

Receipt (part)

517/9368

Tuesday, July 25, 2023

6:50 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9944

दिनांक: 25/07/2023

गावाचे नाव: भागाठाणे

दस्तावेजाचा अनुक्रमांक: धरल9-9368-2023

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: भीमराव शिवाजी शिंदे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

**मूळ दस्त परत दिला**

एकूण:

रु. 30840.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

7:11 PM ह्या वेळेस मिळेल.

BRL9

वाजार मूल्य: रु. 3923825.1/-

मावदला रु. 3925000/-

भरलेले मुद्रांक शुल्क: रु. 235500/-

सह. दुय्यम निबंधक, बोरीवली क्र. ९,  
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: रु. 840/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2107202305701 दिनांक: 25/07/2023

बँकेचे नाव व पत्ता:

**मूळ दस्त परत दिला**

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004457569202324M दिनांक: 25/07/2023

बँकेचे नाव व पत्ता:

*Shinde & S.*

मूल्यांकन पत्रक ( शहरी क्षेत्र - बाधीव )

Valuation ID

240307257449

25 July 2023 05:39:31 PM

मूल्यांकनाचे वर्ष 2023  
 जिल्हा मुंबई, उपनगर,  
 मूल्या विभाग रु. मागासणी ( बागीचणी ),  
 उप मूल्या विभाग भुभाग उत्तरेम गावाची सीमा पूर्वेस राष्ट्रीय उद्यान, दक्षिणेस 36.70 मी रुंद वि यो रस्ता दक्षिणेस गाव सीमा पश्चिमेस दुर्गाची घाट  
 स ई नंबर व भू काण्डक मि.टी.एस. नंबर 217

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु

खुली जमीन	निवासी सदाभिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
156390	156390	179850	213800	156390	चौरस मीटर

बाधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Build Type)	चौरस मीटर	मिळकतीचा वापर.	निकामी मर्यादा	मिळकतीचा प्रकार.	बाधीव
बांधकामाचे वर्गीकरण.	1. आर सी सी	मिळकतीचे वय.	6 टक्के	बांधकामाचा दर.	Rs 30290/-
उपवाहन सुविधा.	आहे	मजला.	1st Floor To 4th Floor		

रस्ता रानधूस .  
 Sale Type - Free Sale  
 Sale Res. of Built up Property constructed after circular No 0201/2018

मजला निहाय घट वाढ

= 100% apply to rate - Rs 156390/-

घसा.यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर

= (वार्षिक मूल्यदर \* खुल्या जमिनीचा दर) \* घसा.यानुसार टक्केवारी > खुल्या जमिनीचा दर )  
 = ( ( (156390/69980) \* (100 / 100) ) \* 69980 )  
 = Rs 156390/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 156390 \* 25.09  
 = Rs 3923825.1/-

Applicable Rules = 10.4

एकत्रित अंतिम मूल्य

मुख्य मिळकतीचे मूल्य + तक्रारीचे मूल्य + मॅगनाईन भरणाचे मूल्य + एअरवाय स्पेसचे मूल्य + वरील गावाचे मूल्य + वॉटरचा खर्च + तक्रारीचे मूल्य + खुल्या जमिनीतील वाहन तक्रारीचे मूल्य + इमारती भूकंपीयता मूल्या जागेचे मूल्य + वॉटरचा खर्च + मॅकेनिकल व्हॉल्यूम  
 = A + B + C + D + E + F + G + H + I + J  
 = 3923825.1 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 = Rs 3923825.1/-

CHALLAN  
MTR Form Number-6

MH004457569202324M BARCODE  Date 29/06/2023-21:59:30 Form ID 25.2

Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Registration Fee		PAN No.(If Applicable)	CEUP59071R
Name BRL 8_JT SUB REGISTRAR BORIVALI 8		Full Name	BHIMRAO SHIVAJI SHINDE
City MUMBAI		Flat/Block No.	FLAT NO.403, 4TH FLOOR, C WING,
2023-2024 One Time		Premises/Building	ASHUTOSH BUILDING, BUILDING NO.1
Account Head Details	Amount In Rs.	Road/Street	SADGURU NAGAR, DEVIPADA, BORIVALI EAST
45501 Stamp Duty	235500.00	Area/Locality	MUMBAI
63301 Registration Fee	30000.00	Town/City/District	
		PIN	4 0 0 0 6 6
		Remarks (If Any)	PAN2=AMLPM3927H~SecondPartyName=KANHAIYALAL MANAJI MESTRY~CA=3925000~Marketval=3924000
		Amount In	Two Lakh Sixty Five Thousand Five Hundred Rupees O
	2,65,500.00	Words	nly

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK	
Cheque/DD Details	Bank CIN	Ref. No.	0230004202307010094812378205
Cheque/DD No.	Bank Date	RBI Date	01/07/2023-17:08:06
Name of Bank	Bank-Branch	BANK OF MAHARASHTRA	
Name of Branch	Scroll No. , Date	30703-03/07/2023	



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यांसाठी चलन लागू नाही.

Signature Not Verified

Digitally signed by DS  
DIRECTORATE OF  
ACCOUNTS AND  
TREASURIES MUMBAI 02  
Date: 2023.07.01 11:40:59  
IST  
Reason: GRAS Secure  
Document  
Location: India

बसल - ९१		
९३६	७	५
२०२३		

**CHALLAN**  
MTR Form Number-6



RN	MH004457569202324M	BARCODE		Date	29/06/2023-21 59 30	Form ID	252
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)		PAN No.(If Applicable)	CEUPS9071R		
Office Name	BRL 8_JT SUB REGISTRAR BORIVALI 8			Full Name	BHIMRAO SHIVAJI SHINDE		
Location	MUMBAI			Flat/Block No.	FLAT NO.403, 4TH FLOOR, C WING		
Year	2023-2024 One Time			Premises/Building	ASHUTOSH BUILDING BUILDING NO 1		
Account Head Details		Amount In Rs.		Road/Street	SADGURU NAGAR, DEVIPADA, BORNALI EAST		
0030045501	Stamp Duty	235500.00		Area/Locality	MUMBAI		
0030063301	Registration Fee	30000.00		Town/City/District			
				PIN	4	0	0
				PIN	0	6	6
Remarks (If Any)							
PAN2=AMLPM3927H~SecondPartyName=KANHAIYALAL MANAJI							
MESTRY-CA=3925000~Marketval=3924000							
Total		2,65,500.00		Amount In Words	Two Lakh Sixty Five Thousand only		
Payment Details				FOR USE IN RECEIVING BANK			
BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02300042023-17-205948-21-2059550	
Cheque/DD No.				Bank Date	RBI Date	01/07/2023-17-205948-21-2059550	
Name of Bank				Bank-Branch			
Name of Branch				Scroll No. , Date	30703 , 03/07/2023		

**265500.00**



Department ID : Mobile No. : 8652345590  
 NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

**Signature Not Verified**

Digitally signed by DS  
 DIRECTORATE OF  
 ACCOUNTS AND  
 TREASURIES MUMBAI 02  
 Date: 2023.07.25 18:56:32  
 IST  
 Reason: GRAS Secure  
 Doc. Name:   
 Location: India

**बरेल - १७**

२३६६	४	४५
<b>२०२३</b>		

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(IS)-517-9368	0002946845202324	25/07/2023-18:50:48	IGR558	30000.00
2	(IS)-517-9368	0002946845202324	25/07/2023-18:50:48	IGR558	235500.00
<b>Total Defacement Amount</b>					<b>2,65,500.00</b>

## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai, on this 25<sup>th</sup> day of July, 2023,

### BETWEEN

**MR. KANHAIYALAL MANAJI MISTRY**, age 56 years, Indian Inhabitant, having PAN No.AMLPM3927H, Aadhar No.2631 1495 9264, residing at Flat No.403, 4<sup>th</sup> Floor, 'C' Wing, Ashutosh Building, Building No.1, Sadguru Nagar, Sant Gora Kumbhar Marg, Devipada, Borivali (East), Mumbai - 400 066, Hereinafter referred to as the "**VENDOR/ TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include her Legal Heirs, Successors, Administrators and Assigns) **of the FIRST PART:**



AND

बॉल - ९/		
e322	U	54
२०२३		

(1) **MR. BHIMRAO SHIVAJI SHINDE**, age 55 years, Indian Inhabitant, having PAN No.CEUPS9071R, Aadhar No.2662 3276 6232, residing at 3, Shantidut Rahivashi Sangh 2, Near Datta mandir, Devipada, Borivali (East), Mumbai - 400 066;

(2) **MRS. MANDAKINI BHIMRAO SHINDE**, age 44 years, Indian Inhabitant, having PAN No.CEUPS9073P, Aadhar No.7449 1757 2490, residing at, 3, Shantidut Rahivashi Sangh 2, Near Datta mandir, Devipada, Borivali (East), Mumbai - 400 066;

(3) **MR. AAKASH BHIMRAO SHINDE**, age 23 years, Indian Inhabitant, having PAN No.KHZPS1140F, Aadhar No.8707 5443 7112, residing at, 3, Shantidut Rahivashi Sangh 2, Near Datta

*Kanhaiyalal Mistry*

*Bhimrao Shinde*

*मंदा शिंदे*

*Aakash Shinde*

mandir, Devipada, Borivali (East), Mumbai - 400 066; Hereinafter referred to as the "**PURCHASERS/ TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his Legal Heirs, Successors, Executors, Administrators and Assigns) **of the SECOND PART.**

**WHEREAS**, the Vendor is the owner and is in use, occupation and possession of Flat No.403, 4<sup>th</sup> Floor, 'C' Wing, admeasuring 270 Sq. Ft. Built up Area, situated in the Building known as 'Ashutosh', Building No.1, Sadguru Nagar, Devipada, Sant Gora Kumbhar Marg, Borivali (East), Mumbai - 400 066, within the Municipal jurisdiction of 'R/Central' Ward of MCGM and within the Registration and Sub-Registration Dist. BSD Mumbai and situated on Land bearing C.T.S No. 217, 217/1 to 58 and 218, 218/1 to 32 of Village Magathane, Taluka Borivali, MUMBAI MSD (Herein after referred to as **said Flat**).



**AND WHEREAS** originally the Vendor was in use, occupation and possession of Room Premises situated and lying at Babu Karam Chawl, Devipada, Borivali (East), Mumbai - 400 066, hereinafter called and referred to as the '**Said Old Room Premises**'.

**AND WHEREAS**, M/s. Shree Sadguru Enterprises, having their office at, 26, Punawala Building, 2<sup>nd</sup> Floor, Parel T.T., Mumbai-400 012 have under the development of the Plot of Land bearing C.T.S. No.208, 217, 217/1 to 58 and 218, 218/1 to 32, Village Magathane, Devipada, Borivali (East), Mumbai - 400 066 under Slum Rehabilitation Scheme and agreed to provide permanent alternative accommodation to the occupants including Vendor herein in lieu of their respective Premises. Hereinafter called and referred to as the '**Said Builder and Developer**'.

बल - १/		
Slum Rehabilitation		
alternative accommodation		
2023		

*Handwritten signature*

*Handwritten signature*

*Handwritten signature*

*Handwritten signature*

**AND WHEREAS**, the Competent Authority have carried prepared Annexure - II and the name of the Vendor was shown at Sr. No.154 as 'Eligible' for getting permanent alternative accommodation. On 05/05/2011 the said Builder & Developer have entered into an Agreement with the Vendor and agreed to provide the said Flat to the Vendor in lieu of said Old Room Premises.

**AND WHEREAS**, the said Builder & Developer have constructed Four Buildings and Flats were allotted to respective hutment dwellers. On 05/05/2011 the said Builder & Developer issued Allotment Letter and allotted the said Flat Premises to the Vendor. The Formation of the Society is in process.

**AND WHEREAS** the TRANSFEROR is absolutely seized and possessed of and well and sufficiently entitled to the Said Flat and **AND WHEREAS** the TRANSFEROR has represented to the TRANSFEREES that he has been holding the Said Flat as stated hereinabove and being the owner of the said Flat and member of Society is desirous of disposing off his right, title and interest in the Said Flat and the TRANSFEREES herein having inspected in person and satisfied with the title and status of the Said Flat have agreed to acquire all the right, title and interest of the

TRANSFEROR along with membership rights of the society on 'as it is where it is basis' on the following terms and conditions:-

बसल - २१		
२३६	२	४५
२०२३		

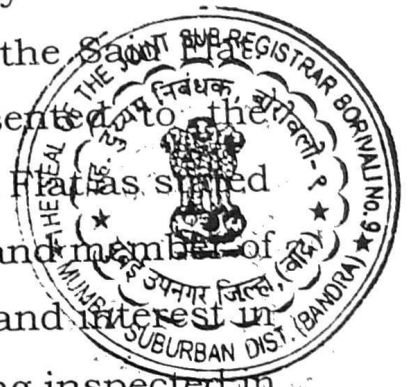
**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER: -**

B. Mistry

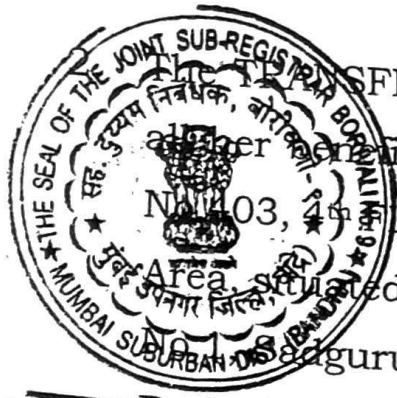
Shinde AS

१२/१२/१६

Shinde AS



1. The TRANSFEROR hereby transfer, convey and assign all her share, rights, title and interest in Flat No.403, 4<sup>th</sup> Floor, 'C' Wing, admeasuring 270 Sq. Ft. Built up Area, situated in the Building known as 'Ashutosh', Building No.1, Sadguru Nagar, Devipada, Sant Gora Kumbhar Marg, Borivali (East), Mumbai - 400 066, within the Municipal jurisdiction of 'R/Central' Ward of MCGM and within the Registration and Sub-Registration Dist. BSD Mumbai and situated on Land bearing C.T.S No. 217, 217/1 to 58 and 218, 218/1 to 32 of Village Magathane, Taluka Borivali, MUMBAI MSD (which is more particular described in the schedule written hereunder) for a total consideration of **Rs.39,25,000/- (Rupees Thirty Nine Lakhs Twenty Five Thousand only)** and the TRANSFEREES herein have agreed to acquire the same on payment of **Rs.39,25,000/- (Rupees Thirty Nine Lakhs Twenty Five Thousand Only)** being the total consideration which shall be paid to the TRANSFEROR.



TRANSFEROR hereby sell, transfer, convey and assign all her beneficial rights, title and interest in respect of Flat No.403, 4<sup>th</sup> Floor, 'C' Wing, admeasuring 270 Sq. Ft. Built up Area, situated in the Building known as 'Ashutosh', Building No.1, Sadguru Nagar, Devipada, Sant Gora Kumbhar Marg, Borivali (East), Mumbai - 400 066, within the Municipal jurisdiction of 'R/Central' Ward of MCGM and within the Registration and Sub-Registration Dist. BSD Mumbai and situated on Land bearing C.T.S No. 217, 217/1 to 58 and 218, 218/1 to 32 of Village Magathane, Taluka Borivali, MUMBAI MSD being the total consideration and the TRANSFEREES hereby purchase and acquire the said Flat Premises on payment of the total consideration amount payable as under:

बरेल - ३/		
२३६	१०	४

*B. Nigley*

*Shri...*

*श्री शिवा*

*Shri...*



- a) Rs.5,00,000/- by Cheque No.123888 dated 08/05/2023 drawn on Bank of Maharashtra, Borivali East Branch, Mumbai, being the Part Payment in respect of the said Flat Premises.
- b) Rs.4,25,000/- by Cheque No.123890 dated 18/07/2023 drawn on Bank of Maharashtra, Borivali East Branch, Mumbai, being the Part Payment in respect of the said Flat Premises
- c) Rs.30,00,000/- by availing loan from Bank and/or any Financial Institution within 45 days from the date of execution of this Agreement being the full and final consideration amount in respect of the above said Flat Premises.

TOTAL RS.39,25,000/-



3. The Vendor/Transferor do hereby acknowledge and admit at the bottom of this agreement having received the amount mentioned in Clause 2 (a) and (b) from the Purchaser/Transferees.

4. The TRANSFEROR shall obtain sale N.O.C. and No Dues Certificate from the said Society and/or Builder/Developer, in order to facilitate the TRANSFEREES to purchase/ acquire the Said Flat.

Purchase/ /		
३३५	९९	४५
2023		

5. After execution of this Agreement, the Society will issue/transfer the respective Share Certificate (Proposed to be issued) in the name of the TRANSFEREES herein and

B. Nishu

Shinels BS.

संजय शिंदे

Shinde AB

TRANSFEREES herein will be entitled to become members of the said society.

6. The TRANSFEROR shall deliver to the TRANSFEREES quite, vacant and peaceful possession of the said Flat Premises immediately on receipt of full and final consideration amount from the TRANSFEREES.
7. The TRANSFEROR undertakes to pay and clear off all the charges payable to the Society by way of Maintenance Charges, Municipal Taxes and other Society outgoings / dues or any other dues of any nature whatsoever relating to the Said Flat up to the date of handing over the possession of the Said Flat to the TRANSFEREES.
8. The TRANSFEREES hereby agrees to pay all and any charges, dues, outgoings, Municipal Taxes, electricity bill, other Society outgoings / dues relating to the Said Flat effective from the date of taking over the possession of the



Said Flat. The TRANSFEREES also hereby declares and undertakes that they will abide by the rules and regulations and bye-laws of the Society, without any reservation whatsoever.

9. The TRANSFEROR shall also pay and clear the Electricity

बिल - ९/		
९३६६	११	१५

and Tata Telecom Services / Adani / M. T. N. Ltd., Mumbai, Mahanagar Gas Ltd., bills relating to the Said Flat up to the date of handing over the possession of the Said Flat to the TRANSFEREES and also hereby agrees to keep the TRANSFEREES indemnified against any claims that may be made by the above said Society, Adani Energy Ltd., Tata Telecom Services / Adani / M. T. N. Ltd., Mahanagar Gas

B. Mishra

Shinels B.S.

मेधा शिंदे

Ltd., or any person/s and / or party / parties in respect of the Said Flat pertaining to the period till the handing over possession of the said flat to the TRANSFEREES.

10. The TRANSFEROR hereby covenants with the TRANSFEREES that notwithstanding any act, deed, matter or thing whatsoever by the TRANSFEROR or any person or persons lawfully or equitably claiming by, from, through, under or in trust for the TRANSFEROR made, done, committed, omitted or knowingly suffered to the contrary, the TRANSFEROR has in herself good right, full power and absolute authority to sell and transfer the Said Flat in favour of the TRANSFEREES and that her ownership thereof is valid and subsisting in law for all purposes and in all respects and that the TRANSFEROR has not done, committed or omitted to do any act, deed, matter or thing whereby the ownership of the Said Flat may be rendered void or voidable for any reasons or on any count.

11. The TRANSFEROR hereby declares that:

a) He is the absolute owner of the Said Flat including the rights, title, interest and benefits attached thereto and no one else has any right, title or interest in the Said Flat.

b) The Said Flat is not subject to any charge, encumbrance, liability, litigation, adverse claim or lis pendens and prior to the execution hereof the TRANSFEROR has not entered into any Agreement for Sale, Sale Deed, Lease, currently valid Leave and License, Tenancy, Mortgage or otherwise in respect of the Said Flat;



बरल - ९/		
६३६६	९३	४५
२०२३		

*B. Nishu*

*Shimels*

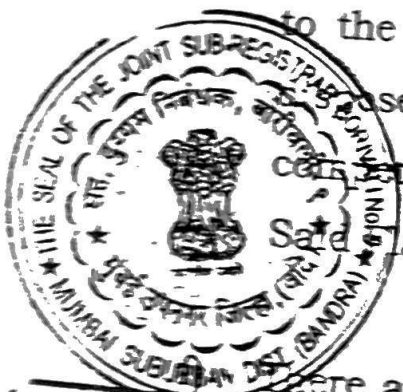
*मंदा सिंग*

*Shimels*

c) He has not done, committed or omitted to do any acts, deeds, things and matters whereby or by any reason where of the TRANSFEROR is prevented or prohibited from dealing with, disposing off or transferring his rights, title and interest in respect of the Said Flat ;

d) The TRANSFEROR will at the request of the TRANSFEREES whenever required at reasonable times do and execute or cause to be done and execute all such acts, deeds, things and documents for more perfect assuring the Said Flat and all the benefits attached thereto in favour of the TRANSFEREES;

e) The Said Flat is not attached either before or after the Judgment or at the instance of any Taxation Authorities or any Authorities and he has not given any undertaking to the Taxation Authorities so as not to deal with or dispose off his rights in the Said Flat and that he is fully competent and entitled to sell, transfer and convey the Said Flat to the TRANSFEREES;



f) There are no proceedings pending in any Court of Law touching or affecting the Said Flat;

३३५	१४	५५
-----	----	----

g) There are no insolvency proceedings pending or contemplated against the TRANSFEROR;

h) His title to the Said Flat is clear, marketable and free from all encumbrances;

*E. N. S. D.*

*Shindys 118*

*श्री शिंदे*

*[Signature]*

- i) That there is no impediment or restraint or injunction against the TRANSFEROR in respect of the Said Flat whereby he may be prevented from selling or transferring the Said Flat to the TRANSFEREES.
- j) That the TRANSFEROR hereby declare that he has not taken loan from her friends, relatives, any other person or any financial institution by way of mortgage of the Said Flat and that there is no claim, right, title and interest in respect of the Said Flat and the TRANSFEROR hereby declares and indemnifies that title of the Said Flat is clear, free from all encumbrances and marketable;
- k) Relying upon the aforesaid declarations and representations of the TRANSFEROR and believing the same to be true and correct, the TRANSFEREES has agreed to purchase and acquire the Said Flat from the TRANSFEROR.

12. The Sale shall be completed on registration of this Agreement and receipt of the full and final consideration by TRANSFEROR as provided in Clause 2 (b) hereinafter against the TRANSFEROR handing over the peaceful and vacant possession of the Said Flat to the TRANSFEREES. Any further documents that may be required to be executed for more perfectly transferring the right, title and interest in respect of the Said Flat together with the benefits of the deposit money, sinking fund or any other deposits lying credited with the society / local authority in respect of the Said Flat in favour of the TRANSFEREES shall be executed by the TRANSFEROR simultaneously with the receipt of full and final consideration and handing over possession of the said flat.



2023	
es	es

*6. Mishra*

*Shinde*

*10/12*

*Shinde*

13. Upon registration of this Agreement and subject to receiving full and final consideration amount the TRANSFEROR will hand over all her original chain of documents pertaining to the Said Flat to the TRANSFEREES.
14. The TRANSFEROR undertakes to execute any such documents, if any, required by the said society or any other authority or the TRANSFEREES for effectually transferring the Said Flat unto the favour of the TRANSFEREES. However, in future, he undertakes to co-operate with the TRANSFEREES and will execute all such further papers / documents / writings whatsoever for the effective transfer of the Said Flat in the name of the TRANSFEREES.

15. All out-of-pocket expenses and such other expenses as may be required to be incurred for execution of these presents, Advocates Fees, including Stamp Duty and Registration Charges thereof and/or any other charges, voluntary donations, deposits, contributions, if any, payable or demanded by the said Society for giving consent to the sale and transfer of the rights in the Said Flat shall be paid by the TRANSFEREES. The society transfer charges applicable in the said Society shall also be paid and borne by the Transferees.



TRANSFEROR hereby agrees to indemnify and keep the TRANSFEREES indemnified, saved, defended and harmless against all claims, demands, actions, proceedings, costs, charges and expenses that the TRANSFEREES may suffer or incur on account of any claim or demand made or raised by any person or persons claiming by, through or in trust for the TRANSFEROR in respect of the Said Flat in relation to

बराबरी	₹/	
₹350	₹50	₹
₹2000		

B. Kishore

Shri. K. S. ...

12/12/20



State Government / Central Government / Service Tax Authority, Central Excise Dues / Taxes, Income Tax, VAT Municipal and Local Taxes, Property Taxes, Loans or any kind of outstanding and arrears due and pending as on date to any concerned department in respect of the Said Flat till the Handing Over Date of the Said Flat and thereafter the TRANSFEREES shall be liable and entitled to pay all the payments.

21. The TRANSFEROR agrees to transfer the Said Flat to the TRANSFEREES and the TRANSFEREES are entitled to hold, possess, occupy and enjoy the Said Flat without any interruption from the TRANSFEROR or anyone else claiming through her. The TRANSFEROR hereby further declares that he has full right and absolute authority to enter into this Agreement for Sale and transfer the Said Flat and that he has not done or performed any act, deed, matter or things whatsoever whereby he may be prevented from entering into this Agreement for Sale as purported to be done hereby or whereby the TRANSFEREES may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in their favour or whereby quiet and peaceful enjoyment possession of the TRANSFEREES in respect of the Said Flat may be disturbed.



This Agreement has been executed in Mumbai, the payments are made in Mumbai and the Said Flat is situated in Mumbai, is subject to jurisdiction of Mumbai's Court of Law.

बराबरी		
०३५५	१८	४५
IN WITNESS WHEREOF		
२०२३		
subscribed their respective hands		

hereinabove mentioned.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*



SCHEDULE OF THE PROPERTY

Flat No.403, 4<sup>th</sup> Floor, 'C' Wing, admeasuring 270 Sq. Ft. Built up Area, situated in the Building known as 'Ashutosh', Building No.1, Sadguru Nagar, Devipada, Sant Gora Kumbhar Marg, Borivali (East), Mumbai - 400 066, within the Municipal jurisdiction of 'R/Central' Ward of MCGM and within the Registration and Sub-Registration Dist. BSD Mumbai and situated on Land bearing C.T.S No. 217, 217/1 to 58 and 218, 218/1 to 32 of Village Magathane, Taluka Borivali, MUMBAI MSD.

*G. Mishra*

*Shinde AS*

*मंदा मंदा*

*Shinde AS*



बारल - १/		
६३६६	१६	४५
२०२३		

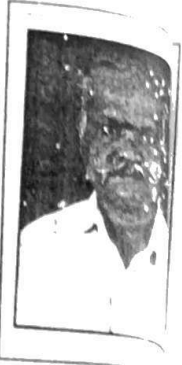
SIGNED AND DELIVERED BY  
WITHIN NAMED THE TRANSFEROR  
**MR. KANHAIYALAL MANAJI MISTRY**

*K. Mistry*



SIGNED SEALED AND DELIVERED  
BY WITHIN NAMED TRANSFEREES  
**(1) MR. BHIMRAO SHIVAJI SHINDE**

*Shinde B.S.*



**(2) MRS. MANDAKINI BHIMRAO SHINDE**

*मेधा शिंदे*



**AKASH BHIMRAO SHINDE**

*Shinde A.*



In presence of:

1. धर्मा शंदागाकराकुंके

2. *Rohit*

3. बरल - १/

e3x	20	84
२०२३		



**RECEIPT**

I, **MR. KANHAIYALAL MANAJI MISTRY**, the Vendor say Received from **MR. BHIMRAO SHIVAJI SHINDE, MRS. MANDAKINI BHIMRAO SHINDE AND MR. AAKASH BHIMRAO SHINDE**, the within named Purchasers a sum of Rs.9,25,000/- as mentioned in the Clause No.2(a) of the Agreement being the part payment amount out of full and final consideration of Rs.39,25,000/- in respect of said Flat Premises i.e. Flat No.403, 4<sup>th</sup> Floor, 'C' Wing, admeasuring 270 Sq. Ft. Built up Area, situated in the Building known as 'Ashutosh', Building No.1, Sadguru Nagar, Devipada, Sant Gora Kumbhar Marg, Borivali (East), Mumbai - 400 066, within the Municipal jurisdiction of 'R/Central' Ward of MCGM and within the Registration and Sub-Registration Dist. BSD Mumbai and situated on Land bearing C.T.S No. 217, 217/1 to 58 and 218, 218/1 to 32 of Village Magathane, Taluka Borivali, MUMBAI MSD.

I SAY RECEIVED RS.9,25,000/-

*K. Mistry*

**MR. KANHAIYALAL MANAJI MISTRY**

Vendor/Transferor



**WITNESSES :-**

1. धर्मो सादर साकुपे

2. *Qasaf*

बरल - ९/		
६३६	२९	०५
२०२३		

मागटणे	तालुका/न.भू.का. : नगर भूमापन अधिकारी, बोरीवली	जिल्हा : मुंबई उपनगर
भूमापन क्रमांक	शिट फ्लॉट नंबर : क्षेत्र चौ मी. धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
	१५५५९ ७०	सी-१

धारक	नवा मुळ धारक H [ लक्ष्मीदास दयालभाई ]
र	
भार	
शेरे	

क्र	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साक्षात्कृत
१२/१९९७	अर्ज, जबाब प्रतिज्ञापत्र, मृत्यूचा दाखलाव न.भू.अ.६ मुंबई उप याचा दि. २६.३.९७चा आदेश या वरून श्री. लक्ष्मीदास डायभाई याचे नावकमी करून त्या ऐवजीत्याचे वारसाचे नावदाखल केले.	H	१) किसनलाल डायभाई २) महेद्र लक्ष्मीदास डायभाई [ ३) हसा गौरी लक्ष्मीदास डायभाई ] [ ४) राजेंद्र लक्ष्मीदास डायभाई ] ५) रविंद्र लक्ष्मीदास डायभाई ६) सुरेंद्र लक्ष्मीदास डायभाई ७) प्रज्ञा लक्ष्मीदास डायभाई	सही- ३१/०३/१९९७ न.भू.अ. ६ मुंबई उपनगर मुंबई
११/२००६	मा. अपर आयुक्त कोकण विभाग यांचे आदेश क्र. Appeal/Desk/ULC/४५३/२००६ दि. १३/११/०६ अन्वये मा अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्ष.क.म.) वृहन्मुंबई यांचेकडील आदेश क्र. सी/युएलसी/६(१) एस.आर -XI ७७ दि. १७/१०/०६ चे आदेशा विरुद्ध श्री. जगदीश व्ही. राणे प्रो. श्री. सदगुरु इंटर प्रायझेस यांनी अपर आयुक्त कोकण विभाग यांचेकडे अपील केले असून सदर अपीलात दिनांक १३/११/२००६ रोजी मा. अपर आयुक्त यांनी जैसे थे (Status Quo) चे आदेश पुढील सुनावणी पर्यंत दिल्याची नोंद केली			फेरफार क्र. १४४ प्रमाणे सही- १६/११/२००६ न. भु. अ. बोरीवली
११/२००६	श्रीमती. हसागौरी लक्ष्मीदास डायभाई हया दि. ७/१/९२ रोजी मयत तर राजेंद्र लक्ष्मीदास डायभाई हे दि. २७/१/९६ रोजी मयत असून त्यांना अरुणा राजेंद्र लक्ष्मीदास व हार्दीक राजेंद्र लक्ष्मीदास डायभाई हे वारस असले बाबत अर्ज, प्रतिज्ञापत्र व जबाब अर्जदार यांनी दिलेवरून मयत धारकाची नावे कमी करून वारसांची नावे दाखल केले	H	धारक - १) अरुणा राजेंद्र लक्ष्मीदास डायभाई २) हार्दीक राजेंद्र लक्ष्मीदास डायभाई	फेरफार क्र. १२८ प्रमाणे सही- १७/११/२००७ न. भु. अ. बोरीवली
११/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमी अभिलेख (म. राज्य) पुणे यांचेकडील परिपत्रक क.ना. भू. १/मी.प/अक्षरी नोंद/२०१५ पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र. न.भू. मागटणे/ अक्षरी नोंद/ प.भू.७ फे.फा क्र २८३/२०१५ दिनांक १/११/१५ अन्वये केवळ मिळकत पत्रिकेवरील दाखल अंकी क्षेत्र अक्षरी पंधरा हजार पाचशे एकोणसाठ पूर्णांक सात दशांश मात्र चौ मी दाखल केले			फेरफार क्र. २८३ प्रमाणे सही- ०९/११/२०१५ न. भु. अ. बोरीवली

हे मिळकत पत्रिका (दिनांक २/२०/२०१९ १२:००:०० AM रोजी) डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.  
मिळकत पत्रिका डाऊनलोड दिनांक १/१९/२०२१ ९:१७:३१ PM  
दस्ता पडताळणी साठी <http://aapleabhilekh.mahabhumi.gov.in/DSLRR/propertycard> या संकेत स्थळावर जाऊन २२०११००००१८१५३७४४ हे प्रमाणिक वापरावा



बरल - ९/

२०२३

Page 1 of 1



**बृहन्मुंबई महानगरपालिका**  
करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

देयक क्रमांक  
202110BIL14006847  
202121BIL14750987

लेखा क्रमांक  
RC1805910870000

मालमत्ता करवर्ष  
2021-2022

01/03/2022

सहकाराने नाव व पत्ता : J V RANE C A TO LAXMIDAS PANJW ANI  
M/S SADGURU ENTERPRISES, DEVIPADA, BORIVALI (EAST), MUMBAI-66

प्रेषक -  
Asstt. Assessor & Collector, R Central Ward, Municipal Office,  
Building, F. P. 44, T. P. S. No. 1, Chandavarkar Road S. V. Road,  
Borivali (West), Mumbai - 400 092.

ईमेल - aacrc.ac@mogm.gov.in दूरध्वनी क्र. 022 2890 2344

मालमत्ता क्रमांक, मददिका क्रमांक, इमारतीचे नाव/बिग, सी.टी.एन क्र., प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमतेचे वर्णन, करदात्याची पत्ता  
RC 8054 (4A)CTS 217,217/1 TO 58,218,218/1 TO 32, VILLAGE MACATHANE BORIVALI EAST HOUSE BLDG NO 1 J V RANE C A TO PANJW ANI

प्रथम करनिर्धारण दिनांक:	01/10/2002	वर्तमानवर्षी क्रमांक:	-	एकूण भांडवती मूल्य:	₹ 81249750
एकूण भांडवती मूल्य:	₹ Eight Crore Twelve Lakh Forty Nine Thousand Seven Hundred Fifty Only				
(अक्षरी)					
दि. 31/03/2010 का मार्गदर्शक मूल्यांकन	₹ 0	दि. 01/04/2010 ते 31/03/2021 का मार्गदर्शक मूल्यांकन	₹ 0		
देयक कालावधी:	01/04/2021	ते	31/03/2022		

कराचे वर्ग	01/04/2021	ते	30/09/2021	01/10/2021	ते	31/03/2022
सर्वसाधारण कर			0			
जन कर			0			
जव नाश कर			4984			
मनवि.सांगण कर			0			
मनवि.सांगण वापस कर			3193			
म.न.पा. शिक्षण उपकर			2842			
राज्य शिक्षण उपकर			12438			
रोजगार हमी उपकर			0			
मूल उपकर			704			
गवळ कर			3556			
एकूण देयक रक्कम			27717			
महाराष्ट्र अध्यादेश क्र. १/२०२२ नुसार देय मबलत			0			
रकम 152 अ नुसार रेंडाची रक्कम			0			
सुनाव्यावर्तित व्याजाची रक्कम			0			
आयात अधिदानाचे समाधान			0			
भरावयाची निव्वळ रक्कम			0			
प्रतिदानाची निव्वळ रक्कम			27717			
अक्षरी रुपये			₹ Twenty Seven Thousand Seven Hundred Seventeen Only			₹ Fourteen Thousand Eleven Only
अंतिम देय दिनांक			30/11/2021			30/03/2022

"To make remittance through IFSC: SBIN0003000, Beneficiary Account No. MCGMPTRC1805910870000, Name-MCGM Property Tax. Please note, payment done through bill collecter's oldest bills first. Cheque may be drawn in the name of MCGM".

मदत कर देण्यासाठी नागरिकांनी मालमत्ता भरणा मुदतपूर्वतः गा यावा वामाठी मुंमनपा अधिनियमातील तरतुदीनुसार निर्गमित कर देण्यासाठी अमुन ववर मालमत्ता कर देण्याची माहिती करून देण्याचे सूचित करत नाही.  
सामान्यतः पाहिलेले वीस दिवसांचे मालमत्ता कर देण्याची मुदत अंती पूर्तता करणा-या पात्र यांना 5% पेढ्यात 5% ते 15% सवलत अनुज्ञेय आहे.  
सदरचे माहिती कर देण्यासाठी बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मध्ये कलम १५५(१) व १५५(२) अन्वये मालमत्ता कर देण्याची आवश्यकता येत आहे.

स्वच्छ भारत

(विश्वास पा. मोटे)  
करनिर्धारक व संकलक

वर्ष २०२३

०३५ ९३ ४५

२०२३



SLUM REHABILITATION AUTHORITY

No. CE/9585/BP (WS)/AR

Date: 16 JUN 2017

To,  
M/s. J V Realty and developers,  
C 101, Shree Krishna Complex,  
W. E. Highway, Borivali- East,  
Mumbai - 400066.

Sub.: Amended plans cum Occupation of Rehab building no. 1 with 'A' to 'F' Wings in SRD Scheme on plot bearing CTS No. 217, 217/1 to 58 and 218, 218/1 to 32 of Village Magathane at Devipada, Borivali (E), Mumbai.

Ref.: Your letter dtd. 16/12/2016.

Sir,

The development work of rehab building no.1 comprising of 6 wings viz, Wing - 'A', 'B', 'C', 'D', 'E' & 'F' comprises of Ground + 5th upper floors for proposed 82 Rehab Residential tenements & 62 Sale residential tenements under S. R. D. Scheme on plot bearing CTS No. 217, 217/1 to 58 and 218, 218/1 to 32 of Village Magathane at Devipada, Borivali (E), Mumbai has been completed under the Supervision of Architect Shri. N. B. Chogle, Lic.no. CA/146/2. Structural Engineer, Satri Chandrakant Mota Lic.no. STR/M-16 and Site Supervisor Shri. Dilip T. Dave Lic No. D/54/SS-1 may be occupied under the following conditions:-

1. This occupation permission is granted for rehab building no. 1 comprising of 6 wings viz, Wing - 'A', 'B', 'C', 'D', 'E' & 'F' comprising of Ground + 5th upper floors for proposed 82 Rehab Residential tenements & 62 Sale residential tenements.
2. That the certificate under Section 270A of BMC Act shall be submitted.
3. That you shall submit the conveyance deed before Building Completion Certificate.




अरल - ९/		
२३६	१४	४५
२०२३		

Administrative Building, Prof. Anant, Kanekar Marg, Bandra (East), Mumbai - 400 051  
Tel. : 2658 5800, 2659 0405 / 1879, Fax : 022-2659 0457, E-mail : info@sra.gov.in

4. That you shall comply the balance LOI/IOA conditions before requesting building completion certificate in the S. R. Scheme under reference.
  5. That you shall pay all dues of MCGM and other authorities.
  6. That the changes proposed shall be shown on canvas mounted plan to be submitted at the time of B.C.C.
- A set of completion plans is returned herewith.

Note: This permission is issued without prejudice to action, if any, under M.R. & T.P. Act.

Yours faithfully,

  
Executive Engineer-II  
Slum Rehabilitation Authority



वर्ग - १/		
२३५	२५	४५
२०२३		

# “आशुतोष” को. ऑपरेटिव्ह हाऊसिंग सोसायटी “क”

बि. नं. १, सदगुरु नगर, देवीपाडा, बोरीवली (पूर्व), मुंबई - ४०० ०६६.

संदर्भ क्र. १

दिनांक: १०/०७/२०२३

## TO WHOMSOITMAY CONCERN

As per the records of the Society, Flat No.403, 4<sup>th</sup> Floor, 'C' Wing, admeasuring 270 Sq. Ft. Built up Area, situated in the Building known as 'Ashutosh', Building No.1, Sadguru Nagar, Devipada, Sant Gora Kumbhar Marg, Borivali (East), Mumbai - 400 066 is allotted to **MR. KANHAIYALAL MANAJI MISTRY** being the permanent alternative accommodation.

**Mr. Kanhaiyalal Manaji Mistry** has cleared all dues in respect of the said Flat Premises. The Society has no objection for sale of the said Flat No.403 by **Mr. Kanhaiyalal Manaji Mistry** to the Purchasers **Mr. Bhimrao Shivaji Shinde And Mrs. Mandakini Bhimrao Shinde.** and Mr. Aakash Bhimrao

The formation of the Society is in process.



आशुतोष को. ऑपरेटिव्ह हाऊसिंग सोसायटी 'क'

*B. Mistry*  
अध्यक्ष

*[Signature]*  
१०/०७/२०२३  
सिक्रेटरी

*[Signature]*  
खजिनदार

खरला - ९५		
९३६	३४	४५
२०२३		

*Bhimrao*



06:55:31 PM  
वरल9/9368/2023  
करारनामा

पक्षकाराचे नाव व पत्ता

नाव: कन्हैयालाल मानाजी मिस्त्री  
पत्ता: प्लॉट नं: 403, सी विंग, माळा नं: 4, इमारतीचे नाव: आशुतोष  
बिल्डिंग, बिल्डिंग नं: 1, ब्लॉक नं: सद्गुरू नगर, देवीपाडा, बोरिवली  
पू, मुंबई 400066, रोड नं: संत गोरा कुंभार मार्ग, महाराष्ट्र, मुंबई.  
पॅन नंबर: AMLPM3927H

नाव: भीमराव शिवाजी शिंदे

पत्ता: प्लॉट नं: 3, माळा नं: .. इमारतीचे नाव: शांतिदूत रहिवाशी  
संघ 2, ब्लॉक नं: दत्त मंदिर जवळ, देवीपाडा, बोरिवली पूर्व, मुंबई,  
रोड नं: .. महाराष्ट्र, मुंबई.  
पॅन नंबर: CEUPS9071R

नाव: मंदाकिनी भीमराव शिंदे

पत्ता: प्लॉट नं: 3, माळा नं: .. इमारतीचे नाव: शांतिदूत रहिवाशी  
संघ 2, ब्लॉक नं: दत्त मंदिर जवळ, देवीपाडा, बोरिवली पूर्व, मुंबई,  
रोड नं: .. महाराष्ट्र, मुंबई.  
पॅन नंबर: CEUPS9073P

नाव: आकाश भीमराव शिंदे

पत्ता: प्लॉट नं: 3, माळा नं: .. इमारतीचे नाव: सहनिदुत रहीवाशी  
संघ 2, ब्लॉक नं: जवळ दत्ता मंदिर, डेविपद, बोरिवली पूर्व, मुंबई,  
रोड नं: .. महाराष्ट्र, MUMBAI.  
पॅन नंबर: KHZPS1140F

पक्षकाराचा प्रकार

लिहून देणार

वय :-56

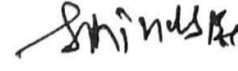
स्वाक्षरी:-



लिहून घेणार

वय :-55

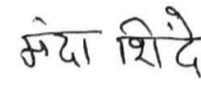
स्वाक्षरी:-



लिहून घेणार

वय :-44


स्वाक्षरी:-



लिहून घेणार

वय :-23

स्वाक्षरी:-



छायाचित्र



ठसा प्रमाणित



दस्त देणारे करारनामा तयार करून देणारे तयार करारनामा चा दस्त ऐवज केल्याने कडून काढून घेतले जाई. तसेच कडून काढून घेतले जाई. तसेच कडून काढून घेतले जाई.  
क.3 ची वेळ: 25/07/2023 06:55:14 PM

दस्त देणारे करारनामा तयार करून देणारे तयार करारनामा चा दस्त ऐवज केल्याने कडून काढून घेतले जाई. तसेच कडून काढून घेतले जाई. तसेच कडून काढून घेतले जाई.  
दस्त देणारे करारनामा तयार करून देणारे तयार करारनामा चा दस्त ऐवज केल्याने कडून काढून घेतले जाई. तसेच कडून काढून घेतले जाई. तसेच कडून काढून घेतले जाई.

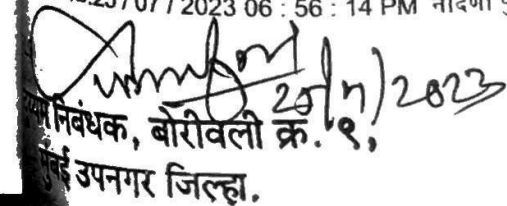


वरल-९/१  
२०२३

Type of Party & Name	Date & Time of Verification	Information received from UIDAI (Name, Gender, UID, Photo)
लिहून देणार कन्हैयालाल मानाजी मिस्त्री	25/07/2023 06:53:09 PM	कन्हैयालाल मानाजी मिस्त्री M XXXX XXXX 9264
लिहून घेणार भीमराव शिवाजी शिंदे	25/07/2023 06:53:31 PM	भीमराव शिवाजी शिंदे M XXXX XXXX 6232
लिहून घेणार मंदाकिनी भीमराव शिंदे	25/07/2023 06:54:36 PM	मंदाकिनी भीमराव शिंदे F XXXX XXXX 2490
लिहून घेणार आकाश भीमराव शिंदे	25/07/2023 06:54:58 PM	आकाश भीमराव शिंदे M XXXX XXXX 7112

क.4 ची वेळ: 25/07/2023 06:55:19 PM

क.5 ची वेळ: 25/07/2023 06:56:14 PM नोंदणी पुस्तक 1 मध्ये

  
 नोंदणी निबंधक, बोरिवली क्र. ९,  
 मुंबई उपनगर जिल्हा.

Purchaser	Type	Verification no/Variant	CHNL Number	Amount	Used At	Challan Number	Challan Date
SHUMRAO SHIVAJI SHINDE	eChallan	02300042023070108948	MH0044575002023034M	2300000000	RF	00000000000000000000	00/00/0000
	DHC		210/2023/05/011	0000	RF	210/2023/05/011	00/00/0000
SHUMRAO SHIVAJI SHINDE	eChallan		MH0044575002023034M	300000	RF	00000000000000000000	00/00/0000

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

00/00/0000

Know Your Rights as Homeowner

Scanned Document for correctness through thumbnail (4 pages on a side) printed after morning 10 AM immediately after registration.

For feedback, please write to us at feedback.marathi@gmail.com

कमी पडलेली पाने फी रु.....ने भरिले  
इतर पावती क्र. १/बरल-१/२३६६/२०२३  
अन्वये बगुल केली.



प्रमाणित करणेत येते की, या  
दस्तामध्ये एकूण..... पाने आहेत.  
पुस्तक क्र. १/बरल-१/२३६६.....२०२३  
बर नोंदला, दिनांक.....२५.१.०५.....२०२३

*(Signature)*  
सह. दुय्यम निबंधक, बोरीवली क्र. १,  
मुंबई उपनगर जिल्हा.

बरल - १/		
२३६६	४	४
२०२३		

\*\*\*\*\*

**AGREEMENT FOR SALE**

\*\*\*\*\*

Dated this 24<sup>th</sup> day of July, 2023

**BETWEEN**

**MR. KANHAIYALAL MANAJI MISTRY  
(TRANSFEROR)**

**AND**

**MR. BHIMRAO SHIVAJI SHINDE  
MRS. MANDAKINI BHIMRAO SHINDE  
MR. AAKASH BHIMRAO SHINDE  
(TRANSFEREES)**

**SCHEDULE OF PROPERTY**

All that piece and parcel of Flat No.403, 4<sup>th</sup> Floor, 'C' Wing, admeasuring 270 Sq. Ft. Built up Area, situated in the Building known as 'Ashutosh', Building No.1, Sadguru Nagar, Devipada, Sant Gora Kumbhar Marg, Borivali (East), Mumbai - 400 066, within the Municipal jurisdiction of 'R/Central' Ward of MCGM and within the Registration and Sub-Registration Dist. BSD Mumbai and situated on Land bearing C.T.S No. 217, 217/1 to 58 and 218, 218/1 to 32 of Village Magathane, Taluka Borivali, MUMBAI MSD.



**PANCHAL AND ASSOCIATES**

Shop No.2, Agarwal Chawl, Devipada, Borivali East, Mumbai 400066  
Email: [panchalandassociates21@gmail.com](mailto:panchalandassociates21@gmail.com) , Mobile: 9004331508 / 9892762891

**ADVOCATES & LEGAL CONSULTANTS**