

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 Sale		
2)	the Landlord	SHANKESHWAR REALTY LLP		
	the Tenant	MR. MAHENDRA CHORDIA		
	the Purchaser	MR. SUNNY MAHENDRA CHORDIA		
3)	Property Description	The Office No. 3 & 12 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	2019	51
6)	Rates Zone 5/49	Land	Office	Office Less and Rate
		85,770	302,400	216,630
	Dep on Structure	60%		86,652
7)	Area	Commercial		
	Carpet Area Sq. Feet	171.00		
	Carpet Area Sq. Meters	15.89		
	Built Up Area Sq. Meters as Ready Reckoner Guide Lines	19.07		
8)	Consideration	Owner	Tenant	
		₹ 500,000.00	₹ 2,500,000.00	₹ 3,000,000.00
9)	MARKET VALUE OF THE SUBJECT PROPERTY			
	Particulars	Area	X Rate	X Multiplication
	Commercial cum Residential	19.07	172,422	1.00
			Rounded up	₹ 3,289,000
10)	Stamp Duty on Agreement Value or Market Value whichever is higher			
	Market Value	Article of Schedule -I of M. S.	Rate	Amount (₹)
	3,289,000	25 -Stamp Duty	2%	65,800
			Registration Fees	30,000
			Total Stamp Duty and Registration Fee.....	95,800



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Signature

Mahendra M. Chordia

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CHALLAN  
MTR Form Number-6



GRN	MH009288834202021P	BARCODE	[Barcode]		Date	29/12/2020-18:07:40	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)	APPPC6577A			
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR			Full Name	SUNNY M CHORDIA			
Location	MUMBAI			Flat/Block No.	Office No. 3 and 12, 1st Floor, Shankeshwar			
Year	2020-2021 One Time			Premises/Building	Arcade,			
Account Head Details		Amount in Rs.						
0030045501	Stamp Duty	65800.00		Road/Street	17/19, Dhanji Street, CS No 1344 of Bhuleshwar			
0030063301	Registration Fee	30000.00		Area/Locality	Mumbai			
				Town/City/District				
				PIN	4 0 0 0 0 3			
				Remarks (If Any)				
				SecondPartyName=SHANKESHWAR REALTY LLP~				
				Amount in	Ninety Five Thousand Eight Hundred Rupees Only			
				Words				
Total		95,800.00						
Payment Details				FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA								
Cheque-DD Details				Bank CIN	Ref. No.	1000502021122904260 0322224517240		
Cheque/DD No.		Bank Date	RBI Date	29/12/2020-18:07:53		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.  
सदर चालन केवल दृश्य निवेशक कार्यालयत नोंदणी करवयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करवयाच्या दस्त्यासाठी सदर चालन लागू नाही.  
Mobile No. : 9820938211

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*Sunny M Chordia*



**DEED OF TRANSFER**


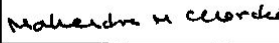

**THIS DEED OF TRANSFER** made at Mumbai on this <sup>APR</sup> 20<sup>th</sup> day of ~~DECEMBER~~ <sup>ONE</sup> in the Christian Year Two Thousand and Twenty **BY AND BETWEEN: -**

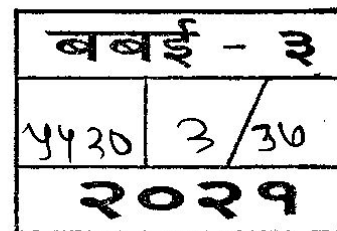
**SHANKESHWAR REALTY LLP** (formerly known as Shankeshwar Realty Private Limited, converted from Private Limited to LLP vide Certificate of Registration on Conversion dated 10<sup>th</sup> October 2017), a Limited Liability Partnership incorporated and registered under the provisions of the Limited Liability Partnership Act, 2008, having its LLP Identification No. AAK-8055 and having its registered office at Shop No. 25B, 2<sup>nd</sup> Floor, Shankeshwar Arcade, 17/19, Dhanji Street, Mumbai 400 003, 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 TENANT**" (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) of the **SECOND PART**

**AND**

		
<b>SHANKESHWAR REALTY LLP</b> the Landlord	<b>MAHENDRA MADANLAL CHORDIA</b> the Tenant	<b>SUNNY MAHENDRA CHORDIA</b> the Purchaser



**MR. SUNNY MAHENDRA CHORDIA**, of Mumbai, Indian Inhabitant, residing at 901, Silver Solitaire, 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 heir, executor and administrator and assign) of the **THIRD PART**

(The Landlord, Tenant 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** hereunder written and hereafter referred to as "**the said larger property**";



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 prior to 1961;

- (c) The title of the Landlord to the said larger property arises as under: -
- (i) The said larger property was originally owned by One Mr. Hirachand Naginchand who sold and transferred the said larger property to Mr.

SHANKESHWAR REALTY LLP	MAHENDRA MADANLAL CHORDIA	SUNNY MAHENDRA CHORDIA
the Landlord	the Tenant	the Purchaser

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Narendra alias Chinu Premchand Jhaveri and Mr. Praful Amichand Jhaveri ("*Jhaveris*") vide registered Deed of Conveyance dated 29<sup>th</sup> August 1986;

- (iii) The said Jhaveris by the registered Deed of Conveyance dated 15<sup>th</sup> 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 15<sup>th</sup> May 2014 refers to the list of Tenants/Occupants existing on the said building in respect of their respective premises which includes the Tenant herein;
- (iv) The Landlord's name is already entered upon the Property Card in respect of the said larger property in the City Survey Records maintained by the Collector;
- (v) The Landlord was originally registered as Shankeshwar Realty Pvt. Ltd., as a private limited company under the Companies Act, 1956, however, the said private limited company subsequently got converted into a limited liability partnership i.e. the Landlord herein on or about 10<sup>th</sup> October 2017



SHANKESHWAR REALTY LLP the Landlord	MAHENDRA MADANLAL CHORDIA the Tenant	SUNIL MAHENDRA CHORDIA the Purchaser

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pursuant to Section 58 (1) of the LLP Act, 2008;

(vi) In view of the aforesaid the Landlord is the absolute owner of the said larger property;

(d) By an Tenancy Agreement dated 21<sup>st</sup> June 2012 by and between (1) Chinu Premchand Jhaveri HUF through its Karta Mr. Chinu Premchand Jhaveri and (2) Praful Amichand Jhaveri HUF through its Karta Mr. Praful Amichand Jhaveri (thereinafter referred to as the "Landlords") of the One Part AND Mahendra Madanlal Chordia (thereinafter referred to as the "Tenant") of the Other Part, the said Landlords therein have given tenancy rights of the Office No. 12 on the 1<sup>st</sup> floor of the said building "Shankeshwar Arcade" in favour of Mahendra Madanlal Chordia. The rent receipt in respect of the said Premises stands in the name of the Tenant.

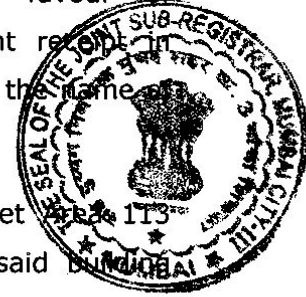


Thereafter Deed of Transfer of Tenancy dated 7<sup>th</sup> August 2018, which is duly registered in the office of Sub- Registrar of Assurance at Mumbai under Serial No. BBE1-3740-2018 by and between M/s. Chunilal & Co. (thereinafter referred to as the "Tenant") of the First Part AND (1) Mahendra Madanlal Chordia (thereinafter referred to as the "Incoming Tenant") of the Second Part AND Shankeshwar Realty LLP (thereinafter and hereinafter referred to as the "Landlord) of the

SHANKESHWAR REALTY LLP the Landlord	MAHENDRA MADANLAL CHORDIA the Tenant	SUNNY MAHENDRA CHORDIA the Purchaser

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Third Part, the said Landlords have given tenancy rights of the Office No. 3 on the 1<sup>st</sup> floor of the said building "Shankeshwar Arcade" in favour of Mahendra Madanlal Chordia. The rent receipt in respect of the said Premises stands in the name of the Tenant.



(d) (i) The **Office No. 3** admeasuring Carpet Area 113 square feet on the 1<sup>st</sup> floor of the said building "Shankeshwar Arcade" is occupied by the Tenant as the tenant of the Landlord yielding monthly rent of ₹664/-. The **Office No. 12** admeasuring Carpet Area 58 square feet on the 1<sup>st</sup> floor of the said building "Shankeshwar Arcade" is occupied by the Tenant as the tenant of the Landlord since October 2017 yielding monthly rent of ₹ 702/-. The said tenancy is valid and subsisting. The said Office Nos. 3 and 12 on the 1<sup>st</sup> floor of the said building "Shankeshwar Arcade" is hereinafter referred to as "**the said Premises**". The said Premises is more particularly described in the **SECOND SCHEDULE** hereunder written. The rent receipt in respect of the said Premises stands in the name of the Tenant;

(ii) The Tenant has represented and assured to the Purchaser that it has not directly and/or indirectly created any kind of third-party rights in respect of the said Premises and that it is in no manner directly and/or indirectly prevented from entering into any writing or transferring tenancy rights of the said

SHANKESHWAR REALTY LLP the Landlord	MAHENDRA MADANLAL CHORDIA the Tenant	SUNIL MAHENDRA CHORDIA the Purchaser

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Premises to the Purchaser as the new Owner of the said Premises;

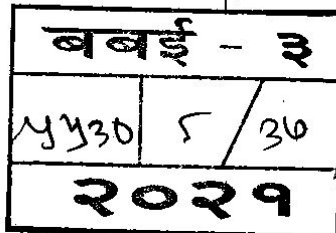
(e) The Purchaser has agreed to purchase the said Premises free from all encumbrances and reasonable doubts in the following manner: -

- (i) The Landlord shall sell, transfer, convey and assign the said Premises to the Purchaser;
- (ii) Simultaneously, the Tenant shall transfer all its tenancy rights and other possessory rights in the said Premises to the Purchaser and which shall be done with the consent of the Landlord;
- (iii) The aggregate consideration amount payable by the Purchaser is mutually agreed to the lumpsum price of ₹ 30,00,000/- (Rupees Thirty Lakhs only), which will be bifurcated and paid in the proportion of ₹ 5,00,000/- (Rupees Five Lakhs only) to the Landlord and ₹25,00,000/- (Rupees Twenty-Five Lakhs only) to the Tenant.
- (iv) The Purchaser becomes the absolute owner of the said Premises with vacant and peaceful possession of the same.

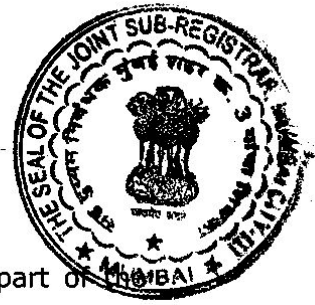


The Parties hereto are desirous of recording the terms and conditions of their agreement in the manner hereinafter appearing.

SHANKESHWAR REALTY LLP the Landlord	MAHENDRA MADANLAL CHORDIA the Tenant	SUNNY MAHENDRA CHORDIA the Purchaser


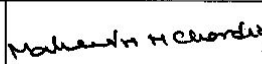



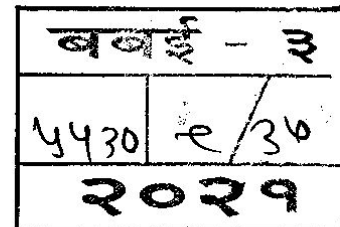




**NOW THIS INDENTURE WITNESSETH that: -**

1. The aforesaid recitals shall form an integral part of the present Deed.
2. The total consideration amounts payable by the Purchaser collectively to the Landlord and the Tenant is fixed at ₹ 30,00,000/- (Rupees Thirty Lakhs only).
3. In pursuance of the aforesaid agreement and in consideration of ₹5,00,000/- (Rupees Five Lakhs Only) to be paid by the Purchaser to the Landlord within 30 days from execution of these presents being the full consideration money agreed to be paid to the Landlord by the Purchaser as aforesaid, the Landlord do hereby grant, sell, convey, transfer and assures unto the Purchaser free from all encumbrances and reasonable doubts the said Premises as more particularly described in the Second Schedule hereunder written 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

		
SHANKESHWAR REALTY LLP the Landlord	MAHENDRA MADANLAL CHORDIA the Tenant	SUNNY MAHENDRA CHORDIA the Purchaser



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 quietly to hold, enter upon, occupy, possess and enjoy the said Premises with their appurtenances and receive the rents, issues and profit thereof and of every part thereof to and for its own use and 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,




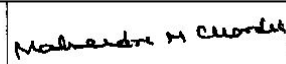

SHANKESHWAR REALTY LLP	MAHENDRA MADANLAL CHORDIA	SUNNY MAHENDRA CHORDIA
the Landlord	the Tenant	the Purchaser

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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 the Landlord doth hereby confirm and record that the Purchaser will be given the possession of the said Premises as owner thereof after receiving the full and final sale consideration of ₹5,00,000/- (Rupees Five Lakhs Only) as mentioned above and thereafter the purchaser shall be fully entitled to deal with the said Premises in the manner it desires without any objection or whatsoever nature from the Landlord and/or anyone claiming under them.



4. The Tenants hereby, with the consent of the Landlord, unconditionally and irrevocably transfer its tenancy, occupancy rights, title and interest in the said Premises which is more particularly described in the Second Schedule hereunder written to the Purchaser. In consideration of the surrender of the said tenancy rights as aforesaid, the Purchaser agreed to pay a sum of ₹ 25,00,000/- (Rupees Twenty Five Lakhs Only) to the Tenant in full and final

		
SHANKESHWAR REALTY LLP the Landlord	MAHENDRA MADANLAL CHORDIA the Tenant	SUNNY MAHENDRA CHORDIA the Purchaser

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consideration and satisfaction within 30 days from execution of this agreement AND the Tenant will handed over quiet, vacant and peaceful possession of the said Premises to the Purchaser after receipt of the said full and final sale consideration of ₹ 25,00,000/- (Rupees Twenty Five Lakhs Only) as mentioned above AND THAT thereafter, the Tenants shall have no right, title, interest and/or claim of whatsoever nature in the said Premises and the Purchaser shall be fully entitled to deal with the same in the manner it desires without any objection of whatsoever nature from the Tenant.

5. AND IT IS HEREBY FURTHER AGREED AND COVENANTED BY AND BETWEEN THE PARTIES that: —

- (i) The Purchaser shall use the said Premises for the purpose of commercial cum residence or uses as may be permissible in law only.
- (ii) The Purchaser along with other purchasers (who may enter into similar arrangements with the Landlord) of Premises in the building shall join in forming and registering an Association of Apartment Owners or a Society or a Limited Company as may be decided by the Landlord which will be formed only after all the Premises in the said building are sold and not otherwise.
- (iii) The Purchaser shall be liable to bear and pay the proportionate share of all outgoings in respect of the said Premises.



SHANKESHWAR REALTY LLP the Landlord	MAHENDRA MADANLAL CHORDIA the Tenant	SUNNY MAHENDRA CHORDIA the Purchaser

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(iv) The Purchaser shall have no claim save and except in respect of the said Premises. The remaining portion of the Property i.e. other flats, shops, common areas, etc. shall be the property of the Landlord until the whole of the said larger Property with building existing thereon is transferred to the Condominium/Co-operative society/limited company as mentioned herein above. However, the Purchaser shall have full right and liberty to use all the common areas of the said larger property including for ingress and egress.

6. AND the stamp duty and registration charges, if any in respect of the present Deed shall be borne and paid by the Purchaser as agreed between the parties.

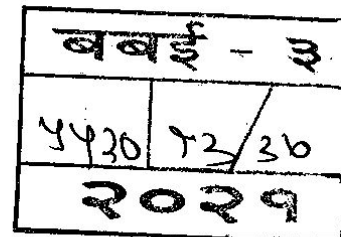
7. AND the Income Tax Permanent Account Numbers of the parties hereto are as under:



<b>Landlord</b>	<b>SHANKESHWAR REALTY LLP</b>	ADMFS6225J
<b>Tenant</b>	<b>MAHENDRA MADANLAL CHORDIA</b>	AACPC3408L
<b>Purchaser</b>	<b>SUNNY MAHENDRA CHORDIA</b>	APPPC6577A

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands to this writing the day and year first hereinabove written.

SHANKESHWAR REALTY LLP the Landlord	MAHENDRA MADANLAL CHORDIA the Tenant	SUNNY MAHENDRA CHORDIA the Purchaser



**THE FIRST SCHEDULE HEREINABOVE REFERRED TO:**

**("the said Larger Property")**

All that piece and parcel of land or ground with the message 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. Building constructed prior to 1961.

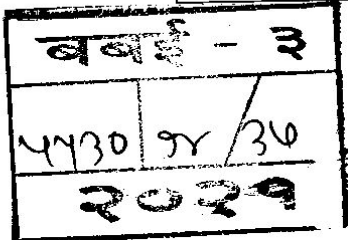
**THE SECOND SCHEDULE HEREINABOVE REFERRED TO:**

**("the said Premises")**

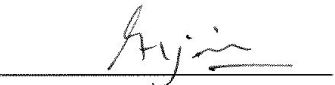
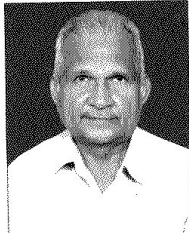

Commercial cum Residential premises bearing Nos. 3 and 12 aggregate admeasuring Carpet Area 171 square feet on the 1<sup>st</sup> floor of the said building "Shankeshwar Arcade" together with proportionate undivided share in the common amenities of the building known as "Shankeshwar Arcade" is standing 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 the Landlord	MAHENDRA MADANLAL CHORDIA the Tenant	SUNNY MAHENDRA CHORDIA the Purchaser






SIGNED AND DELIVERED by the withinnamed "Landlord")

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

- 1) Milind A. Donge. 
- 2) Chetan R. Ghatakshi. 



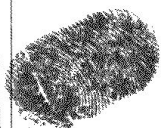
SIGNED AND DELIVERED by the withinnamed "Tenant")

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

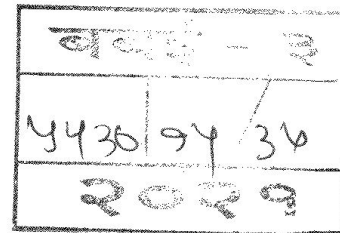
- 1) 
- 2) 

SIGNED AND DELIVERED by the withinnamed "Purchaser")

 Signature <b>SUNNY MAHENDRA CHORDIA</b>		 Left Thumb Impression
---	--	---

In the presence of..... )

- 1) 
- 2) 



## RECEIPT

Received of and from the withinnamed Purchaser **Sunny Mahendra Chordia** an amount of ₹5,00,000 (Rupees Five Lakhs Only) being full and final consideration amounts to be payable to the Landlord by the following Cheque:-

Cheque /RTGS No.	Cheque Amount in ₹	Drawn on
000065	5,00,000/-	HDFC Bank, 22-25 Ground Floor, Ashok Shopping Centre, Lokmanya Tilak Road, Crawford Market, Mumbai - 400001.
<b>TOTAL</b>	<b>5,00,000/-</b>	

₹ 5,00,000/-

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

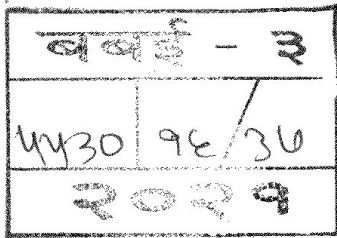


  
Gheverchand Jain  
(Designated Partner)  
**THE LANDLORD**

Witness:

1. 

2. 





## RECEIPT

Received of and from the withinnamed Purchaser **Sunny Mahendra Chordia** an amount of ₹25,00,000 (Rupees Twenty Five Lakhs Only) being full and final consideration amounts to be payable to the Tenants by the following Cheque/Pay Order/ RTGS:-

Cheque /RTGS No.	Cheque Amount in ₹	Drawn on
000069	25,00,000/-	HDFC Bank, 22-25 Ground Floor, Ashok Shopping Centre, Lokmanya Tilak Road, Crawford Market, Mumbai - 400001.
<b>TOTAL</b>	25,00,000/-	

₹ 25,00,000/-

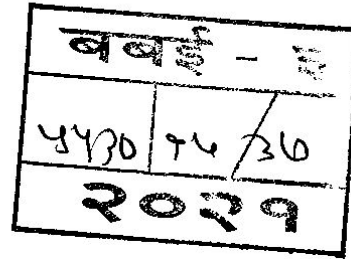
I SAY RECEIVED

*Mahendra M Chordia*  
**MAHENDRA MADANLAL CHORDIA**  
(TENANT)

Witness:

1. *[Signature]*

2. *[Signature]*





# बृहन्मुंबई महानगरपालिका

## करनिर्धारण व संकलन खाते

### मालमत्ता करदेयक

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

संज्ञा क्रमांक <b>CX0203100010000</b>	मानमत्ता करवर्ष <b>2020-2021</b>	देयक क्रमांक <b>202010BIL11991678 202020BIL11991679</b>	देयक दिनांक <b>09/12/2020</b>
पसकाराचे नाव व पत्ता : <b>MAHENDRA MADANLALCHORDIA</b>		पेयक - <b>Asstt. Assessor &amp; Collector, C Ward, Municipal Office Building, 76, Shrikant Palekar Marg, Chardanwadi, Marine Lines (East), Mumbai - 400 002.</b>	
<b>17-19, 19A, DHANJI STREET, DHANJI STREET, ZAVERI BAZAAR, MUMBADEVI, MUMBAI-400003</b>		ईमेल - <b>aacc.ac@mogm.gov.in</b> दूरध्वनी क्र. <b>022 2208 2817</b>	
मालमत्ता क्रमांक, सविक्री क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एम.क्र., / प्लॉट क्र., मालकाचे नाव, मार्ग क्र., मार्गचे नाव, ठिकाण, मालमत्तेचे वर्णन, कर सान्घाची नावे. <b>NARENDRA ALIAS CHINU PREMCHAND JHAVERI &amp; PRAFUL AMICHA, ND JHAVERI</b>			
प्रथम करनिर्धारण दिनांक <b>31/03/1961</b>	जमजादणी क्रमांक :	एकूण प्रॉडक्सी मूल्य: <b>₹ 44860725</b>	
एकूण प्रॉडक्सी मूल्य: <b>₹ Four Crore Forty Eight Lakh Sixty Thousand Seven Hundred Twenty Five Only</b> (अक्षरी)			
दि. 31/03/2010 या तारखेपर्यंतची थकवाकी <b>₹ 0</b>	दि. 01/04/2010 ते 31/03/2020 या तारखेपर्यंतची थकवाकी <b>₹ 0</b>		
देयक काळावधी:	<b>01/04/2020</b>	ते	<b>31/03/2021</b>

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
मलनिःसारण कर			0			0
मलनिःसारण साम कर			4248			4248
म.न.पा. शिक्षण उपकर			4045			4045
राज्य शिक्षण उपकर			3237			3237
टिक्मान इंधन उपकर			808			808
वृक्ष उपकर			203			203
पथ कर			5260			5260
एकूण देयक रक्कम			35603			35603
कलम 152 अ नुसार देवाची रक्कम			0			0
परनाय्यावरील व्याजाची वसुली			0			0
व्याज अडिवालाचे सयामावत			0			0
मराठवाची निष्कल रक्कम			35603			35603
प्रतिवादाची निष्कल 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		



**वसुली - 3**  
Thirty Five Thousand Six Hundred Three Only  
4430 95/34  
2029

"To make payment through NEFT:  
IFSC - SBIN000306, 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 मुंमनपा अधिनियमातील तरतुदीनुसार निर्गमित करण्यात आला असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

साप्ताहिक व परिस्थितीकीय सामवायक योजनेअंतर्गत अटी-सर्तीची पूर्तता करणा-या पात्र मालमत्तांचे मालमत्ता करदारील सर्वसाधारण कर या घटकात 5% ते 15% सवलत अनुभवे जाते.

माझे सुट्टे माही जबाबदारी

अ) मानक वापरा  
ब) बार्बदार हात घुवा  
क) सुरक्षित अंतर राखा

सं. रा. टसनेके  
श्री. ललिता हसनके  
कमानिभारक व सेक्यलर (प्र)

रकम पात  
५० नमून मॉडेलची ओळख



nRCI



# 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](http://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			Asstt. Assessor & Collector, C Ward, Municipal Office Building, 76, Shrikant Palekar Marg, Chandanwadi, Marine Lines (East), Mumbai - 400 002.
			यांचकृत

विभाग क्रमांक, इमारतीचे नाव / विंग, न. म. मा. क्र./ भूमापन क्र. गावाचे नाव, मार्ग क्र., मार्गचे नाव, ठिकाण, मालमत्तेचे वर्षाने, करदात्यांची नावे

NARENDRA ALIAS CHINU PREMCHAND JHAVERI & PRAFUL AMICHA, ND JHAVERI



10/11/2020	रोषीची थकबाकी	₹	0
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201910BIR11918157	देयक क्रमांक व देयक कालावधी	201920BIR11918157
01/10/2019 ते 31/03/2020	दुरुस्ती उपकर / Repair Cess	01/10/2019 ते 31/03/2020
0	प्रवर्ग (अ) / Category A	निवासी / R
58289		अनिवासी / NR
0	प्रवर्ग (ब) / Category B	निवासी / R
		अनिवासी / NR
0	प्रवर्ग (क) / Category C	निवासी / R
0		अनिवासी / NR
58289	देयक रक्कम	₹
		58289
	यापूर्वी भरलेली जावाळ / जादा रक्कम	₹
		0
	निष्काळ देय असलेली रक्कम	₹
		58289
	देय दिनांक	18/02/2021

बंद  
18/02/2021  
3  
To make payment through NEFT : IFSC : SBIN0000300 , Beneficiary A/C No :- MCGMPRCX0203100010000  
Name - MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first.  
५५३० ९८/३०  
संदेह ००२९

- 1) बाबतचा महापालिकेचा करव्याही मिला नसतील,नागरी सुविधा केंद्रावर स्विकारले जाईल.
- 2) पुढीलवेळी व्यवहारासाठी दुरुस्ती उपकराचा लेखा क्रमांक नमूद करावा.
- 3) लहान व गरजू मुलांच्या मधतीसाठी २४ तास तात्काळ सेवा दूरध्वनी क्र. १०९८.
- 4) बृहन्मुंबई महानगरपालिका आपत्कालीन व्यवस्थापन केंद्र संपर्क क्र.22684727

सं. रा. हसनोळे  
डा. संगिता हसनोळे  
करनिर्धारक व संकलक (प्र)

E & OE.

सूचना- आपल्या 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

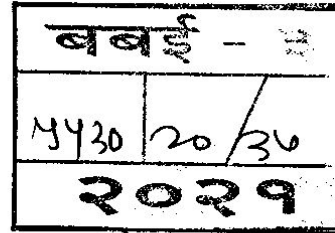
1. Sheet No.	2. Name Of Street or Locality	3. Street No.	4. Cadastral Survey No.
133	DHANJI ST.	*(95 & 1) & #(97 & 1)	1344

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.

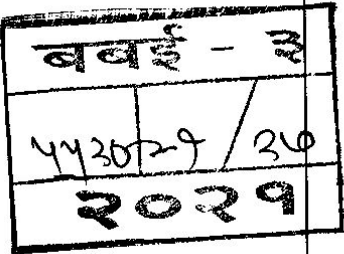
10. Name of person in Beneficial Ownership	11. Mode of Acquisition by present owner	12. Devolution of Title



Signature Not Verified  
Digitally signed by MAHESH TRIMBAKRAO 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] [&amp;] 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 &amp; 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 &amp; REGD.ON 24-10-86 FROM 'E' IN COL.10 CONVEYED THIS PPTY.TO 'F' &amp; '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.&amp; REGD.ON 15-05-2014 FROM 'F' &amp; '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... If any	14.Lease from Public Body or Fazindar	15.Ground Rent due to Public Body or Fazindar	16.Superintendents Initial
			<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.&amp; L.R.</p> <p>(F)-SD/-6-2-2015,SD/-09-02-2015,SD/-</p> <p>Signature Not Verified  11/2/2015  Date: 2015/03/16 16:38:14  MARESHY TRIMBAKRO BGALE</p>
17. Remark			

-ASSESSMENT REDEEMED VIDE C.S.1340

-ASSESSMENT IS LEVIED AS PER ORDER NO.REV/TAB/WSC/BHULESHWAR C.S.NO.

1344 DT.17.8.81 ISSUED BY DY.COLLECTOR INAMI & SPL.TENURE,ABOLITION

BR.B'Y CITY. ORDER IS FILED IN FILE NO.S/MIMISC/BHUL.

SD/-28.9.81

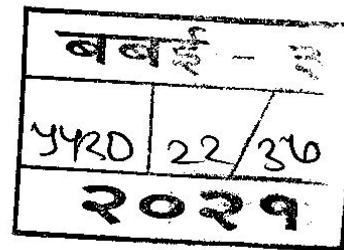
(Rectangular "[ ]" Brackets show entry deleted)

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)

Superintende

Mumbai City Survey and Land Record





सत्यमेव जयते

**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

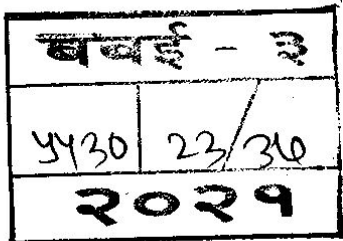


Registrar, Mumbai

Note: The corresponding form 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](http://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.



3740318

16/04/2021

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

सूची क्र.2

दुय्यम निबंधक : दु.नि.मुंबई शहर 1

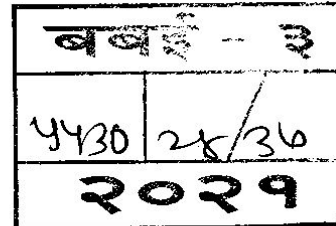
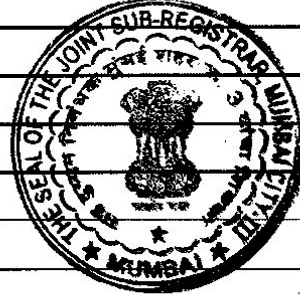
दस्त क्रमांक : 3740/2018

नोंदणी :

Regn:63m

गावाचे नाव : 1) भुलेश्वर

(1) विलेखाचा प्रकार	भाडेपट्ट्याचे हस्तांतरणपत्र
(2) मोबदला	2900000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2754000
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं. ऑफिस नं. 3, माळा नं: 1 ला मजला, रोड नं: 17/19,धनजी स्ट्रीट,मुंबई - 400003(( C.T.S. Number : 1344 ; ))
(5) क्षेत्रफळ	1) 113 चौ.फूट
(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:-चुत्रीलाल अँड कंपनी तर्फे भागिदार मिलन नरेंद्र वीरा वय:-52; पत्ता:-प्लॉट नं: ऑफिस 17/19, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: धनजी स्ट्रीट, महाराष्ट्र, MUMBAI. पिन कोड:-400003 पॅन नं:-AAAFC0156B 2): नाव:-चुत्रीलाल अँड कंपनी तर्फे भागिदार सुरभी पंकज पारेख वय:-68; पत्ता:-प्लॉट नं: ऑफिस 17/19, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: धनजी स्ट्रीट, महाराष्ट्र, MUMBAI. पिन कोड:-400003 पॅन नं:-AAAFC0156B 3): नाव:-शंकिश्वर रियलिटी एल एल पी तर्फे ऑर्थोराईज्ड सिग्रेटरी प्रकाशचंद अग्रवाल वय:-56; पत्ता:-25बी, 2 रा मजला, शंकिश्वर आर्किड, -, 17/19, धनजी स्ट्रीट, ंआण्ड्वी (ंऊंबाई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400003 पॅन नं:-ADMFS6225J
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-महेंद्र मदनलाल चोरडिया वय:-50; पत्ता:-प्लॉट नं: 901, माळा नं: -, इमारतीचे नाव: सिल्वर सोलिटैअर, ब्लॉक नं: ऑक्सिस बँकच्या समोर, रोड नं: टिळक रोड, घाटकोपर पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AACPC3408L
(9) दस्तऐवज करून दिल्याचा दिनांक	07/08/2018
(10) दस्त नोंदणी केल्याचा दिनांक	07/08/2018
(11) अनुक्रमांक, खंड व पृष्ठ	3740/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	146000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	29000
(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.







# बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

बेस्ट भवन, पो.बॉ.नं.१९२, बेस्ट मार्ग, कुलाबा, मुंबई - ४०० ००१



This electric Bill is issued for electricity used and may be treated as proof for other

<b>Name :</b> MAHENDRA M CHORDIA	<b>Bill For :</b> Jun-2020 <b>Date of Bill :</b> 15/06/2020 <b>Invoice No. :</b> 006382099061
<b>Billing Address :</b> FLOOR-1ST,PLOT-17/19,USTAD BUILDING,DHANJI STREET,ZAVERI BAZAR MUMBADEVI,MANDVI,MUMBAI-400003	<b>Book Folio No. :</b> 382099 <b>Consumer No. :</b> 382-099-061*5
<b>Power Supply Address :</b> FLOOR-1ST,PLOT-17/19,USTAD BUILDING,DHANJI STREET,ZAVERI BAZAR MUMBADEVI,MANDVI,MUMBAI-400003	<b>Cycle :</b> 08 <b>C.A.No. :</b> 1128129
	<b>Type of Supply :</b> <b>Bill Period :</b> 08/05/2020 - 04/06/2020
	<b>Service No. :</b> 3449-X-X <b>Tariff :</b>
	<b>Installation No. :</b> 0060074 <b>Category :</b>
	<b>Sanctioned Load :</b> 0.000 KW <b>Ward :</b> C
	<b>Security Deposit :</b> 19000.00
<b>Last Payment Received</b> ₹ 0.00	<b>Last Payment Received Date</b> 24/08/2018

29.29	2579.29	06/07/2020	2600.00	2609
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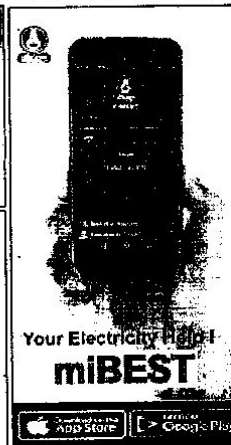
\* Due date valid only for current bill amount \*\* Interest will be levied on arrears as applicable

<b>Fuse Control/Off Supply</b> 22084242 8828847565	<b>Billing Complaints</b> 22071718	<b>Electricity Theft/ Unauthorised use</b> South-22814996	<b>Fault Control</b> 22066611	<b>For Street Lighting Complaints</b> 8291554242 / 8657491117
--	---------------------------------------	--	----------------------------------	--

**Assistant Admin. Manager, Customer Care 'C' Ward, Vidyut Bldg, 3rd Floor, Opp. G.T.Hospital, Pathakwadi, Mumbai - 400002. Tel No -22030846.**

**Ground Floor, Multistoried Annex Bldg, Accomodation Road, Colaba, Mumbai - 400001**

Visit : [www.cgfbest.org.in](http://www.cgfbest.org.in)  
Email : [decgrfbestundertaking.com](mailto:decgrfbestundertaking.com)



Meter No - null

May-20
Apr-20
Mar-20
Feb-20
Jan-20
Dec-19
Nov-19
Oct-19
Sep-19
Aug-19
Jul-19

Units Consumed	KWH
Jun-20	null
Jun-19	

**Bill Collection Centers in your area**

Mahatma Phule Mkt : Near Police Commissioner office, L.T.Road, Mumbai -2  
 Pydhonie : Vjay Valabh Chowk, Bapu Khote Marg, Mumbai 400003  
 Chandanwadi : Near Municipal 'C' Ward office, Chandanwadi, Girgaum  
 Fanaswadi : Sitaram Poddar Marg, Girgaum  
 Majestic : Majestic Shopping Center, Marg, Girgaum.  
 Prathana Samaj : Near H... Mumbai-4  
 Jhaveriwadi : N. Ward...  
 Pathakwadi : Best Electric...



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Now pay bill without que

Best Undertaking official app

miBEST

Available on the App Store | Get it on Google Play

for details & more information - [www.bestundertaking.com](http://www.bestundertaking.com)

(Dr. R.D.Palsute)  
Chief Engineer Customer Care

Consolidated Stamp... Mumbai... 05/06/2020

Crossed Cheque \*\* / D.D. Should be in Favour of " BEST Consumer 382099061\*5

CONSUMER NUMBER	BILL DATE	DATE DUE	BILL AMOUNT	
S/C/08	382-099-061*5	15/06/2020	06/07/2020	2600.00

If you have paid Arrears of , Please bring the paid bill and Pay

\*\* Payment by made cheque is subject to realization.



5730 24/30

2029

SHANKESHWAR ARCADE  
SHANKESHWAR REALTY LLP

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

BILL NO. : 12

BILL DATE : 1-10-2017

DUE DATE : 1-10-2017

BILL FOR THE MONTH OF: OCT 2017

NAME : MAHENDRA M.CHORADIA (SH-12)

FLAT NO. :

FLOOR NO.: 1ST FLOOR

WING NO. :

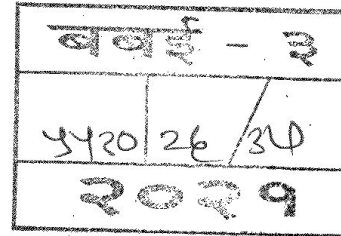
SHOP NO. : 12

SR. NO.	PARTICULARS	AMOUNT INR
1	RENT INC. ALL TAXES RS.	702.00
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	
	<b>TOTAL</b>	<b>702.00</b>
	<b>Total Dues Pending</b>	<b>702.00</b>

Amount in Words : INR Seven Hundred Two only.

For SHANKESHWAR REALTY LLP

THIS IS COMPUTER GENERATED INVOICE(P.T.O)



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MAHENDRA MADANLAL CHORDIA

MADANLAL CHORDIA

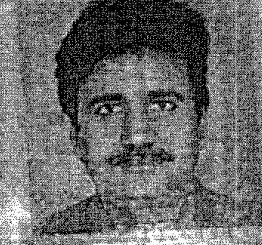
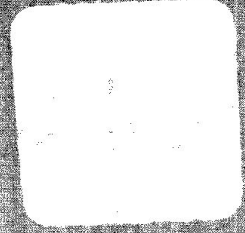
07/03/1968

Permanent Account Number

AACPC3408L

*Mahendra M. Chordia*

Signature



08092011

*Mahendra M Chordia*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUNNY M CHORDIA

MAHENDRA MADANLAL CHORDIA

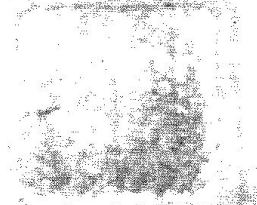
08/07/1993

Permanent Account Number

APPPC6577A

*Sunny*

Signature



23092011

बवई - ३	
५५३०	२०/३०
२०२९	

*Sunny*



भारत सरकार  
GOVERNMENT OF INDIA



महेंद्र मदनलाल चौरडिया  
Mahendra Madanlal Chordia  
DOB: 07-03-1968  
Gender: Male



6383 4040 3103

- आम आदमी का अधिकार

Mahendra M Chordia



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O: मदनलाल चौरडिया, 901  
सिल्वर सोलैटर सी एच एस, टिळक  
रोड, अक्सिस बैंक समोर, घाटकोपर  
ईस्ट, मुंबई, राजावाडी, मुंबई, मुंबई,  
महाराष्ट्र, 400077

Address:  
S/o: Madanlal Chordia, 901 Silver  
Soltaire Chs, Tilak Road, Opp Axis  
Bank, Ghatkopar East, Mumbai,  
Rajawadi, Mumbai, Mumbai,  
Maharashtra, 400077

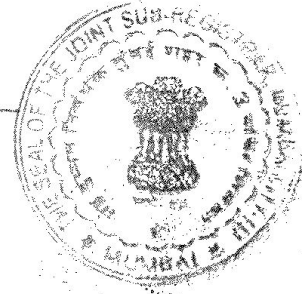


1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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



भारत सरकार



सन्नी महेंद्र चौरडिया  
Sunny Mahendra Chordia  
DOB: 08-07-1993  
Gender: Male



9270 5458 5864

- आम आदमी का अधिकार

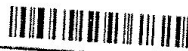
बवई - ३
५५३० / २८ / ३०
२०२१



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O: महेंद्र चौरडिया, 901, सिल्वर  
सोलीटर, टिळक रोड, अक्सिस बैंक  
समोर, घाटकोपर ईस्ट, मुंबई,  
राजावाडी, मुंबई, मुंबई, महाराष्ट्र,  
400077

Address:  
S/o: Mahendra Chordia, 901, Silver  
Solitaire, Tilak Road, Opp Axis  
Bank, Ghatkopar East, Mumbai,  
Rajawadi, Mumbai, Mumbai,  
Maharashtra, 400077



1947  
1800 300 1947

help@uidai.gov.in

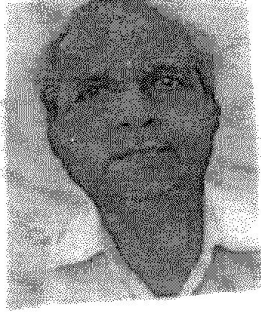
www.uidai.gov.in

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

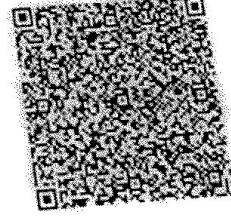
*Handwritten signature*



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

S/O चुनिलाल जैन, चीनवाला  
बिल्डिंग ए विंग १ ला मजला रुम नं ३२,  
जल 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

बबई - २
५५३० २२/३६
२०२१

*Ajiz*

# SHANKESHWAR REALTY LLP


Reg. Add.: Shop No. 25B, 2nd Floor, Shankeshwar Arcade, 17/19, Dhanji  
Street Mumbai-400003  
Tel No.: 022-23420105 Email Id: shankeshwarrealty@gmail.com

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE PARTNERS OF SHANKESHWAR REALTY LLP ("THE FIRM") HELD ON 23<sup>rd</sup> MARCH, 2021 AT 04:00 P.M. AT THE REGISTERED OFFICE SITUATED AT SHOP NO. 25B, 2ND FLOOR, SHANKESHWAR ARCADE, 17/19, DHANJI STREET MUMBAI-400003**


"RESOLVED THAT the consent of the Partners be and is hereby given for execution of the Transfer Deed, as per the draft of the Deed of Transfer tabled before the meeting and initialed by the Chairman of the meeting for purposes of identification, to be entered tripartite between the M/s. Shankeshwar Realty LLP ("Landlord"), Mr. Mahendra Madanlal Chordia ("Tenant") and Mr. Sunny Mahendra Chordia ("Purchaser").

RESOLVED FURTHER THAT Mr. Gheverchand Chunilal Jain (DIN: 01254755), Partner of the firm be and is hereby authorized by the partners, settle the terms and conditions for Transfer Deed for the LLP firm's property bearing office No. 3 and 12, 1<sup>st</sup> Floor, Shankeshwar Arcade, Mumbai, having an area of 171 square feet and sign and execute the Transfer Deed and such other documents as may be found necessary, modify or amend the documents so executed where necessary and present the documents so signed by him on behalf of the firm for registration before the Registrar and sub Registrar of Assurances and admit execution of the documents and do all such other acts deeds and things as are incidental or consequential thereto." (The concern Building is constructed much prior to 1960-61)

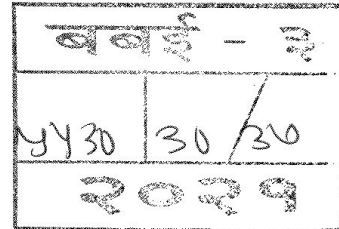
FOR SHANKESHWAR REALTY LLP

  
Partner

FOR SHANKESHWAR REALTY LLP

  
Partner

Date: 23.03.2021  
Place: Mumbai



भारत सरकार  
Ministry of Information and Public Relations

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

6926 0278 2863  
VID : 9187 6044 9553 5145

मेरा आधार. मेरी पहचान

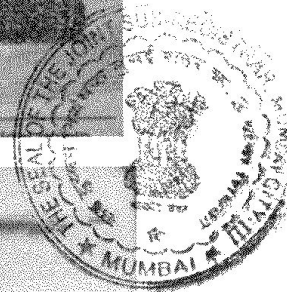
Download Date: 23/10/2020  
Issue Date: 10/02/2013

भारत सरकार  
Ministry of Information and Public Relations

पता:  
S/O: अनंत डांगे, 243 अनंतवाडी, ठाकरोनी, म्हासला,  
रांगड  
महाराष्ट्र - 402105

Address:  
S/O: Anant Dange, 243 Anantavadi  
Thakaroli, Mhasla, Raigad,  
Maharashtra - 402105

6926 0278 2863  
VID : 9187 6044 9553 5145

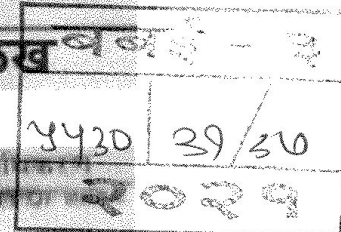


भारत सरकार  
Ministry of Information and Public Relations

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

6234 2586 7661

माझी आधार, माझी ओळख



भारत सरकार  
Ministry of Information and Public Relations

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

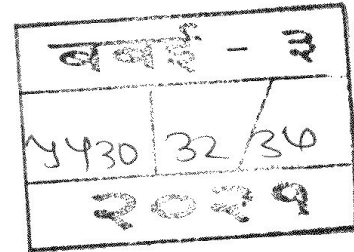
पता:  
एम भोगले चाक, भीम नगर,  
सर्वोदय हॉस्पिटलच्या  
पाठीमागे, एकता मित्र  
मंडळ, एनबीएम मार्ग, मुंबई,  
मुंबई,  
महाराष्ट्र - 400086

1987  
1987

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	20210420113				20 April 2021, 10:07:58 AM
मूल्यांकनाचे वर्ष	2021				
जिल्हा	मुंबई(मेन)				
मूल्य विभाग	5-भुलेश्वर डिव्हीजन				
उप मूल्य विभाग	5/49भूभाग : पश्चिम व उत्तरेकडे काळबा देवी रोड. दक्षिणेकडे लोकमान्य टिळक रोड. पुर्वेस अब्दुल रहमान स्टीट यामधील भाग				
सर्व्हे नंबर /न. भू. क्रमांक	सि.टी.एस नंबर#1344				
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
85770	168060	302400	348400	168060	चौरस मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र(Built Up)-	19.07चौरस मीटर	मिळकतीचा वापर-	कार्यालये व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	51 to 60वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.302400/-
उद्बवाहन 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 * 19.07				
	= Rs.3288087.54/-				
<b>एकत्रित अंतिम मूल्य</b>	- मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य - गेझॅनार्डन मजला क्षेत्र मूल्य - लगतच्या गल्लीचे मूल्य - वरील बांधीव मूल्य - बंदिस बांधीव तळीचे मूल्य - खुल्या जमिनीवरील बाहेर तळीचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य : बंदिस बांधीव				
	= A + B + C + D + E + F + G + H + I				
	= 3288087.54 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	=Rs.3288087.54/-				



Home Print







CHALLAN  
MTR Form Number-6



GRN	MH000605549202122P	BARCODE			Date	19/04/2021-17:58:25	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	APPPC6577A			
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR			Full Name	SUNNY M CHORDIA			
Location	MUMBAI			Flat/Block No.	OFFICE NO. 3			
Year	2021-2022 One Time			Premises/Building	OFFICE NO. 3			
Account Head Details		Amount In Rs.		Road/Street	17/19 DHANJI STREET,CS NO 1344 OF BHULESHWAR			
0030045501	Sale of NonJudicial Stamp		99000.00	Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 0 3			
				Remarks (If Any)	SecondPartyName=SHANKESHWAR REALTY LLP			
				Amount In	Ninety Nine Thousand Rupees Only			
Total			99,000.00	Words				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	10000502021041902038	0139040975123	
Cheque/DD No.				Bank Date	RBI Date	19/04/2021-17:58:39	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.

सदर चालन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

Mobile No. : 9820938211

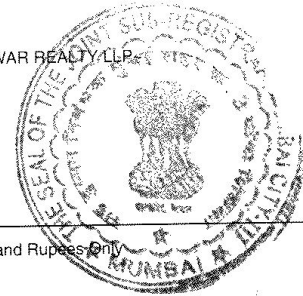
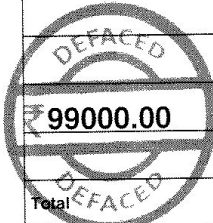
वर्ग - ३
५५३० ३३ ३०
२०२१



**CHALLAN**  
MTR Form Number-6



GRN	MH000605549202122P	BARCODE		Date	19/04/2021-17:58:25	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty			
Office Name				BOM1, MUMBAI CITY 1 SUB REGISTRAR			
Location				MUMBAI			
Year				2021-2022 One Time			
Account Head Details				Amount In Rs.			
0030045501 Sale of NonJudicial Stamp				99000.00			
Flat/Block No.				OFFICE NO. 3			
Premises/Building				17/19 DHANJI STREET,CS NO 1344 OF BHULESHWAR			
Area/Locality				MUMBAI			
Town/City/District				MUMBAI			
PIN				4 0 0 0 0 3			
Remarks (If Any)				SecondPartyName=SHANKESHWAR REALTY/LLP			
Amount In				Ninety Nine Thousand Rupees Only			
Words				99,000.00			
Payment Details				STATE BANK OF INDIA			
Cheque-DD Details				FOR USE IN RECEIVING BANK			
Bank CIN				Ref. No.			
10000502021041902038				0139040975123			
Bank Date				RBI Date			
19/04/2021-17:58:39				Not Verified with RBI			
Name of Bank				Bank-Branch			
STATE BANK OF INDIA				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. : 9820938211

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UseId	Defacement Amount
1	(IS)-450-5530	0000296543202122	20/04/2021-11:15:13	TGR184	99000.00
Total Defacement Amount					99,000.00

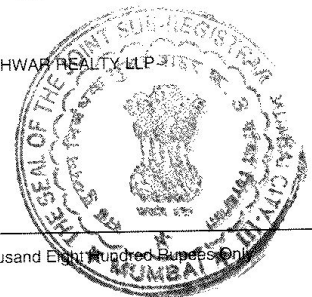
4530/38/30  
2021

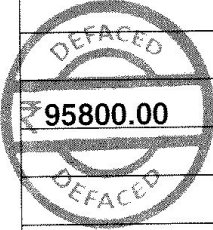


**CHALLAN**  
MTR Form Number-6



GRN	MH009288834202021P	BARCODE		Date	29/12/2020-18:07:40	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)	APPPC6577A		
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR	Full Name	SUNNY M CHORDIA				
Location	MUMBAI	Flat/Block No.	Office No. 3 and 12, 1st Floor, Shankeshwar				
Year	2020-2021 One Time	Premises/Building	Arcade,				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030045501 Stamp Duty	65800.00	17/19, Dhanji Street, CS No 1344 of Bhuleshwar	Mumbai		4 0 0 0 0 3	 SecondPartyName=SHANKESHWAR REALTY LLP
0030063301 Registration Fee	30000.00					
<b>Total</b>	<b>95,800.00</b>	<b>Amount In Words</b>	Ninety Five Thousand Eight Hundred Rupees Only			



Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502021122904260	0322224517240
Cheque/DD No.		Bank Date	RBI Date	29/12/2020-18:07:53	31/12/2020
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	1006509 , 31/12/2020		

Department ID: Validity Unknown  
 NOTE:- This challan is to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चाल कोल दुर लिसात नोदणी करावयाच्या दस्तासठी लागू आहे. नोदणी न करावयाच्या दस्तासठी सदर चाल लागू नाही.  
 Digitally signed by DS VIRTUAL TREASURY MUMBAI 03  
 Date: 2021.04.20 11:17:54 IST  
 Challan Defaced Reason: Secure Document  
 Location: India  
 Mobile No: 982088211  
 4430 37/30  
 2029

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-450-5530	0000296547202122	20/04/2021-11:15:16	IGR184	30000.00

450/5530

मंगळवार, 20 एप्रिल 2021 11:15 म.पू.

दस्त गोपवारा भाग-1

बवई3

36/50

दस्त क्रमांक: 5530/2021

दस्त क्रमांक: बवई3 /5530/2021

बाजार मूल्य: रु. 32,88,500/-

मोबदला: रु. 30,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,64,800/-

दु. नि. मह. दु. नि. बवई3 यांचे कार्यालयात

अ. क्र. 5530 वर दि.20-04-2021

नोजी 11:11 म.पू. वा. हजर केला.

पावती:5925

पावती दिनांक: 20/04/2021

सादरकरणाराचे नाव: मंत्री महेंद्र चोरडीया

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 740.00

पृष्ठांची संख्या: 37

एकुण: 30740.00

दस्त हजर करणाऱ्याची मही:

मह. दुय्यम निबंधक, मुंबई-3

मह. 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

शिक्रा क्र. 1 20 / 04 / 2021 11 : 11 : 14 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 20 / 04 / 2021 11 : 13 : 11 AM ची वेळ: (फी)

### प्रतिज्ञापत्र

\*सदर दस्ताऐवज हा नोंदणी कायद्या १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणी वाचल केलेला आहे. \*दस्तातील संपूर्ण माजकूद, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या दस्तऐवजांची सत्यापन तपासणी आहे. \*दस्ताची सत्यता, वैधता कायदेशीर सक्षीसाठी वरत निष्पादक व सत्यतावाचक हे संपूर्णपणे जबाबदार राहतील.

Mahesh K. Chaudhari

लिहून घेणारे:

Signature

लिहून घेणारे:



Summary-2( दस्त गोषवारा भाग - २ )



20/04/2021 11 26:20 AM

दस्त गोषवारा भाग-2

वर्ड 3 30/30  
दस्त क्रमांक:5530/2021

दस्त क्रमांक :वर्ड3 /5530/2021

दस्ताचा प्रकार :-ड्रान्सफर डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:शंकरेश्वर गियलिटी एल एल पी तर्फे अधिकृत भागिदार धेवरचंद जैन पत्ता:प्लॉट नं: ऑफिस शॉप नं. 25वी, माळा नं: 2 रा मजला, इमारतीचे नाव: शंकरेश्वर आर्केड, ब्लॉक नं: मुंबई, रोड नं: 17/19, धनजी स्टीट, महाराष्ट्र, MUMBAI. पिन नंबर:ADMF56225J	विहून देणार वय :-77 स्वाक्षरी:- <i>Hijin</i>		
2	नाव:महेंद्र मदनलाल चोरडीया पत्ता:प्लॉट नं: 901, माळा नं: -, इमारतीचे नाव: मिल्वर मॉलीटेयंग , ब्लॉक नं: घाटकोपर (पूर्व), मुंबई , रोड नं: गॅक्सिम बँकच्या ममोर, टिळक रोड, महाराष्ट्र, MUMBAI. पिन नंबर:AACPC3408L	विहून देणार वय :-53 स्वाक्षरी:- <i>Mahendra M Chordia</i>		
3	नाव:मन्नी महेंद्र चोरडीया पत्ता:प्लॉट नं: 901, माळा नं: -, इमारतीचे नाव: मिल्वर मॉलीटेयंग , ब्लॉक नं: घाटकोपर (पूर्व), मुंबई , रोड नं: गॅक्सिम बँकच्या ममोर, टिळक रोड, महाराष्ट्र, MUMBAI. पिन नंबर:APPC6577A	विहून देणार वय :-27 स्वाक्षरी:- <i>Manni Mahendra Chordia</i>		

वरील दस्ताऐवज करून देणार तथाकथित ड्रान्सफर डीड चा दस्त ऐवज करून दिल्याचे कवुल करतात.  
शिक्का क्र.3 ची वेळ:20 / 04 / 2021 11 : 23 : 42 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:चेतन गन्नाकर घडशी - - वय:33 पत्ता:भोसले चालू सर्वोदय हॉस्पिटल घाटकोपर मुंबई पिन कोड:400086	स्वाक्षरी <i>Chetan</i>	
2	नाव:मिर्नीद अनंत डांगे - - वय:34 पत्ता:243 अनंत बाडी ठाकागोली ममाल रायगड पिन कोड:402105	स्वाक्षरी <i>Mirnid</i>	

प्रमाणित करणेत येत की दस्तामध्य  
एकूण.....३०.....पाने आहेत पुस्तक  
क्रमांक-१, मध्ये वर्ड-३/...४५३०...२०२१  
नोंदला. 20/04/2021 -  
दिनांक

शिक्का क्र.4 ची वेळ:20 / 04 / 2021 11 : 24 : 16 AM

शिक्का क्र.5 ची वेळ:20 / 04 / 2021 11 : 24 : 18 AM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक,  
मुंबई शहर क्र-३

सह दुय्यम निबंधक, मुंबई शहर-३

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SUNNY M CHORDIA	eChallan	10000502021041902038	MH000605549202122P	99000.00	SD	0000296543202122	20/04/2021
2	SUNNY M CHORDIA	eChallan	10000502021122904260	MH009288834202021P	65800.00	SD	0000296547202122	20/04/2021
3		POS		845535210420	740	RF	D845535210420	20/04/2021
4	SUNNY M CHORDIA	eChallan		MH009288834202021P	30000	RF	0000296547202122	20/04/2021

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

5530 /2021

1. Verify Scanned Document for correctness through internet (4 pages on a side) print out after scanning.  
2. Get print immediately after registration.

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