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पावती

Original/Duplicate

Wednesday, November 18, 2020

नोंदणी क्र. 39म

4:30 PM

Regn 39M

पावती क्र. 10573 दिनांक 18/11/2020

गावाचे नाव: कांजूर

दस्तऐवजाचा अनुक्रमांक: करल3-9931-2020

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अजिंक्य दीपक शिंदे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 740.00

पृष्ठांची संख्या: 37

DELIVERED

एकूण:

रु. 30740.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:47 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.5557696 /-

मोबदला रु.7200000/-

भरलेले मुद्रांक शुल्क : रु. 144000/-

Shinde
पु.सह. दु.निबंधक कुर्ला - 3

सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

1) देयकाचा प्रकार: By Cash रक्कम: रु 740/-

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007061562202021E दिनांक: 18/11/2020

बँकेचे नाव व पत्ता:

DELIVERED

Shinde

मूळ दस्त मिळाला

AJINKYA SHINDE 9137051414

11/11/2020

Wednesday, November 18, 2020

4:30 PM

पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn. 39M

पावती क्र. 10573

दिनांक 18/11/2020

गावाचे नाव: कांजुर

दस्तऐवजाचा अनुक्रमांक: करल3-9931-2020

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अजिंक्य दीपक शिंदे

नोंदणी फी

रु. 30000.00

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आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:47 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 5557696 /-

मोबदला रु. 7200000/-

भरलेले मुद्रांक शुल्क : रु. 144000/-

सह दु. निबंधक कुर्ला - 3

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बँकेचे नाव व पत्ता:

DELIVERED

Shinde

पत्रांक पत्र (शारी क्षेत्र - बांधे)

18 November 2020 04:23:40 PM
कल 3

पत्रांक	2020/18/2019
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पत्रांक - 2020/18/2019

करल-३

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Rishabdas
सह. दुय्याम निबंधक
कुर्ला-३ (वर्ग-२)

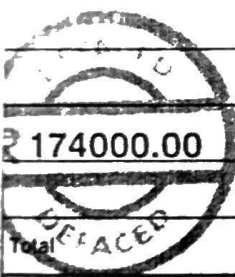
Home Print

CHALLAN
MTR Form Number-6



SRN	MP	BARCODE	Date	17/11/2020 13:11:55	Form ID	252
Department	Taxes for Commercial Registration		Payer Details			
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)			
Office Name	KURLA 2ND SUB REGISTRAR KURLA NO 2		PAN No (If Applicable)	FT/P51334B		
Location	MUMBAI		Full Name	AJINKYA DEEPAK SHINDE AND OTHER		
Year	2020-2021 One Time		Flat/Block No.	FLAT NO B 27 3 RD FLOOR BUILDING B NEW		
Account Head Details		Amount In Rs.	Premises/Building	ABHILASHA CHS LTD		
33045501	Stamp Duty	144000.00	Road/Street	SARDAR PRATAP SINGH MARG BHANDUP WEST		
33063301	Registration Fee	30000.00	Area/Locality	MUMBAI		
			Town/City/District			
			PIN	4	0	0
				0	7	8

करल-3
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Total	1,74,000.00	Amount In	One Lakh Seventy Four Thousand Rupees Only
		Words	

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332020111712750	2642577310
Cheque/DD No		Bank Date	RBI Date	17/11/2020-13:12:30	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. Date	100, 18/11/2020		

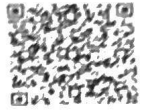


Department ID: [Blank] Mobile No: 9870214365
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-390-9931	0003212367202021	18/11/2020-16:30:39	IGR199	30000.00
2	(IS)-390-9931	0003212367202021	18/11/2020-16:30:39	IGR199	144000.00
Total Defacement Amount					1,74,000.00

CHALLAN
MTR Form Number-6

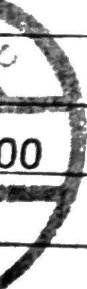


Barcode	Barcode	Date	17/11/2020-13:11:55	Form ID	252
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Department: Registrar of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
Payment: Registration Fee		PAN No. (If Applicable)		FTYPS1334B	
Office: KRL2, JT, SUB REGISTRAR KURLA NO 2		Full Name		AJINKYA DEEPAK SHINDE AND OTHER	
MUMBAI		Flat/Block No.		FLAT NO.B-27, 3 RD FLOOR, BUILDING B, NEW	
2020-2021 One Time		Premises/Building		ABHILASHA CHS LTD	
Account Head Details		Road/Street		SARDAR PRATAP SINGH MARG, BHANDUP WEST	
Stamp Duty		Area/Locality		MUMBAI	
Registration Fee		Town/City/District			
		PIN		4 0 0 0 7 8	

करल-3		
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Remarks (If Any)
PAN2=AA PPU2901D~SecondPartyName=SUNANDA DINESH GANDHI-



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Amount In	One Lakh Seventy Four Thousand Rupees Only
Words	
1,74,000.00	

IDBI BANK FOR USE IN RECEIVING BANK

Cheque-DD Details		Bank CIN	Ref. No.	69103332020111712750	2642577310
		Bank Date	RBI Date	17/11/2020-13:12:30	Not Verified with RBI
		Bank-Branch	IDBI BANK		
		Scroll No. , Date	100 , 18/11/2020		



Valid for document registration

THIS AGREEMENT FOR SALE is made at Mumbai on 18th day of November, Two thousand Twenty

BETWEEN

MRS. SUNANDA DINESH GANDHI aged about 69 years, having Permanent Account No. AFOPG8189H, an Indian Inhabitant, having address at Flat No. B/27, New Abhilasha Co-operative Housing Society Limited, S P Singh Road, Jungle Mangal Road, Bhandup (West), Mumbai 400 078, hereinafter called "THE SELLER" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include his heirs, executors and administrators) of the ONE PART,

AND

1. AJINKYA DEEPAK SHINDE, aged about 30 years, having Permanent Account No. FTYPS1334B
2. SHRADDHA AJINKYA SHINDE Nee SHRADDHA SANJAY SHINDE aged about 30 years having Permanent Account No. CGZPS6462D



All Indian Inhabitants, having their address at Room no 1/1 Shinde Chwal, T P Road, Bhandup West Mumbai 400078, hereinafter called "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include their heirs, executors and administrators) of the OTHER PART:

WHEREAS:

- a. The Seller is seized and possessed of or otherwise well and sufficiently entitled to Flat bearing No. B/27, measuring 505 sq. ft. of (built up) area i.e 46.94 SqMtrs. (built up area) on the 3rd Floor, Building B in the society known as New Abhilasha Co-operative Housing Society Limited, Sardar Pratap Singh Marg, Bhandup (West), Mumbai 400078 constructed on land bearing C.T.S. No. 175(pt). S.No. 147(pt), Revenue Village: Kanjur, Taluka Kurla M.S.D. within the limit of 'S' Ward of Mumbai Municipal Corporation (hereinafter referred for the sake of brevity as "the said Flat Premise")
- b. The Seller is also the registered member and shareholder of New Abhilasha Co-operative Housing Society Limited registered under the Maharashtra Co-operative Society Act, 1960

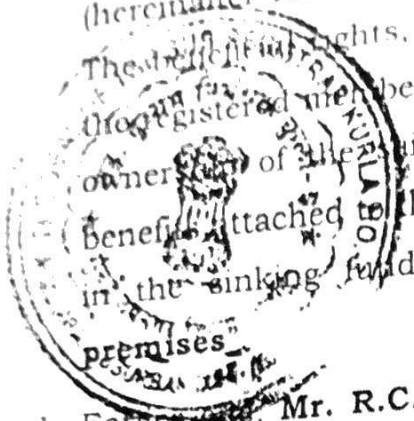
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Shinde

S. D. Gandhi

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 under registration no
 referred to as "the said

HOM/HSG/S/9045 of 1981 (hereinafter
 Society") and as such, is the registered
 (Rupees fifty only) each, of the aggregate value of Rs 2500/
 (Rupees Two hundred fifty only) bearing Distinctive Nos 236 to
 Certificate No 48 (hereinafter referred to as "the said Shares" in
 respect of the ownership of the said Flat

c. The Seller being a member of the said Society is also allotted
 Sinking fund Certificate No. 47 towards his share in the sinking
 fund standing to the credit of his account in the said Society
 (hereinafter referred to as "the said sinking fund certificate",
 The beneficial rights, title, interest and property of the Seller as
 of the said flat as also all the direct and indirect
 benefits attached to the said flat, the said shares and his interest
 in the sinking fund is collectively referred to as "the said



d. Earlier, Mr. R.C. Gandhi purchased the said flat premise
 from one Builders M/s. **SHRI SAINATH BUILDERS**, a
 partnership firm registered under Indian Partnership Act, 1932
 then having their office at A-4, Chetna Apartments Jangle Mangal
 Road, Bhandup (West), Mumbai 400078 by entering into an
 Agreement Dated 3rd March, 1980.
 e. Mr. R.C. Gandhi became member of the said Society and was
 allotted the said shares and the said sinking fund certificate.

AND WHEREAS the said Mr. R.C. Gandhi died intestate on 27th
 Feb 2007 leaving behind his (1) **SUBHADRA RATILAL GANDHI**
 (widow), (2) **MR. DINESH RATILAL GANDHI** (son), (3)
Nandiniben Ashok Shah (Widow) 4) **Iilaben Vikaram Shah**
Ghandhi (Son) as only legal heirs and next of kin according to the
 provisions of the Hindu Succession Act, 1956 by which they are
 governed at the time of their death.

AND WHEREAS the said (1) **SUBHADRA RATILAL GANDHI**
 (widow), died intestate on 26th Nov 2013 leaving behind his (1)
MR. DINESH RATILAL GANDHI (son), (2) **Nandiniben Ashok**
Shah (Widow) 3) **Iilaben Vikaram Shah** (Daughter) 4) **Rajesh**

Handwritten signature/initials

S. D. Gandhi

करक-3		
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Ratilal Ghandhi (son) 5) Rashesh Ratilal Ghandhi (Son) as only legal heirs and next of kin according to the provisions of the Hindu Succession Act, 1956 by which they are governed at the time of their death.

AND WHEREAS the said Mr. **DINESH RATILAL GANDHI** died intestate on 06th Feb 2019 leaving behind his (1) **SUNANDA DINESH GANDHI** (widow), (2) **MR. KENJAL DINESH GANDHI** (son), (3) **GAURAV DINESH GANDHI** (4) **SEJAL DHAVAL GANDHI** as only legal heirs and next of kin according to the provisions of the Hindu Succession Act, 1956 by which they are governed at the time of their death.



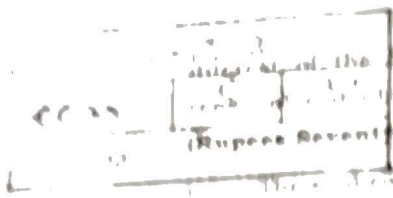
f. (1) **MR. KENJAL DINESH GANDHI** (son), (2) **MR. GAURAV DINESH GANDHI** (son), (3) **MRS. SEJAL DHAVAL GANDHI** (Before Marriage: Sejal Dinesh Gandhi) (Married Daughter) (4) **Rashesh Ratilal Ghandhi (Son)** (5) **Rajesh Ratilal Ghandhi (son)** (6) **Iilaben Vikaram Ghandhi (Dother)** (7) **Nandiniben Ashok Shah (Widow)** Release, transferred and assigned all his rights, title and interest in respect of said premises in favour of the Seller herein i.e. **MRS. SUNANDA DINESH GANDHI** into an Agreement for Sale dated 18th December, 2019 duly registered with the Sub-Registrar, Kurla II bearing No. BDR7/14799/ 2019 dated 18th December, 2019 and since then the Seller herein is in lawful, exclusive and absolute owner and in possession of said premises. The Seller herein has paid full consideration to **MRS. SUNANDA DINESH GANDHI** the Seller therein and complied with all his obligations under the aforesaid agreement and since then he is in lawful occupation of the said flat as absolute owner thereof.

g. The Seller herein is entitled to sell, transfer, convey and assign all his right, title and beneficial interest in the said flat No. **B/27** admeasuring 505 sq.ft built up area on the 3rd **Floor of Building B** in the Society known as **New Abhilasha Co-operative Housing Society Limited**, Sardar Pratap Singh Marg, Bhandup (West), Mumbai 400078 and also the said shares, sinking fund share certificate in favour of the Purchasers.

h. The Purchasers have agreed to purchase and acquire from the Seller the said premises together with all right, title and

Dinesh Gandhi

S. D. Gandhi



...the Seller hereby free from all encumbrances and
 ...for a total consideration of **Rs. 72,00,000/-**
(Rupees Seventy Two Lakhs only)

...has issued its NOK to admit the Purchasers
 as its member in respect of the said premises
 J. In pursuance of the above the parties are executing the
 agreement for Sale to record the agreement arrived between them
 and complete the transaction.

NOW THIS agreement for sale WITNESSETH and it is hereby
 agreed, confirmed and recorded by and between the parties hereto as
 follows —



1. The Seller hereby transfers, conveys and assigns all and singular his right, title and interest in the said ownership Flat No. B/27 (admeasuring 505 sq. ft. built-up area i.e. 44 sq. mts built-up area) on the 3rd floor, Building B in the Society known as **New Abhilasha Co-operative Housing Society Limited, Sardar Pratap Singh Marg, Bhandup (West), Mumbai - 400078** constructed on land bearing C.F.S No.175 (pt) S.No.147 (pt), Revenue Village: Kanjur, Taluka: Kurla M.S.D. within the limit of 'S' Ward of Mumbai Municipal Corporation, free from all encumbrances and reasonable doubts together with all his right, title and interest in the said five fully paid up shares of the face value of Rs. 50 each (of the aggregate value of Rs. 250) bearing Nos. 236 to 240 and bearing Certificate No. 48 in the Capital of the said Society and issued by the Society together with sinking fund certificate No.47 and as incidental thereto all and singular the beneficial rights, title, interest and property of the Seller as the registered member of the Society including the allotment and ownership of the said flat as also all the direct and indirect benefits attached to the said flat and the said shares (as more particularly described in the Schedule hereunder) unto the Purchasers at and for the lump sum of price of **Rs. 72,00,000/- (Rupees Seventy Two Lakhs only)**.
2. Before execution of this presents, the Purchaser has paid a sum of **Rs. 6,46,000/- (Rupees Six Lakh Forty Six Thousand only)** on execution here of will pay a further sum of **Rs. 72,00,000/- (Rupees Seventy Two Lakhs only)**, being the full and final consideration (the payment and receipt whereof the Seller doth hereby admit, confirm

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subject of the Seller herein, free from all encumbrances and reasonable doubts for a total consideration of **Rs. 72,00,000/- (Rupees Seventy Two Lakhs only).**

The said Society has issued its NOC to admit the Purchasers as its member in respect of the said premises

J. In pursuance of the above, the parties are executing the agreement for Sale to record the agreement arrived between them and complete the transaction.

NOW THIS agreement for sale WITNESSETH and it is hereby agreed, confirmed and recorded by and between the parties hereto as follows —



1. The Seller hereby transfers, conveys and assigns all and singular his right, title and interest in the said ownership Flat No. B/27 (admeasuring 505 sq. ft. built-up area i.e. 54 sq. mts built-up area) on the 3rd floor, Building B in the Society known as **New Abhilasha Co-operative Housing Society Limited, Sardar Pratap Singh Marg, Bhandup (West), Mumbai - 400078** constructed on land bearing C.T.S No.175 (pt) S.No.147 (pt), Revenue Village: Kanjur, Taluka: Kurla M.S.D. within the limit of 'S' Ward of Mumbai Municipal Corporation, free from all encumbrances and reasonable doubts together with all his right, title and interest in the said five fully paid up shares of the face value of Rs. 50 each (of the aggregate value of Rs. 250) bearing Nos. 236 to 240 and bearing Certificate No. 48 in the Capital of the said Society and issued by the Society together with sinking fund certificate No.47 and as incidental thereto all and singular the beneficial rights, title, interest and property of the Seller as the registered member of the Society including the allotment and ownership of the said flat as also all the direct and indirect benefits attached to the said flat and the said shares (as more particularly described in the Schedule hereunder) unto the Purchasers and for the lump sum of price of **Rs. 72,00,000/- (Rupees Seventy Two Lakhs only).**

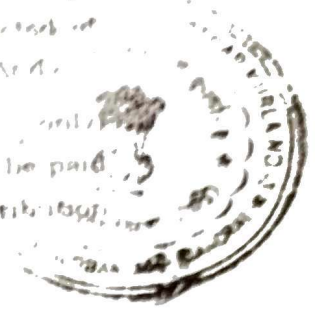
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Bindu Bindu

S. D. Gandhi

A) Rs. 6,46,000/- (Rupees Six Lakh Forty Six Thousand only) in favour of the SELLER as a part payment towards the purchase price and receipt whereof the SELLER has acknowledged and discharge the SELLER (After deducting Rs. 5,00,000/-) (Rupees Fifty Four Thousand Only) towards Tax Deducted at Source under section 194A of the Income Tax Act, 1961. And

B) Rs. 68,00,000/- (Rupees Sixty Eight Lakh only) as Balance Consideration out of entire consideration shall be paid within 60 working days by way of Bank Loan/Own Contribution from the date of execution of this Agreement For Sale



Nothing contained in these presents shall be considered as a transfer, assignment, demise, sale or conveyance of the right, title and interest in the said Flat in favour of the TRANSFEREE/PURCHASER, till the balance consideration is paid by the TRANSFEREE/PURCHASER to the TRANSFERORS/SELLERS in full and final settlement or entire consideration as agreed herein. In the event if the balance consideration of Rs. **Rs.65,00,000/-** (Rupees Sixty Five Lakh only) is not received by the seller within 45 days from the date of execution of this present then the Purchaser shall be at liberty to complete the said sale transaction within next 15 days grace period by paying 24% p.a. interest and if the purchaser further fails to complete the sale transaction within the grace period then in such event the seller will have the full right to forfeit the entire advance amount paid to him as compensation and the purchaser shall have no right, title in erest in the said Flat No. ~~2003~~^{B/27} and this present "Agreement for Sale" will be considered as terminated and the seller will have the right to deal with the same in the manner he deems fit

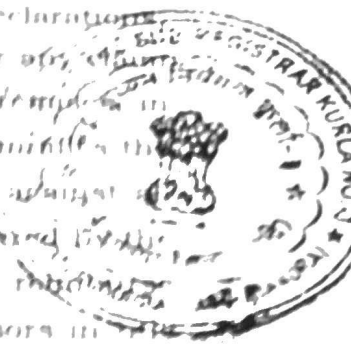
3. The Seller has on execution hereof handed over quiet, vacant and peaceful possession of the said Flat to the Purchasers as absolute owner thereof.
4. The Purchasers shall hereinafter be fully entitled to quietly and peacefully possess, occupy, enjoy and hold the said premises together with all deposits and amounts lying to the credit of the Seller in the said Society's account for unto and to the use and

D. S. Mehta

2/27

S. D. Gandhi

suffered any loss or damages by the statements, declarations, representations and assurances made by the Seller or whether directly or indirectly is made on the said premises in that case Seller agrees to indemnify and hereby indemnifies the Purchasers and/or his nominees/successors in title against loss, damages, cost and expenses which may be suffered by the Purchasers on account of above and the Seller shall indemnify the Purchasers and/or his nominees and/or successors in title for the same. However this clause will apply only if there is any incorrect declaration by the seller with respect to the ownership rights of the said flat.



11. The seller hereby confirms that the premises is free from any litigations or court cases. The Seller shall indemnify and keep indemnified the Purchasers for any further debits which shall accrue upon the said premises on account of pending litigations which are unaccounted till the date of handing over possession of the said premises to the Purchasers or any liability which may arise or accrue for the period prior to execution hereof.
12. The stamp duty and registration charges shall be borne and paid by the Purchasers alone. The Transfer charges payable to the said society for transfer of the said premises in favour of the Purchasers shall be borne and paid by the parties equally.

SCHEDULE ABOVE REFERRED TO:

(Description of the said premises transferred)

1. All that right, title and interest in the Flat premises admeasuring 505 sq.ft built-up area equivalent to 46.94 sq.mts built up area, bearing **Flat No. B/27, 3rd Floor, Building B** in the society known as **New Abhilasha Co-operative Housing Society Limited**, Sardar Pratap Singh Marg, Bhandup (west), Mumbai 400078 constructed on the land bearing **C.T.S. No. 175(pt), S.No. 147(pt), Revenue Village: Kanjur**, Taluka M.S.D. within the limits of 'S' Ward, Building constructed in the year 1981 having ground + 4 floors without lift facility.

[Handwritten signature]

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S. J. Gandhi

3. All that shall be done by the Seller in relation to the beneficial No. 47... rights, title, interest... member of the Society including the allotment and ownership of the said flat as also all the direct and indirect benefits attached to the said flat and the said shares

IN WITNESS WHEREOF the Seller and the Purchasers have set and subscribed their respective hands, the day and year first hereinabove written.

S D Gandhi

SIGNED AND DELIVERED by

the within named

MRS. SUNANDA DINESH GANDHI

The SELLER above named,

in the presence of ...

1.

S. D. Gandhi

2.

[Signature]

SIGNED AND DELIVERED by

the within named

AJINKYA DEEPAK SHINDE,

SHRADDHA AJINKYA SHINDE

Nee SHRADDHA SANJAY SHINDE

PURCHASERS above named,

in the presence of ...

1.

S. D. Gandhi

2.

[Signature]



A. Shinde



S. Shinde

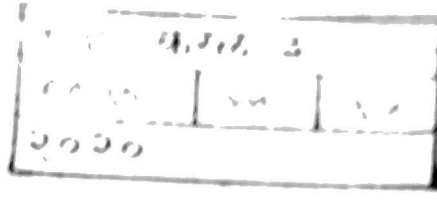


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R E C E I P T

1. RECEIVED by me from **AJINKYA DEEPAK SHINDE**, And **SHRADDHA AJINKYA SHINDE** Nee **SHRADDHA SANJAY SHINDE** sum of **Rs. 6,46,000/- (Rupees Six Lakh Forty Six Thousand only)** towards Part payment of entire consideration **Rs.72,00,000/- (Seventy Two Lakh only)** being for the Sale of Flat No. B/27 in the Agreement **on the 3rd floor of the building in** the society known as New Abhilasha Co-operative Housing Society Limited, Sardar Pratap Singh Marg, Bhandup (West), Mumbai 400078 constructed on land bearing C.T.S. No.175(pt). S.No. 147(pt), Revenue Village: Kanjur, TalukaKurla M.S.D. within the limit of 'S' Ward of Mumbai Municipal Corporation along with all Right, title and interest in the five fully paid up shares of the face value of Rs. 50 each (of the aggregate value of Rs. 250) bearing Nos. 236 to 240 and bearing Certificate No.48 in the Capital of the said Society and issued by the Society together with sinking fund certificate No.47 and as incidental thereto all and singular the beneficial rights, title, interest and property of the Seller as the registered member of the Society including the allotment and ownership of the said flat as also all the direct and indirect benefits attached to the said flat and the said shares with details as under:-

Sr.No	Date	Cheque/RTGS No.	Drawn on	AMOUNT
1	31/10/2020	030523961895	icici Bank	200000/-
2	01/11/2020	030617170177	icici Bank	200000/-
3	07/11/2020	031213324209	icici Bank	146000/-
4	08/11/2020	031311853656	icici Bank	100000/-
			Total	6,46,000/-



1) नाव:- नंदिनिवेश अशोक शाह पूर्वाश्रमीचे नंदिनिवेश रतिलाल गांधी वय:- 67 पत्ता:-प्लॉट नं. फ्लॉट नं. ड-10, माळा नं: 4 था मजला, इमारतीचे नाव: चेतना अपार्टमेंट, शाहिबाग, ब्लॉक नं: अहमदाबाद सिटी, रोड नं: गुजरात, गुजरात, अहमदाबाद. पिन कोड:-380004 पॅन नं:-

1) 14 50 जो 1117

1) नाव:- नंदिनिवेश अशोक शाह पूर्वाश्रमीचे नंदिनिवेश रतिलाल गांधी वय:- 67 पत्ता:-प्लॉट नं. फ्लॉट नं. ड-10, माळा नं: 4 था मजला, इमारतीचे नाव: चेतना अपार्टमेंट, शाहिबाग, ब्लॉक नं: अहमदाबाद सिटी, रोड नं: गुजरात, गुजरात, अहमदाबाद. पिन कोड:-380004 पॅन नं:-

2) नाव:- इलावेन विक्रम कुमार शाह पूर्वाश्रमीचे इलावेन रतिलाल गांधी वय:- 63 पत्ता:-प्लॉट नं: टनामेट नं. 2, माळा नं: -, इमारतीचे नाव: नदनबाग सामाजिक, ब्लॉक नं: शक्ती हाऊसच्या जवळ, दरियापुर, शाहिबाग, रोड नं: अहमदाबाद सिटी, गुजरात, गुजरात, अहमदाबाद. पिन कोड:-380004 पॅन नं:- BHGPS0981Q

3) नाव:- राजेश रतिलाल गांधी वय:- 60; पत्ता:-प्लॉट नं: फ्लॉट नं: 12 बी माळा नं: 3 था मजला, इमारतीचे नाव: गगनदीप सोसायटी, ब्लॉक नं. भूमीकोड रोड, ए. एस. स्कूलच्या मागे, रोड नं: भाडुप (पश्चिम), मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:- AJKPG6661J

4) नाव:- रशेश रतिलाल गांधी वय:- 55; पत्ता:-प्लॉट नं. ए-501, 5 वा मजला, इद्रप्रस्थ टॉवर, झाइक ईन रोड, हिमालया मॉलच्या जवळ, अहमदाबाद सिटी, गुजरात, मेमगर, GUJARAT, AHMEDABAD, Non-Government. पिन कोड:-380052 पॅन नं:- AAKPG1494L

5) नाव:- केजल दिनेश गांधी वय:- 42; पत्ता:-प्लॉट नं: फ्लॉट नं. बी/10, माळा नं: 4 था मजला, इमारतीचे नाव: चेतना अपार्टमेंट्स, ब्लॉक नं: एस.पी.एस. मार्ग, जे.एम. रोड, अभ्युदय बँकच्या वर, रोड नं: भाडुप (पश्चिम), मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:- AFNPG7428Q

6) नाव:- गौरव दिनेश गांधी वय:- 39; पत्ता:-प्लॉट नं: फ्लॉट नं. बी/10, माळा नं: 4 था मजला, इमारतीचे नाव: चेतना अपार्टमेंट्स, ब्लॉक नं: एस.पी.एस. मार्ग, जे.एम. रोड, अभ्युदय बँकच्या वर, रोड नं: भाडुप (पश्चिम), मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:- AFNPG2260E

7) नाव:- सेजल धवल गांधी पूर्वाश्रमीचे सेजल दिनेश गांधी वय:- 44, पत्ता:-फ्लॉट नं. 1/बी, 1 ला मजला, शांती अपार्टमेंट, सरदार पटेल कॉलनी, सरदार पटेल स्टेडिअमच्या जवळ, नाराणपुरा, अहमदाबाद सिटी, गुजरात, नरानपुरा विस्तार, GUJARAT, AHMEDABAD, Non-Government. पिन कोड:-380013 पॅन नं:- ANAPG7871L

8) नाव:- सुनंदा दिनेश गांधी वय:- 68; पत्ता:-प्लॉट नं: फ्लॉट नं. बी/10, माळा नं: 4 था मजला, इमारतीचे नाव: चेतना अपार्टमेंट्स, ब्लॉक नं: एस.पी.एस. मार्ग, जे.एम. रोड, अभ्युदय बँकच्या वर, रोड नं: भाडुप (पश्चिम), मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:- AFOPG8189H

9) दस्तऐवज करून दिल्याचा दिनांक 18/12/2019

10) दस्त नोंदणी केल्याचा दिनांक 18/12/2019



(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिकारितेचे नाव व पत्ता

9) दस्तऐवज करून दिल्याचा दिनांक

10) दस्त नोंदणी केल्याचा दिनांक

No. 47

Name of the Society NEW ABHILASHA CO-OP. HOUSING SOCIETY LIMITED

CERTIFICATE OF SINKING FUND

(Issued Under the provisions of the bye-law No. 67 B/C of the old bye-laws of the Society)

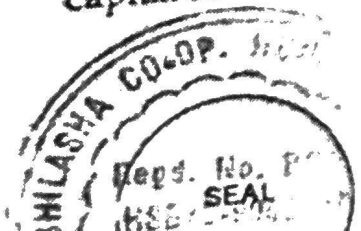
It is hereby certified that the balance to the credit of Shri/ Smt. R. N. Gandhi
_____ a member of the New Abhilasha

Co-operative Housing Society Limited, in the Sinking Fund Account, as on 31st March 2006

Rs. 15,926/15 (Rupees Fifteen thousand)

hundred twenty six and five paise only including interest earned by him on the sinking
fund investment for the period from 1st April July 1982 to 31st March 2006

Bye-law no. 67 B/C : Every five year the society shall issue sinking fund certificate in the prescribed form to each member representing the amount of contribution including his share of interest accrued on the sinking fund investment at the close of the co-operative year preceding the date of issue of the sinking fund certificate. The sinking fund certificate shall be transferable at the value of contributions made by the member and his share of interest earned on sinking fund investment along with the entire share holding of the transfer. The certificate shall be converted into share capital or loan stock benefits may be decided by the society as its general meeting when the tenements are reconstructed.



[Signature]
Hon. Secretary

[Signature]
Hon. Treasurer or
Member of Committee

P.T.O.

0000	0000
0000	0000
0000	0000
0000	0000

Certificate No. 48

SHARE CERTIFICATE

Register Folio 48
No. of Shares 5

NEW ABHILASHA CO-OPERATIVE HOUSING SOCIETY LTD.

Survey No. 147 (T. No. 171 (001) S.P.S. Marg, Bhandup (West), Bombay 400 078.
[Registered under the Co-operative Societies Act, 1960 (Maharashtra Act XXV of 1961)]
Lic. No. BOM HSG 9045 of 1961

AUTHORISED CAPITAL: Rs. 2,75,000
DIVIDED IN TO 5500 SHARES OF Rs. 50/- EACH

This is to certify that Shri/ Shrimati R. C. Gandhi

is the Registered Holders of Five Shares of Rupees fifty each numbered 0236 to 0240 inclusive in **New Abhilasha Co-operative Housing Society Ltd.** subject to the By-laws of the said Society and that there has been paid in respects of each of such Shares the sum of Rupees **Two hundred fifty only.**

Given under the Common Seal of the said Society
at Bhandup, Bombay-400 078

this day 10th of March 1982

For and on behalf of
NEW ABHILASHA CO-OPERATIVE HOUSING SOCIETY LTD.

[Signature] Chairman
[Signature] Hon. Gen. Secretary
[Signature] Member of the Committee



करत-३		
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P. T. O.

Intimation of Disapproval of Plans under the
Municipal Corporation Act, 1947
C.E. No. 147, G.T. No. 175 (Pt.), S.M. Road, Bandrup.

क.ज.स. 3		
175	22	310
S. No. 147, G.T. No. 175 (Pt.), S.M. Road, Bandrup.		

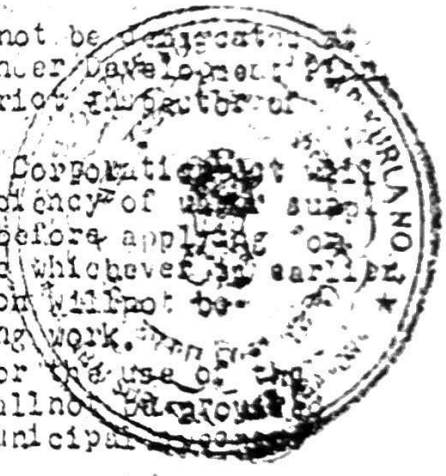
MEMORANDUM

To Shri Ayubkhan Khodalkhan.

With reference to your Notice, letter No. _____ dated _____ 197 _____ and the Plans, Sections, Specifications and Description of further particulars and details of your building at S.No. 147, G.T. No. 175 (Pt.), S.M. Road, Bandrup.

furnished to me under your letter, dated _____ 197 _____ I have to inform you that I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended up to date, my disapproval thereof by reason:-

- That structural designs & calculations for proposed work are not submitted.
- That the notice under Section 347(1)(aa) of the Bombay Municipal Corporation Act will not be sent for intimating the date of commencement of the work and intimation will not be sent to this office for checking the open spaces and building dimensions as soon as the plinth work is completed.
- That compound wall is not constructed clear of road widening line with foundation below the level of the bottom of road side drain without obstructing the flow of rain water from adjoining holdings to prove the possession of the holding before starting the work.
- That road lines, plot boundaries and reservations will not be demarcated at site jointly with Sub-Engineer (Survey), Executive Engineer, Development, Executive Engineer (Traffic and Co-ordination) and District In-charge of Land Records before starting the work.
- That certificate under Section 270A of Bombay Municipal Corporation Act not be obtained from Hydraulic Engineer regarding sufficiency of water supply.
- That adequate No. of trees will not be planted at site before applying occupation permission or building completion certificate whichever is earlier.
- That adequate and decent temporary sanitary accommodation will not be provided for construction workers at site before starting work.
- That a ~~size~~ common refuse container (refuse dust bin) for the use of the entire building at the rate of 1/4 Cft. per tenement shall not be provided at a suitable place in the front open space to enable municipal corporation to remove garbage.
- That the requirements of bye law 4(c) will not be complied with before starting the drainage work.
- That the requirements of bye law 5(b&c) will not be complied with as the sanitary block lobbies do not abut open space.
- That surrounding open spaces, parking spaces and terraces will not be properly consolidated, paved with concrete, asphalt or ladi, sloped and drained.
- That three sets of plans mounted on canvas will not be submitted.
- That No Objection Certificate from Civil Aviation Department for the proposed height of the building will not be submitted before reaching the work upto 22'-0" height.
- That the surface drainage arrangement will not be made in consultation with the Deputy City Engineer (Storm Water Drains).
- That some of passages and lobbies will not be properly lighted and ventilated.
- That the ventilators of adequate sizes will not be provided over doors and windows.
- That the carriage entrance across road side drain will not be provided before starting the work.
- That the appointment letter and supervision memo of the registered structural engineer in prescribe proforma will not be submitted before starting the work.
- That No Objection Certificate from Hydraulic Engineer for adequate supply of water for the proposed work will not be submitted before starting the work.



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(1) That proper gutters and down pipes are not intended to be put to prevent water dripping from the eaves of the roof on the public street.

(2) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your modifying your intention as to obviate the before mentioned objections and meet the requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 29th day of August 1978, but not so as to contravene any of the provisions of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Notes accompanying this Intimation of Disapproval.

Executive Engineer, Building Properties
Zone
Ward

SPECIAL INSTRUCTIONS

YOUR INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.



(2) Under Section 63 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner has empowered the City Engineer to exercise, perform and discharge the powers, duties and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under bye-law No. 8 the Commissioner has fixed the following levels:—

Every person who shall erect a new domestic building shall cause the same to be built so that every part of the building shall be—

- (a) Not less than 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer then existing or thereafter to be laid in such street.
- (b) Not less than 1 feet (60 cms.) above every portion of the ground within 5 feet (150 cms.) of such building.
- (c) Not less than 92 ft. () metres above Town Hall Datum.

(4) Your attention is invited to the provision of Section 152 of the Act where by the person liable to pay property tax is required to give notice of erection of a new building or occupation of a building which has been vacant, to the Commissioner within fifteen days of the completion or of the occupation whichever first occurs. Non-compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting completion certificate with a view to enable the Municipal Commissioner for Greater Bombay to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471, if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347(1)(a) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Bombay Suburban District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Bombay Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes accompanying this Intimation of Disapproval.

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MUNICIPAL CORPORATION

COMMENCEMENT

No. CE/297/BPES/A/11

Permission is hereby granted under Section 45 of the Maharashtra Regional & Town Planning Act, (Maharashtra Act No. XXXVII of 1966) to ~~Shri S. S. ...~~ Applicant to the development work of ~~the ...~~ at premises at Street No. ~~...~~

Hissa No. ~~...~~ Plot No. ~~...~~ of Village ~~...~~ situated at ~~...~~

on the following conditions viz.

1. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay, if (a) the development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans, (b) any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with, (c) the Municipal Commissioner for Greater Bombay is ~~satisfied~~ satisfied that same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966, the Municipal Commissioner has appointed ~~Shri S. S. ...~~ Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.

3. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years, provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

4. The conditions of this certificate shall be binding not only on the applicant but also his heirs, successors, executors, administrators or assignees and every person deriving title through or under him.



C. C. ...
 2907/BPES/A/11 For and on behalf of the Local Authority
 9.1.80 The Municipal Corporation of Greater Bombay.

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MUNICIPAL CORPORATION OF BOMBAY

CE/707/B.P.E.S/A
4 MAY 1982

Municipal Officer,
Bombay

To
Shri S. G. Bhaswar,
Licensed Surveyor,
Mulund, Bombay 400 080.

Subj- Occupation permission for building on S.No-147(part), C.T.S.No-175(part) at Jungal Mangal Road, Thandup.

Sir,

With reference to your letter submitted on 21-4-82, I have to inform you that there is no objection to your client occupying the premises as shown by you in the pink colour on the completion plans submitted by you after obtaining water connection from the Assistant Engineer, Water Works S-Ward and subject to the following conditions.

- 1) That certificate under Section 270A of the Bombay Municipal Corporation Act shall be submitted within 3 months from the date hereof.
- 2) That the No Objection Certificate from the Civil Aviation Department for the height of the building shall be submitted within 3 months from the date hereof.
- 3) That the certificate from the Executive Engineer, Storm Water Drains (Suburbs) regarding satisfactory completion of drainage arrangement shall be submitted within 3 months from the date hereof.
- 4) That the plot shall be got demarcated through the District Inspector of Land Records and copy of the plan submitted within one month from the date hereof.



Note: This permission is issued without prejudice to the actions under sections 270A, 305 & 353A of the Bombay Municipal Corporation Act.

Please also note that if any of the abovementioned objections is not complied with and if the user mentioned in the approved plans is found changed without prior permission from the Municipal Corporation, this occupation certificate granted to your client will be treated as cancelled and steps will be taken to cut off the water connection granted to your client.

Yours faithfully,

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0221-1227 (M. 113)		

Municipal Corporation of Greater Bombay

पुणेपुणे महानगरपालिका

CE/7-709 PMP/12/81

Office of the
Deputy Engineer E. S.
Lower Sub-Div. Municipal Offices,
Chhatkopar (East),
Bombay-400 077.

To 2 8 APR 1981

Shri S. G. Bhavsar,
Licenses Surveyor,
Mulund, Bombay 400 080.

Subj - Part occupation permission for building
(i.e. for ground floor shops & Bank only)
on S.No. 147, C.T.S.No. 175 (part) at J.M. Road,
Bhandup for Shri Ayubkhan Khodadkhan.

Sir,

With reference to your letter dated 15/4/81, I am pleased to inform you that there is no objection to your client occupying the shops & bank at ground floor of the premises as shown by you in the pink colour on the completion plans submitted by you after obtaining water connection from the Asstt. Engineer, Water Works S-Ward and subject to the following conditions.



- 1) That certificate under section 270A of the Bombay Municipal Corporation Act shall be submitted within 15 days from the receipt hereof.
- 2) That the remaining objections E, F, H, K, M, N, Q & R of this office Intimation of Disapproval shall be complied with before requesting to grant further occupation permission.
- 3) That the remaining work shall be kept in progress and completed within six months from the receipt hereof.

Note:- This permission is issued without prejudice to the actions under sections 270A, 305 & 353A of the Bombay Municipal Corporation Act.

Please also note that if any of the abovementioned objections is not complied with and if the user mentioned in the approved plan is found changed without prior permission from the Municipal Corporation, this occupation certificate granted to your client will be treated as cancelled and steps will be taken to cut off the water connection granted to your client.

Yours faithfully,

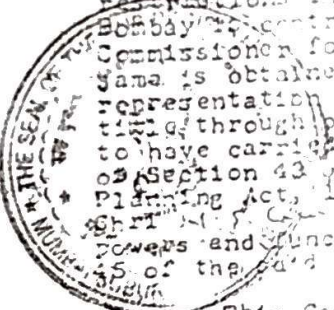
Executive Engineer, B.L.G. Proposals,
(Eastern Suburbs).

04/28/4/81/-

करल-१	
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at premise, Kassa No. situated at



1. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if (a) the development work in respect of which this certificate is granted under this certificate is not carried out, (b) any of the conditions subject to which the certificate is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with, (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966, the Municipal Commissioner has appointed Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.

3. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years, provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

4. The conditions of this certificate shall be binding not only on the applicant but also his heirs, successors, executors, administrators and assignees and every person deriving title through or under him.

For and on behalf of the Local Authority
The Municipal Corporation of Greater Bombay.

Executive Engineer, Building Proposals,
(Eastern Suburbs)
MUNICIPAL COMMISSIONER OF GREATER BOMBAY.



करल-२
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at premises
 Rissa No.

situated at ... conditions viz.

1. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay, if (a) the development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans, (b) any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with, (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving therefrom or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966, the Municipal Commissioner has appointed Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.

3. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years, provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

4. The conditions

विभाग
INCOME TAX DEPARTMENT
SUNANDA DINESH GANDHI
17/05/1990
Permanent Account Number
AFOPG8189H
S. D. Gandhi
Signature

भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHRADDHA SANJAY SHINDE
SANJAY GANPAT SHINDE

17/05/1990
Permanent Account Number
CGZPS6462D



माझे आधार, माझी ओळख

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

सुनंदा दिनेश गंधी
Sunanda Dinesh Gandhi
जन्म वर्ष / Year of Birth: 1990
लिंग / Gender: Female

8929 4523 0782

भारत सरकार
Government of India

श्रद्धा संजय शिंदे
Shraddha Sanjay Shinde
जन्म वर्ष / Year of Birth: 1990
लिंग / Gender: Female

4945 1343 4886

आधार - सामान्य माणसाचा अधिकार

माझे आधार, माझी ओळख

6732 9641 7557

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
AJINKYA DEEPAK SHINDE
DEEPAK SHANKAR SHINDE
02/06/1990
Permanent Account Number
FTYPS1334B

भारत सरकार
GOVT. OF INDIA



भारत सरकार
GOVERNMENT OF INDIA



सुरेश शिवधन माथे
Suresh Shivdhan Maurya
जन्म वर्ष / Year of Birth: 1977
लिंग / Gender: Male



6732 9641 7557

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

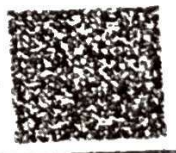
अजिंक्य दिपक शिंदे
Ajinkya Deepak Shinde
जन्म तारीख / DOB: 02/06/1990
पुरुष / MALE
Mobile No.: 9137051414
8898 2812 8499
VID: 9177 0849 8201 8195

करल-३		
२९३९	३५	३६
२०२०		

भारत सरकार
GOVERNMENT OF INDIA



सुरेश शिवधन माथे
Suresh Shivdhan Maurya
जन्म तारीख/DOB: 08/11/1968
पुरुष/MALE



9155 3315 5486

माझे आधार, माझी ओळख

माझे आधार, माझी ओळख





सुनंदा दिनेश गांधी
 Sunanda Dinesh Gandhi
 जन्म वर्ष : Year of Birth : 1951
 लिंग : Female

8929 4523 0782



भारत सरकार
 Government of India



जन्म वर्ष : Year of Birth :
 लिंग : Male

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
 INCOME TAX DEPARTMENT

AJINKYA DEEPAK SHINDE
 DEEPAK SHANKAR SHINDE

02/06/1990
 Permanent Account Number
 FTYPS1334B

Ajinkya Shinde
 Signature



भारत सरकार
 GOVT OF INDIA



भारत सरकार
 GOVERNMENT OF INDIA



जन्म वर्ष : Year of Birth :
 लिंग : Male

6732 9641

आधार - सामान्य



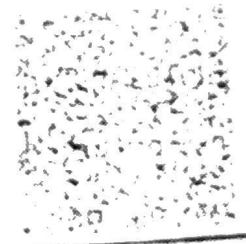
भारत सरकार
 GOVERNMENT OF INDIA



अजिंक्य दिपक शिंदे
 Ajinkya Deepak Shinde
 जन्म तारीख / DOB: 02/06/1990
 पुरुष / MALE
 Mobile No.: 9137051414

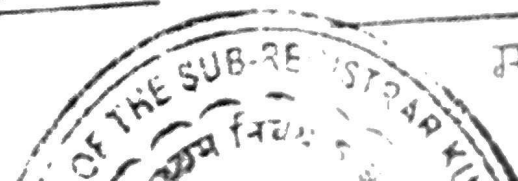
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करल-3		
६६३९	३५	३६
२०२०		



जन्म तारीख / DOB: 02/06/1990
 लिंग / GENDER: MALE
 9155

माझे आधार, माझी ओळख



माझे आधार