58(1) of the LLP Act, 2008.

Given at Maharashtra this Tenth day of October Two thousand seventeen.



DS MINISTRY OF
CORPORATE
AFFAIRS 23

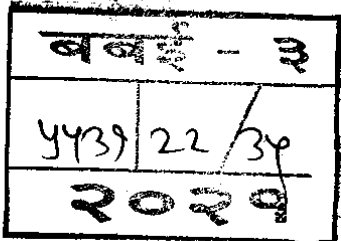


Registrar, Mumbai

Note: The corresponding Certificate has been approved by SATYA PARKASH KUMAR, Registrar of Companies (STS) and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 36(3)(ii) of the Limited Liability Partnership Rules, 2009.

The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

Mailing Address as per record available in Registrar office:
SHANKESHWAR REALTY LLP
Shop No. 25B, 2nd Floor, Shankeshwar Arcade,, 17/19, Dhanji Street,
Mumbai, Mumbai City,
Maharashtra, 400003, India.



894318

16/04/2021

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : मुंबई शहर 1 (फोर्ट)

दस्त क्रमांक : 894/2005

नोंदणी :

Regn:63m

गावाचे नाव : भुलेश्वर

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	रु.0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 51000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव: इतर वर्णन : 1 ला मजला, 17/19 धनजी स्ट्रीट, सी वॉर्ड, मुं3 मासिकभाडे 425/- विभागाचे नाव - भुलेश्वर डिक्लीजन, उपविभागाचे नाव - भूभाग : पश्चिम व उत्तरेकडे काळबा देवी रोड, दक्षिणेकडे लोकमान्य टिळक रोड, पुर्वेस अब्दुल रहमान स्ट्रीट यामधील भाग. सदर मिळकत सि.टी.एस. नंबर - 1484 मध्ये आहे.
(5) क्षेत्रफळ	-
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-चीनु प्रेमचंद झवेरी वय:-पत्ता:-पिन कोड:-३पॅन नं:- 2): नाव:-प्रफुल अमिचंद झवेरी वय:-पत्ता:-पिन कोड:-३पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	3): नाव:-महेंद्र मदनलाल चौराडिया वय:-पत्ता:-पिन कोड:-३पॅन नं:- 4): नाव:-छ्मालीलाल मोहनलाल ताटेर वय:-पत्ता:-पिन कोड:-३पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	18/01/2005
(10) दस्त नोंदणी केल्याचा दिनांक	29/01/2005
(11) अनुक्रमांक, खंड व पृष्ठ	894/2005
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	520
(14) शैरा	-



बवई - ३
५५३९ २३/३५
२०२९

SHANKESHWAR ARCADE
SHANKESHWAR REALTY LLP

1398

SHOP NO.25B,2ND FLOOR, SHANKESHWAR ARCADE, 17/19,DHANJI STREET, MUMBAI -400003 LLP NO.-
AAK-8055, Maharashtra - 400003, India

BILL NO. : 8
BILL DATE : 1-10-2017
DUE DATE : 1-10-2017
BILL FOR THE MONTH OF: OCT 2017
NAME : MAHENDRA M.CHORADIA

FLAT NO. :
FLOOR NO. : 1ST FLOOR
WING NO. :
SHOP NO. : 10

SR. NO.	PARTICULARS	AMOUNT INR
1	RENT INC. ALL TAXES RS.	1,165.00
2	REPAIR CESS RS.	
3	ADDIT. STATE EDUCATION CESS RS.	
4	WATER TAX RS.	
5	WATER BENEFIT SEWERAGE BENEFIT RS.	
6	STATE EDUCATION CESS RS.	
7	INCREASE IN REPAIR CESS - PROPERTY TAX	
TOTAL		1,165.00
Total Dues Pending		1,165.00

Amount in Words : INR One Thousand One Hundred Sixty Five only.

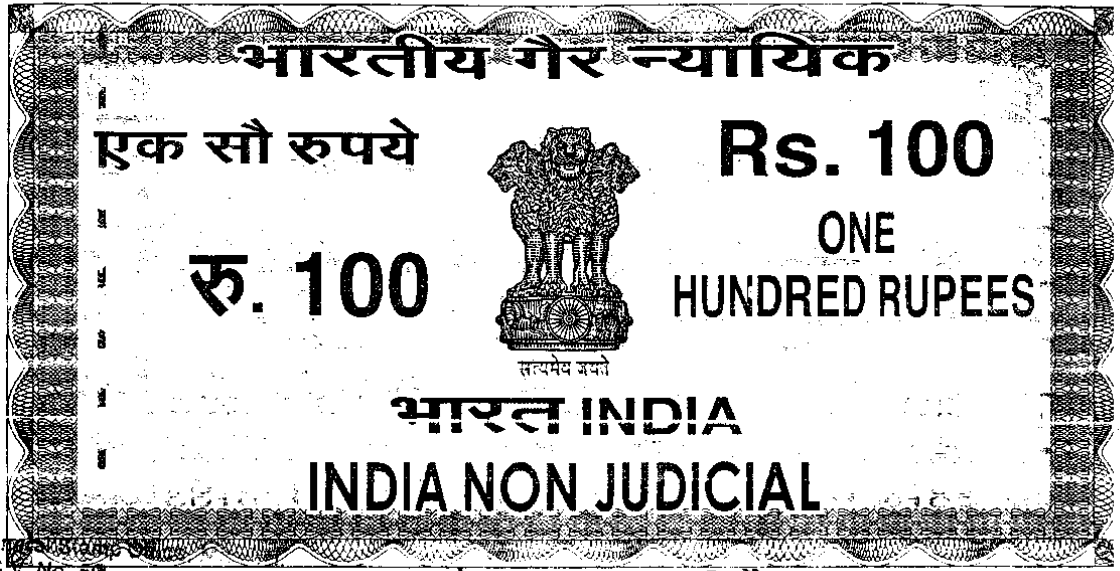
For SHANKESHWAR REALTY LLP

Handwritten signature

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बवई - ३
443/24/34
२०२१



Serial No. 59

महाराष्ट्र MAHARASHTRA
 3 NOV 2009
 Sub-Registrar
 Mr. I. S. Sawant

सौ. अरुणा अरुणा काशिडे
 ★ परवाना धारक पुराण विक्रेता के. ५९ ★
 १४ बी, खोताची बाडी, परंडेनाथ विल्डिंग,
 तळमज्जला, रू.म.नं. ७, विजयवाड, मुंबई-४.
 क. २५३९
 सर्वेक्षक श्री. श्री. श्री. क. ल. तटर
 यांचा रू. १००००/- का मसुदा विकला.

CG 438613

13 NOV 2009

A. A. Inel
 पुराण विक्रेता



Deed of Declaration

This deed of declaration is made at Mumbai this 14th day of November, 2009 by Mr. Khyalilal Mohanlal Tater presently residing at Ghatkopar, Mumbai.

Whereas:

- (1) By the Memorandum of Terms of Tenancy dated 18/01/2005 entered into between Mr. Chinu Premchand Javeri and Mr. Praful Amichand Javeri collectively therein called the Landlords and 1) Mr. Mahendra Madanlal Chordia, 2) Mr. Khyalilal Mohanlal Tater (Myself) therein called Joint Tenants, we have taken Office No. 10 consisting 3 rooms on the 1st Floor of the property bearing C.S. No. 1484 of Bhuleshwar Division.

Khyalilal

Khyalilal

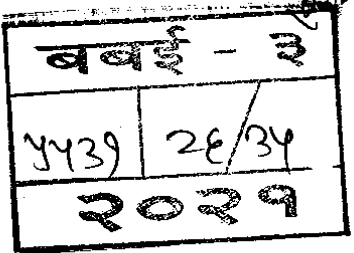
बवई - ३	
५५३९	२५/३५
२०२९	

"C"-Ward, 17/19, Dhanji Street, Mumbai – 400 003 (herein after referred to as the Said Premises and more particularly described in schedule hereto) on rental basis at a monthly rent of Rs. 425 per month.

- (2) The said tenancy agreement is registered with the Sub-Registrar of Assurance vide DOC No. 894/2005, Mumbai City- I (Fort).
- (3) I do not require the said premises hence I want to surrender my tenancy right in favour of Joint Tenant Mr. Mahendra Madanlal Chordia.

Now I declare and confirm as under:

- a) I do hereby surrender and relinquish my tenancy right, title, interest in the said premises viz. Office no.10 consisting 3 rooms on the 1st Floor of the property bearing C.S. No. 1484 of Bhuleshwar Division, "C"-Ward, 17/19, Dhanji Street, Mumbai – 400003 in favour of Mr. Mahendra Madanlal Chordia.
- b) Henceforth Mr. Mahendra Madanlal Chordia will be sole tenant of the said premises and responsible for maintenance and payment of monthly rental to landlords.
- c) Whatever deposits standing in the credit with the landlord shall be transferred in the name of Mr. Mahendra Madanlal Chordia.
- d) As and when need so arise, I will make myself available and will sign the necessary documents required for effectual transfer of the said tenancy right in favour of Mr. Mahendra Madanlal Chordia in the records of the landlord.
- e) I have received a sum of Rs.6,00,000/- (Rs. Six Lacs Only) vide cheque no. 138918 drawn on HDFC BANK dated 14/11/09 transfer consideration of my share of Tenancy right in



Ajain

favour of Mr. Mahendra Madanlal Chordia and give receipt hereunder.

IN WITNESS Whereof I have set and signed by my hands the day and the year first herein above written.

THE SCHEDULE ABOVE REFERRED TO:-

ALL THAT Office no.10 consisting 3 rooms on the 1st Floor of the property bearing C.S. No. 1484 of Bhuleshwar Division, "C"-Ward, 17/19, Dhanji Street, Mumbai - 400 003.

Witness:

1)

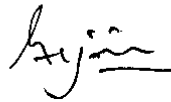

(Mr. Khyalilal Mohanlal Tater)

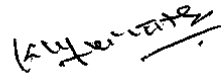
2)

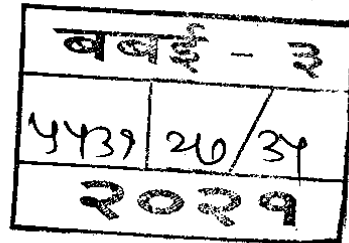
Receipt



Received a sum of Rs.6,00,000/- (Rs. Six Lacs Only) vide cheque no. 138918 dated 14/11/09 drawn on HDFC BANK bank from Mr. Mahendra Madanlal Chordia towards full and final consideration of transfer of Tenancy right of Office no.10 consisting 3 rooms on the 1st Floor of the property bearing C.S. No. 1484 of Bhuleshwar Division, "C"-Ward, 17/19, Dhanji Street, Mumbai - 400 003.




(Mr. Khyalilal Mohanlal Tater)





बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

बेस्ट भवन, पो.बॉ. नं. १९२, बेस्ट मार्ग, कुलाबा, मुंबई-४००००९.

प्रमाणित कार्यालयीन दाखला
दिनांक: 20/10/2014
वैद्यकीय: 458002185862

जागेची मालकी ठरक सिध्द के. घ्यासाठी वापरण्यात येऊ नये.

नाव MAHENDRA M CHORDIA देयक पाठोपेथाना पत्ता: 10, FLOOR-1ST, PLOT-17/19, USTAD BUILDING, DHANJI STREET, ZAVERI BAZAR MUMBADEVI, MANDVI, MUMBAI-400003 वीज पुरवठ्याचा पत्ता: 10, FLOOR-1ST, PLOT-17/19, USTAD BUILDING, DHANJI STREET, ZAVERI BAZAR MUMBADEVI, MANDVI, MUMBAI-400003	देयक महीन: Oct-2014 पुरवठे पत्र क्र.: 382099 कां: 08 पुरवठ्याचा प्रकार: 3P संख्या क्र.: 3449-X-X येना क्र.: 0237987 मंजूर भार: 11.000 KW अन्वयित रक्कम मर्या: 1850.00	देयक क्र.: 382-099-018*4 कार्ड क्र.: 1286149 देयकाचा कलावधी: 12/09/2014 - 14/10/2014 दर प्रवर्त: LT II a ग्राहक प्रवर्त: COMMERCIAL प्रभण: C
	मागील देयकाची प्राप्त रक्कम ₹ 9300.00	

घालू देयकाची रक्कम ₹	मागील देयकाची रक्कम ₹	देय दिनांक*	देय दिनांका पूर्वी रक्कम ₹	देय दिनांका नंतर रक्कम ₹
17983.69	1.78	10/11/2014	17980.00	18358

* देय दिनांक फक्त चालू महिन्याच्या देयकाच्या रकमेवर ग्राह्य आहे ** धक्कासाठी अस्तव्यास घ्याय आकारले जाईल
 वीज पुरवठा खंडित तक्रारी करिता IVRS-22843939
 वीजदेयक तक्रारी संबंधी 22071718 / 22030846
 वीज होरी / अनधिकृत वापर South - 22814998 North - 24194578
 पर्यटन/फॉरेन कार्डस 22084242/22068611

अंतर्गत गाऱ्हाणी निवारण कक्ष सहाय्यक प्रशासकीय व्यवस्थापक, ग्राहक सेवा विभाग, विद्युत इमारत, ३ ए मजला, पो. टी. अल्ट्राटेक प्लोड, पाटकवाडी, मुंबई - ४००००२ दूरध्वनी क्र. - २२०३०८४९, ई-मेल: igccoward@bestundertaking.com	ग्राहक गाऱ्हाणी निवारण मंडळ प्रकल्पना, विस्तारित इमारत, ऑफिस/डेपॉजिट वेब, कुलाबा, मुंबई - ४००००९, दूरध्वनी क्र. २२८५४५९९, संकेत स्थळ: www.cgrbest.org.in, ई-मेल: decgr@bestinfundertaking.com
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कृपया नवी देयक

वीजग्राहकांना प्रिती, अचूक वीजपुरवठा खंडित वीजपुरवठ्या संबंधित तक्रारी सादर करणे, वीजपुरवठा निवारण मंडळात देणे.

एका घरातून सादनाकाचा किंवा ज्याहीप्रकारे सादनाकाचा खंडित वीज पुरवठा दिव्याच्या पडणी/घिर्ती धक्का लागणे याकरिता फॉरेन कार्ड सादर करा. वैयक्तिक वीजपुरवठा खंडित झाल्याची तक्रार संबंधित पत्रे कळोवू नये.

मागील वीजचा विवर		
मीटर क्रमांक	देय दिनांक (Date)	मागील देयक (Amount)
M014008	Sep-14	682
1159	Aug-14	1110
985	Jun-14	938
938	May-14	639
621	Mar-14	751
618	Jan-14	954
1017	Nov-13	864
864	Oct-13	



नकारात्मक सुचना: Kindly check the P.S. Addr on your elec. bill, if any discrepancy is found in the P.S. Add of the concerned Ward Office. A refund of amount of Rs. 156.75 will be given if payment is made on/before 30/10/2014. A refund amount will be adjusted in your next Electricity bill.

वीजग्राहकांनी देऊन घ्यावे

वीजपुरवठ्याच्या पाठोपेथाना पत्रे घ्यावेत. वीजपुरवठा खंडित वीजपुरवठ्या संबंधित तक्रारी सादर करणे, वीजपुरवठा निवारण मंडळात देणे. वीजपुरवठा खंडित वीजपुरवठ्या संबंधित तक्रारी सादर करणे, वीजपुरवठा निवारण मंडळात देणे. वीजपुरवठा खंडित वीजपुरवठ्या संबंधित तक्रारी सादर करणे, वीजपुरवठा निवारण मंडळात देणे.

पावसाळ्यात घ्यावयाची काळजी

वीजग्राहकांच्या कोठीबाहेर पाणी गळत असल्याची तक्रारी, वरील देयकाच्या तक्रारी सोबत घ्यावेत. वीजपुरवठा खंडित वीजपुरवठ्या संबंधित तक्रारी सादर करणे, वीजपुरवठा निवारण मंडळात देणे.

शु. पा. मकवानना (सुरेश पा. मकवानना) मुख्य अभियंता ग्राहक सेवा

वीज व अचूक वीजमापनासाठी बेस्ट मीटरचा त्रुटिग्रस्त काढू नका किंवा एमसीसीसी बंद ठेऊ नका, ही दिवंगती.

Sijan

एकत्रित मुद्रांक शुल्क पत्रपुल आणि यंत्रप्रतिभासात भरणा. केल्याबाबत आदेश क्र.मुद्रांक शुल्क / 2014 / 10322. ही नोंद घ्यावी. **च्या नावाने काढावा.**

विकास/प्रमाण/पत्र	ग्राहक क्र.	देयक दिनांक	देय दिनांक	देयकापरि रक्कम (₹)
S/C/08	382-099-018*4	20/10/2014	10/11/2014	17980.00

If you have paid arrears of Rs. 1.78, please bring the paid bill and pay Rs. 17983.69
 **घमावेरकारे करण्यात आलेले प्रदान धनादेश वटण्यातुपेक्षे ग्राह्य सामान्यात येईल.



Ref. No.: 2328 / 4938
 51942 / 2264

बबई - ३

5439 / 25 / 34

२०२१

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

व्यक्तिगत स्थायी खाते
Permanent Account Number Card

ADMF56225J

10/10/2017

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MAHENDRA MADANLAL CHORDIA

MADANLAL CHORDIA

07/03/1968
Permanent Account Number
AACPC3408L

Mahendra Madanlal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUNNY M CHORDIA

MAHENDRA MADANLAL CHORDIA

08/07/1993
Permanent Account Number
APPPC6577A

Sunny

Mahendra & Sunny



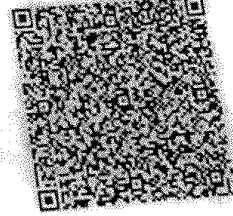
बबई - ३	
५५३९	२०/३५
२०२९	



भारत सरकार
GOVERNMENT OF INDIA



धेवरचंद चुनिलाल जैन
Gheverchand Chunilal Jain
जन्म वर्ष / Year of Birth : 1943
पुरुष / Male



7368 5001 8150

आधार – सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O चुनिलाल जैन, चीनवाला
विल्डिंग ए विंग १ ला मजला रुम न ३२,
जेल रोड पुर्व, नूर बाग, डोंगरी, मुंबई,
महाराष्ट्र, 400009

Address: S/O Chunilal Jain,
chinwala bldg A wing 1st floor
room no 32, jail road east, noor
baug, dongri, Mumbai,
Chinchbunder, Maharashtra,
400009



1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

बवई - ३	
4439	30/34
२०२१	

Jain

भारत सरकार
आधार

डांगे मिलिंद अनंत
Dange Milind Anant
जन्म तिथि/DOB: 23/05/1987
पुरुष/ MALE

Download Date: 23/10/2020 Issue Date: 10/02/2013

6926 0278 2863
VID : 9187 6044 9553 5145

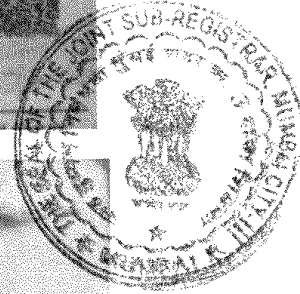
मेरा आधार मेरी पहचान

भारत सरकार
आधार

पता:
S/O: अनंत डांगे, 243 अनंतवादी, ठेकरोली, महाराष्ट्र,
राजगड
पिनकोड - 402105

Address:
S/O: Anant Dange, 243 Anantavadi
Thekaroli, Mhasia, Rajgad,
Maharashtra - 402105

6926 0278 2863
VID : 9187 6044 9553 5145

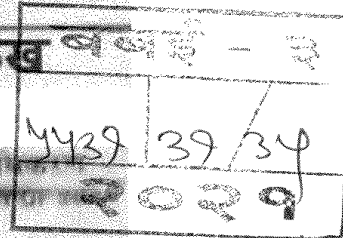


भारत सरकार
आधार

चेतन रतनाकर घडशी
Chetan Ratnakar Ghadshi
जन्म तिथि / DOB: 30/06/1988
पुरुष / MALE

6234 2586 7661

माझी आधार, माझी ओळख



भारत सरकार
आधार

पता:
M BHOSALE CHAWL, BHIM
NAGAR, BEHIND
SARVODAY HOSPITAL
EKTA MITRA MANDAL, LBS
MARG, Mumbai, Mumbai,
Maharashtra 400086

पता
एम भोगले चाक, भीम नगर,
सर्वोदय हॉस्पिटलच्या
बाहीमागे, एकता मित्र
मंडळ, एनबीएम मार्ग, मुंबई,
मुंबई,
पिनकोड - 400086

6234 2586 7661

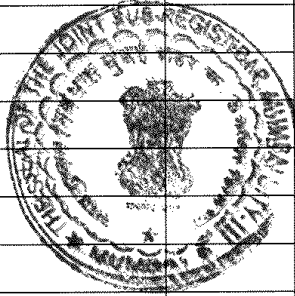
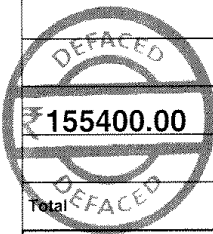
माझी आधार, माझी ओळख



CHALLAN
MTR Form Number-6



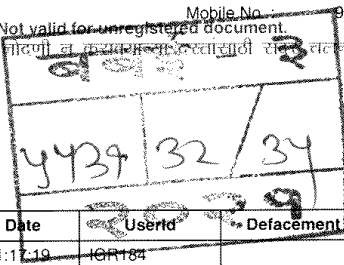
GRN	MH009291835202021P	BARCODE		Date	29/12/2020-18:24:43	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				BOM1_MUMBAI CITY 1 SUB REGISTRAR			
Location				MUMBAI			
Year				2020-2021 One Time			
Account Head Details				Amount In Rs.			
0030045501 Stamp Duty				125400.00			
0030063301 Registration Fee				30000.00			
Total				1,55,400.00			
Payment Details				STATE BANK OF INDIA			
Cheque/DD No.							
Name of Bank				STATE BANK OF INDIA			
Name of Branch							
Bank CIN				10000502021122904393			
Ref. No.				4047863433832			
Bank Date				29/12/2020-18:24:54			
RBI Date				31/12/2020			
Scroll No. , Date				1006509 , 31/12/2020			
Payer Details				TAX ID / TAN (If Any)			
PAN No.(If Applicable)				AACPC3408L			
Full Name				MAHENDRA M CHORDIA			
Flat/Block No.				Office No 10, 1st Flr, Shankeshwar Arcade,			
Premises/Building				17/19 Dhanji Stret.CS No 1344 of Bhuleshwar			
Road/Street				MUMBAI			
Area/Locality				MUMBAI			
Town/City/District				MUMBAI			
PIN				4 0 0 0 0 3			
Remarks (If Any)				SecondPartyName=SHANKESHWAR REALTY LLP-			
Amount In				One Lakh Fifty Five Thousand Four Hundred Rupees 0			
Words				nly			
FOR USE IN RECEIVING BANK							



Department ID : Mobile No. : 9821042009
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चठन केवल दररम नलबधक कररनररर नरदणी कररररररर दररररररी लरगु आरु. नरदणी न कररररररर ररररररी ररर वररन लरगु नरररी.

Validity unknown

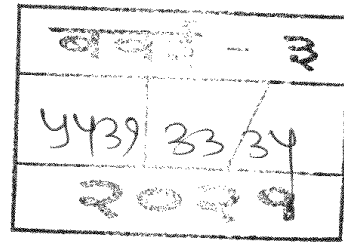
Digitally signed by DS
 VIRTUAL TREASURY
 MUMBAI 03
 Date: 2021.04.20
 11:18:21 IST
 Reason: Secure Document



Sr. No.	Defacement No.	Defacement Date	User Id	Defacement Amount	
1	(iS)-450-5531	0000296626202122	20/04/2021-11:17:19	IGR184	30000.00
2	(iS)-450-5531	0000296626202122	20/04/2021-11:17:19	IGR184	125400.00
Total Defacement Amount					1,55,400.00

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20210420180	20 April 2021,10:16:55 AM			
मूल्यांकनाचे वर्ष	2021				
जिल्हा	मुंबई(मेन)				
मूल्य विभाग	5-भुलेश्वर डिव्हिजन				
उप मूल्य विभाग	5/49भूभाग : पश्चिम व उत्तरेकडे काळबा देवी रोड, दक्षिणेकडे लोकमान्य टिळक रोड, पुर्वेस अब्दुल रहमान स्ट्रीट यामधील भाग				
सर्व्हे नंबर /न. भू क्रमांक :	सि टी एस नंबर#1344				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
85770	168060	302400	348400	168060	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	90.89चौरस मीटर	मिळकतीचा वापर-	कार्यालये व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	51 to 60वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.302400/-
उद्दवाहन सुविधा-	आहे	मजला -	1st floor To 4th floor		
संमिश्र वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - No					
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.302400/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)					
= (((302400-85770) * (40 / 100))+85770)					
= Rs.172422/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 172422 * 90.89					
= Rs.15671435.58/-					
एकत्रित अंतिम मूल्य					
= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य - मेझनाईन मजला क्षेत्र मूल्य - लागतच्या गळीचे मूल्य - वरील गळीचे मूल्य - बंदिस्त वाहन तळीचे मूल्य - खुल्या जमिनीवरील वाहने तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य - बंदिस्त बाल्कनी					
= A + B + C + D + E + F + G + H + I					
= 15671435.58 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
=Rs.15671435.58/-					

Home Print



450/5531

मंगळवार, 20 एप्रिल 2021 11:17 म.पू.

दस्त गोषवारा भाग-1

बबई3

37/34

दस्त क्रमांक: 5531/2021

दस्त क्रमांक: बबई3 /5531/2021

वाजार मूल्य: रु. 62,69,000/- मोबदला: रु. 57,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,25,400/-

दु. नि. सह. दु. नि. बबई3 यांचे कार्यालयात

पावती:5926

पावती दिनांक: 20/04/2021

अ. क्र. 5531 वर दि.20-04-2021

मादरकरणाराचे नाव: महेंद्र मदनलाल चोर्डिया

रोजी 11:14 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

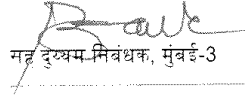
रु. 700.00

पृष्ठांची संख्या: 35

एकुण: 30700.00

Mahendra M Chordia

दस्त हजर करणाऱ्याची मही:


 महेंद्र दुय्यम निबंधक, मुंबई-3


 महेंद्र दुय्यम निबंधक, मुंबई-3

दस्ताचा प्रकार: ट्रान्स्फर डीड

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 क्र. 1 20 / 04 / 2021 11 : 14 : 00 AM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 20 / 04 / 2021 11 : 15 : 16 AM ची वेळ: (फी)

प्रतिज्ञापत्र

*सदर दस्ताऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणी दाखल केलेला आहे. *दस्तातील संपूर्ण मजदूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. *दस्ताची सत्यता, वैधता कायदेरीर दाखीसाठी वस्त निष्पादक व कसुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे:

लिहून घेणारे:



Summary-2(दस्त गोषवारा भाग - २)



20/04/2021 11 27:28 AM

दस्त गोषवारा भाग-2

खवई3

34/34

दस्त क्रमांक:5531/2021

दस्त क्रमांक :खवई3 /5531/2021

दस्ताचा प्रकार :-डान्मफर डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:महेंद्र मदनलाल चोर्डिया पत्ता:प्लॉट नं: 901, माळा नं: -, इमारतीचे नाव: मिल्वर सॉनीटिवर , वय :-53 व्हाक नं: पाटकोपर (पूर्व), मुंबई , रोड नं: एकिसम वॅकच्या ममोर, टिकक रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AACPC3408L	लिहून घेणार वय :-53 म्वाक्षरी:- <i>Mahendra M Chordia</i>		
2	नाव:शंकेश्वर रियल्टी एन्ड एल पी लॅफे अधिकृत भागिदार घेवरचंद जैन पत्ता:प्लॉट नं: ऑफिस थॉप नं. 25वी, माळा नं: 2 रा मजला , इमारतीचे नाव: शंकेश्वर आर्केड, व्हाक नं: मुंबई , रोड नं: 17/19, धनजी स्ट्रीट, महाराष्ट्र, मुंबई. पॅन नंबर:ADMFS6225J	लिहून देणार वय :-77 म्वाक्षरी:- <i>Shankar</i>		

वरील दस्तगोबज करून देणार तयारकीत डान्मफर डीड चा दस्त गोबज करून दिल्याचे कवून करतात.
शिक्का क्र.3 ची वेळ:20 / 04 / 2021 11 : 18 : 23 AM

ओळख:-

खात्रील इमाम अमे निवेदीत करतात की ते दस्तगोबज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	म्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:चेतन गवाकर घडशी - - वय:34 पत्ता:भोयले बाळ सर्वोदय हॉस्पिटल पाटकोपर मुंबई पिन कोड:400086	<i>Chetan</i>		
2	नाव:मिनीद अनंत हांगे - - वय:30 पत्ता:243 अनंत वाडी टाकरोली ममाल गयमड पिन कोड:402105	<i>Minid</i>		

शिक्का क्र.4 ची वेळ:20 / 04 / 2021 11 : 25 : 22 AM

शिक्का क्र.5 ची वेळ:20 / 04 / 2021 11 : 25 : 25 AM नोंदणी पुस्तक: 1 मध्ये

सह-बुय्यम निबंधक,
मुंबई शहर क्र-३

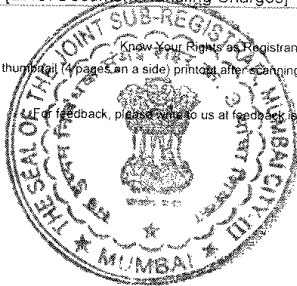
Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MAHENDRA M CHORDIA	eChallan	10000502021122904393	MH009291835202021P	125400.00	SD	0000296626202122	20/04/2021
2		POS		422622210420	700	RF	D422622210420	20/04/2021
3	MAHENDRA M CHORDIA	eChallan		MH009291835202021P	30000	RF	0000296626202122	20/04/2021

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

5531 /2021

1. Verify Scanned Document for correctness through thuripal (7 pages on a side) printed after scanning.
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