PRABHADEVI S.R.A. CO-OP. HOUSING SOCIETY LTD.

(Reg. No. M.U.M. / S.R.A. / H.S.G. / (T.C.) / 10971 / 2005 DATED : 10/04/2005)
Final Plot 1087 & 1088, TPS-4 (M), Kashinath Dhuruwadi, Rajabhau Desai Road, Prabhadevi, Mumbai - 400 025

(Registered under the Maharashtra Co-operative Society Act. 1960)

- SHARE CERTIFICATE -

AUTHORISED SHARE CAPITAL OF Rs. 1,00,000/- DIVIDED INTO 10,000 SHARES OF Rs. 10/- EACH

Share Certificate No. 610 *Member Reg. No.* 610

This is to Certify that Shri/Smt./M/s. BASA BHOOMESHWAR GANGARAM

Flat / Shop No. 1-218 *is the Registered Holder of* FIVE *fully paid up shares of Rs.* TEN *each numbered from* 3046 *to* 3050 *both inclusive. In PRABHADEVI S.R.A. CO-OP. HOUSING SOCIETY LTD. MUMBAI Subject to the Bye-laws of the said society. Given under the common seal of the said society at MUMBAI this* 26th Jan *day of* 20 19

Rs. 50/-

Chairman Secretary Committee Member

Memorandum of the transfers of the within-mentioned Shares

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To whom Tansfer रवि परशुराम शुडा	Sr. No. in the share Register at which the transfer of shares held by the transferor are registered	Sr. No in the share Register at which the name of the transferee is record
1	2	3	4	5
1	श्री. कृष्णा गो. कोठेकर अध्यक्ष Chairman	रवि परशुराम शुडा 15/12/2020 Hon. Secretary		मारुती सपकाळ Committee Member
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member

319/2352 पावती Original/Duplicate

Monday,June 28 ,2021 नोंदणी क्र. 39M

5:24 PM Regn.. 39M

पावती क्र.: 7835 दिनांक: 28/06/2021

गावाचे नाव: लाजर पोस

दस्तऐवजाचा अनुक्रमांक: बबई2-7252-2021

दस्तऐवजाचा प्रकार : अग्रीमेंट टू सेल

मोबदला: 4950000 बाजार भाव(भाडेपट्याच्या बाबतीत असल्यास): 4962500

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 700.00
पृष्ठांची संख्या: 35	
एकूण:	रु. 30700.00

आपणास मूळ दस्त ,सोबतचे चित्र,मुद्रांक-शुल्क आकारणे DELIVERED

5:11 PM ला सादर केले. सह दुय्यम निबंधक, पवई-2

बाजार भाव: रु.9242052.04/-

मोबदला रु.4950000/-

भरलेले मुद्रांक शुल्क : रु. 462500/-

मुंबई शहर क्र. २

1) देयकाचा प्रकार: DHC रक्कम: रु.700/-
धनादेश/भरणा क्रमांक: 2806202113007 दिनांक: 28/06/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
धनादेश/भरणा क्रमांक: MH002735031202122M दिनांक: 28/06/2021
बँकेचे नाव व पत्ता:

DELIVERED

28/06/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2

दस्त क्रमांक : 7252/2021

नोंदणी :

Regn 63m

गावाचे नाव : [illegible]

(1)विलेखाचा प्रकार	ॲग्रीमेंट टू सेल
(2)मोबदला	4950000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतीतपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	9242052.04
(4) भू-मापन,पोटहिस्सा व परिसरांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: फ्लॅट नं.218, माळा नं: 2 रा मजला,बी विंग,बिल्डिंग नं.1, इमारतीचे नाव: प्रभादेवी एस.आर.ए को- ऑप. हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: कांशिनाथ धुरूवाडी,राजाराम देसाई रोड, रोड : प्रभादेवी,मुंबई 400025(Final Plot Number : 1087 AND 1088 (PT) TPS IV MAHIM .))
(5) क्षेत्रफळ	1) 25.09 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादीचे नाव व पत्ता	1): नाव:-रावे परशुराम गुरु वय:-50; पत्ता:-प्लॉट नं: फ्लॅट नं.218, माळा नं: 2 रा मजला, बी विंग, बिल्डिंग नं.1, इमारतीचे नाव: प्रभादेवी एस.आर.ए को- ऑप. हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: कांशिनाथ धुरूवाडी, राजाराम देसाई रोड, रोड नं: प्रभादेवी, मुंबई, महाराष्ट्र, MUMBAI पिन कोड:-400025 पॅन नं:-AGEPG3107G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादीचे नाव व पत्ता	1): नाव:-सुधाकर विठ्ठल रेड्डी वय:-47; पत्ता:-प्लॉट नं: 203, माळा नं: -, इमारतीचे नाव: गोविंद ब्रिज, ब्लॉक नं: वीर सावरकर मार्ग, रोड नं: प्रभादेवी, मुंबई, महाराष्ट्र, MUMBAI पिन कोड:-400025 पॅन नं:-AMOPR8488H
(9) दस्तऐवज करून दिल्याचा दिनांक	28/06/2021
(10)दस्त नोंदणी केल्याचा दिनांक	28/06/2021
(11)अनुक्रमांक,खंड व पृष्ठ	7252/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	462500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला आधार :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

THE JOINT SUB-REGISTRAR MUMBAI CITY-II

सह. दुय्यम निबंधक
मुंबई शहर क्र. २

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SUDHAKAR SIDDHA REDDY	eChallan	69103332021062513723	MH002735031202122M	462500.00	SD	0001339641202122	28/06/2021
2		DHC		2806202113007	700	RF	2806202113007D	28/06/2021
3	SUDHAKAR SIDDHA REDDY	eChallan		MH002735031202122M	30000	RF	0001339641202122	28/06/2021

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

pnb Housing Finance Limited
Ghar Ki Baat

Date: 17-JUN-21
Ref No.: HOU/VRR/0621/889199
Version No.: 2

Branch Office: VIRAR
Applicant: Mr. Sudhakar Siddha Reddy
Mrs. Savitha

Address: ROOM NO 218 2ND FLOOR PRABHADEVI S R A, CO OP HSG BLD NO 1KASHINATH DHURUWADI, RAJABHAU DESAI ROAD PRABHADEVI MUMBAI, Mumbai, MAHARASHTRA-400025, India

Contact No. 9821656730

Email: sudhar191@gmail.com

Dear Sir/Madam,

With reference to your loan application dated 25-05-2021, we are pleased to inform you that we have in principle sanctioned your loan, on the broad terms and conditions as under/overleaf with special conditions, if any.

1.	**Purpose of Loan**	Housing Loan
2.	**Loan Amount**	INR 52,00,000.00 (INR Fifty-Two Lakhs only)
	Insurance Premium	INR 2,60,000.00 (INR Two Lakhs Sixty Thousand only)
	Total Loan Amount	INR 54,60,000.00 (INR Fifty-Four Lakhs Sixty Thousand only)
3.	**Repayment Term**	240 Months
4.	**Rate of Interest Scheme**	Floating
5.	**PNBHFR ***	10.50% per annum
6.	**Applicable Rate of Interest ***	10.50% -1.95% = 8.55% per annum as on the date of execution of the loan agreement
7.	**Equated Monthly Instalment ("EMI") ***	INR 47,557.00 (INR Forty-Seven Thousand Five Hundred Fifty-Seven only)
8.	**Processing fees receivable:**	INR 27,140.00 (INR Twenty-Seven Thousand One Hundred Forty only)
9.	**Sanction letter validity**	90 days, from the date of this letter
10.	**Security**	

*Subject to change from time to time at the sole discretion of PNBHFL

SPECIAL CONDITIONS:

1. The offer is subject to satisfactory legal and technical clearance of the property.
2. Repayment to be taken through NACH mode only
3. Subject to Legal and technical clearance of property
4. OCR proof and clearance from banking to be documented
5. LTV shall be restricted to lower of 80% of Cost of Property or Market Value
6. Subject to positive Internal checks
7. KYC (Id, signature and address proof) of seller to be documented.
8. Ownership of property is to be with main applicant or jointly with the co-applicant.

You are requested to contact your Customer Service Manager or relationship manager at the address given below to complete the necessary formalities and execution of documents for disbursement of loan.

Customer Service Manager: **Mira Kale**

Landline No: **022 2221218**

Relationship Manager: **ABHISHEK TIWARI-9004355870**

Branch Address: **3rd floor, Riddhi Arcade, Near Balaji Rest., Bypass Road, Virar (w), district palghar, pin code 401303 Tel. 022 2221218**

We look forward to hearing from you and assure you best of our service always.

Thanking you,

Yours faithfully

For PNB Housing Finance Limited

(Authorised Signatory)

Accepted all terms & conditions

Borrower(s)(Name / Signature)

पंजीकृत कार्यालय: 9वीं मंजिल, अंतरिक्ष भवन, 22, कस्तूरबा गाँधी मार्ग, न्यू दिल्ली – 110001
Regd. Office: 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi - 110 001
Toll Free: 1800 120 8800, Email: customercare@pnbhousing.com, Website: www.pnbhousing.com
CIN: L65922DL1988PLC033856

Sub Type : First Sale

Sub Type : Resale of built up Property constructed after circular dt 02/01/2018

Rs. apply to state : Rs. [illegible]

Rs. [illegible]

Rs. [illegible]

Rs. [illegible]

Rs. [illegible]

JOINT SUB-REGISTRAR, MUMBAI CITY-II
MUMBAI

मुद्रांक शुल्क - २

GRN MH002735031202122M	BARCODE	Date 25/06/2021-13:38:52	Form ID 252

Department	Inspector General Of Registration	**Payer Details**	
	Stamp Duty	TAX ID / TAN (If Any)	
Type of Payment	Registration Fee	PAN No.(If Applicable)	AMOPR8488H
Office Name	BOM2_JT SUB REGISTRA MUMBAI CITY 2	Full Name	SUDHAKAR SIDDHA REDDY
Location	MUMBAI		
Year	2021-2022 One Time	Flat/Block No.	FLAT NO 218 2ND FLR B WING
Account Head Details	**Amount In Rs.**	Premises/Building	
0030045501 Stamp Duty	462500.00	Road/Street	BLDG NO 1 PRABHADEVI SRA CHS LTD RAJABHAU DESAI ROAD
0030063301 Registration Fee	30000.00	Area/Locality	PRABHADEVI MUMBAI
		Town/City/District	
		PIN	4 0 0 0 2 5
		Remarks (If Any)	
		PAN2=AGEPG3107G~SecondPartyName=RAVI PARSHURAM	
		GUDA~CA=4950000	
		Amount In Words	Four Lakh Ninety Two Thousand Five Hundred Rupees Only
Total	4,92,500.00		

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332021062513723	698037175
Cheque/DD No.		Bank Date	RBI Date	25/06/2021-17:05:55	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9821611944

[illegible] Not valid for unregistered document

[illegible]

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 24th day of June, 2021 **BETWEEN MR. RAVI PARSHURAM GUDA**, aged 50 years, **(PAN NO.AGEPG3107G)**, Indian Inhabitant, Residing at Flat No.213, 2nd Floor, B-Wing, Building No.1, Prabhadevi S.R.A. Co-op Housing Society Ltd., Kashinath Dhuruwadi, Rajabhau Desai Road, Prabhadevi, Mumbai 400025, hereinafter referred to as the **"TRANSFEROR"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors administrators and assigns) of the **One Part.**

A N D

MR. SUDHAKAR SIDDHA REDDY, aged 47 years, **(PAN NO.AMOPR8488H)**, Indian Inhabitant, residing at 203, Unique Industries, 2nd Floor, Veer Savarkar Marg, Prabhadevi, Mumbai 400025, hereinafter referred to as the **"TRANSFEREE"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors administrators and assigns) of the **Other Part.**

WHEREAS MR. BHOOMESHWAR GANGARAM BASA was the original Owner/tenant of Room No.638, Plot No.1087 and 1088, Rajabhau Desai Marg, Prabhadevi, Mumbai 400025. AND WHEREAS structure of said Plot No.1087 and 1088, Rajabhau Desai Marg, Prabhadevi, Mumbai 400025 went under redevelopment and was taken over by M/S. SHREE AHUJA PROPERTIES & REALTORS PVT. LTD. and the said builder/ developer had demolished the said structure and constructed new building thereon and allotted one Flat bearing Flat No.218, 2nd Floor, B-Wing, Building No.1, Prabhadevi S.R.A. Co-op Housing Society Ltd., Kashinath Dhuruwadi, Rajabhau Desai Road, Prabhadevi, Mumbai 400025 Herein after referred and called to as the **"said Flat Premises"** more specifically described in the Schedule hereunder written) to the MR. BHOOMESHWAR GANGARAM BASA in lieu of above mentioned Room No.638 as a permanent alternate accommodation.

AND WHEREAS the MR. BHOOMESHWAR GANGARAM BASA was the member of the Prabhadevi S.R.A. Co-Operative Housing Society Ltd a society registered under the Maharashtra Co-operative Societies Act, 1960 vide Registration No.MUM/SRA/H.S.G./(TC)/10971/2005 DATED 10/04/2005 by virtue of Five shares of Rs10/- each bearing Distinctive Nos.3046 TO 3050 issued by the said society vide

Share Certificate No.610 and as such a member, the MR. BHOOMESHWAR GANGARAM BASA was the Owner of the abovesaid Flat Premises.

AND WHEREAS as per the Agreement For Sale dated 23.11.2020 made and executed between MR. BHOOMESHWAR GANGARAM BASA, as the Transferor therein and Transferor herein i.e. RAVI PARSHURAM GUDA as the Transferee therein, and said RAVI PARSHURAM GUDA has purchased the abovesaid Flat Premises from said MR. BHOOMESHWAR GANGARAM BASA and said Agreement for Sale has been Registered Before Joint Sub Registrar Mumbai City-2 vide Registration No.BBE-2-7654-2020, dated 23.11.2020.

AND WHEREAS the Transferor is now the member of Prabhadevi S.R.A. Co-Operative Housing Society Ltd., and as such member Transferor is the owner of abovesaid flat Premises.

AND WHEREAS the Transferor is now absolutely seized and possessed of or otherwise well and sufficiently entitled to deal with the said Flat premises in any manner whatsoever.

AND WHEREAS the Transferor has now agreed to sell, transfer and assign the said Flat to the Transferees and the

Transferees have now agreed to purchase and acquire the said Flat, free from all encumbrances claims and demands for a total consideration of Rs.49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand Only). AND WHEREAS the parties now wish to put on record the terms and conditions of this agreement in writing which appear hereinafter.

NOW THIS INDENTURE WITNESSETH AS UNDER:

1. The Transferor hereby agrees to sell and transfer and the Transferee hereby agrees to purchase and acquire the ownership Flat bearing Flat No.218, 2nd Floor, B-Wing, Building No.1, Prabhadevi S.R.A. Co-op Housing Society Ltd., Kashinath Dhuruwadi, Rajabhau Desai Road, Prabhadevi, Mumbai 400025 for total consideration of Rs.49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand Only).

2. The Transferee has paid to the Transferor a sum of Rs.1,00,000/- (Rupees One Lakh Only) as and by way of part payment out of total consideration amount of sale and transfer of the above said Flat premises, the receipt of which the Transferor do hereby admits and acknowledges.

3. It is agreed by and between the parties that the Transferee shall pay the balance consideration amount of

Rs.48,50,000/- (Rupees Forty Eight Lakhs Fifty Thousand Only) to the Transferor by obtaining Bank loan.

4. The Transferor shall hand over the exclusive occupation and peaceful possession of the said Flat alongwith all documents of the said Flat and original Share Certificate to the Transferee on receipt of the aforesaid full consideration from the Transferee.

5. The Transferor further declare that :-

(a) He is the sole and absolute owner and is seized and possessed of the said Flat and nobody else has any interest or is interested therein either as a co-partner, co-owner or otherwise howsoever.

(b) The said Flat is free from all encumbrances and charges. It is not in any way affected by any attachment, before or after judgment or any prohibitory order.

(c) He has subsisting, valid and legal right, power and authority to sell the said Flat and all his rights, title and interest in the said Flat and ownership rights in the said Flat to the name of the Transferee and to hand over them the vacant and exclusive possession of the said Flat as per the rules regulations and bye-laws of the concerned authorities.

(d) He has not entered into any agreement with any other person/s in respect of the said Flat premises.

(e) He has not assigned, transferred his right, title and interest in the said Flat premises to any other person/s.

(f) He has not done or allowed or permitted to be done any act, deed or thing that resulted or may tantamount or result in encumbering, charging, alienating or creating a lien or charge in any manner, whatsoever in upon the said Flat.

(g) He has not mortgaged, alienated or created on or upon the said Flat to any person or persons or firm or company or bank and same is free from all encumbrances.

6. The Transferor have duly observed and performed the rules, regulation and bye-laws of the concerned authorities and have paid up-to-date the contribution of the water, electricity, maintenance and other outgoings payable by the Transferor in respect of the said Flat premises till date.

7. The Transferor shall obtain the No Objection Certificate and necessary permission from the concerned authorities/ Society for transfer of the said Flat premises to the name of the Transferee.

8. The Transferor do hereby further covenant with the Transferee that the Transferee shall henceforth quietly and peacefully possess, occupy and enjoy the said Flat premises without any hindrance, demand, interruption or objection by

Ltd., Kashinath Dhuruwadi, Rajabhau Desai Road, Prabhadevi, Mumbai 400025, bearing Plot No.1087 & 1088 (Part) of TPS IV of Mahim, Lower Parel Division within the Registration District and Sub-District at Mumbai City and Mumbai Suburban.

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

SIGNED AND DELIVERED BY THE |
WITHINNAMED, **"TRANSFEROR"** |
MR. RAVI PARSHURAM GUDA |
In the presence of..... |

1. Rakesh. V. Dyavanapelli
2. Mohit

SIGNED AND DELIVERED BY THE |
WITHINNAMED, **"TRANSFEREE"** |
MR. SUDHAKAR SIDDHA REDDY |
In the presence of..... |

1. Rakesh. V. Dyavanapelli
2. Mohit

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no objection for transfer of share certificate to the name of the Transferee.

15. The Transferor has no objection to the said the Prabhadevi S.R.A. Co-op Housing Society Ltd. admitting the Transferee as its member and issuance/transfer of share certificate to the name of the Transferee for which the Transferor gives her free consent.

16. That the Transferee hereby agrees to become members of the Prabhadevi S.R.A. Co-op Housing Society Ltd. and declare that she shall abide by the rules and regulations as framed by the said Society and bye-laws of the said Society.

17. The stamp duty and registration charges on this agreement shall be payable by the Transferee alone and Society Transfer charges shall be payable by both the parties equally.

18. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 (No. XLV of 1963) and Rules framed there under or any other provisions of law applicable hereto.

THE SCHEDULE OF THE PROPERTY

Flat No.218, adm. 225 sq.ft. carpet on 2nd Floor, B-Wing, Building No.1, in Prabhadevi S.R.A. Co-op Housing Society

her or any other person or persons claiming through or under or in trust for the Transferor.

9. The Transferee shall be entitled to HAVE AND HOLD the possession of the said Flat and the Transferee shall hold the same unto and to the use and benefit of the Transferee, his heirs, successors and assigns forever, without any claim, charges, right, interest or lien of the Transferor or any person or persons lawfully claiming through or under him or in trust for his subject to payment by the Transferor of all taxes, assessment charges, duties in respect of the said Flat and if any competent authority demanded B.M.C. Assessment Tax in future then Transferor shall responsible for the amount of the said B.M.C. Assessment Tax.

10. The Transferee do hereby covenant with the Transferor that he shall abide by the rules and regulations and bye-laws of the Prabhadevi S.R.A. Co-op Housing Society Ltd., on admission as member thereof and that he agrees and undertakes to pay and discharge all calls, demands, contributions and dues which said society may hereinafter make in respect of the said Flat.

11. The Transferee hereby agree to regularly pay all the Municipal Taxes, Maintenance charges and all other dues payable to the Society and/or concerned authorities including

sinking fund, service charges, water charges and other dues due and payable to the society from the date he will be put in possession of the said Flat. However Transferor shall be liable and responsible for payment of all the taxes, dues and outgoing till handing over the possession of the Flat to the Transferee.

12. The Transferor hereby further agrees with the Transferees that he shall from time to time and at all times hereafter whenever called upon by the Transferee shall execute and sign all necessary documents affidavits, deed, things, papers and transfer forms in favour of the Transferee for the effectual transfer of the said Flat to the name of the Transferee as and when required in future.

13. The Transferor agrees and undertakes to keep Transferee and indemnified from all action, charges, claims, demand and suit by person claiming any interest in respect of the said Flat. The Transferor shall be liable for only B.M.C. Assessment Tax if payable prior to execution of this agreement.

14. That the Transferor has no objection for transfer of the Electricity Meter together with deposit if any and documents of the said Flat premises to the name of Transferee and also

RECEIPT

RECEIVED of and from withinnamed, "TRANSFEREE" **MR. SUDHAKAR SIDDHA REDDY**, a sum of Rs.1,00,000/ (Rupees One Lakh Only) through NEFT vide UTR No.MAHB12117404 1809, dated 23.06.2021, drawn Bank of Maharashtra, Prabhadevi Branch, as and by way of part payment out of total consideration amount of the aforesaid Flat premises as mentioned hereinabove.

I SAY RECEIVED,

MR. RAVI PARSHURAM GUDA
TRANSFEROR

WITNESSES:

1.

2.

क्रमांक - २	
६०२९२	२३/६/२१
२०२१	

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

दस्त क्रमांक : 7654/2020

नोंदणी :

Regn:63m

गावाचे नाव : लोअर परेल

(1)विलेखाचा प्रकार	ऑथोरायझेशन ऑफ ॲग्रीमेंट
(2)मोबदला	4950000
(3) बाजारभावभाडेपट्ट्याच्या बाबतीतपट्टाकार आकारणी देतो की पटेदार ते नमूद करावे)	10106051.28
(4) मुद्रांक,फोलीओ,सा व परकमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॅट नं.218, मान्हा नं: 2ड मजला,बी-विंग,बील्डींग नं.1, इमारतीचे नाव: प्रभादेवी एस.आर.ए. को-ऑप हौसिंग सोसायटी लीमीटेड, ब्लॉक नं: काशिनाथ धुरुवाडी,राजाभाऊ देसाई रोड, रोड नं: प्रभादेवी,मुंबई 400025, इतर माहिती: ([illegible] : 1087 & 1088 (Part) of TPS IV of Mahim ;))
(5) क्षेत्रफळ	25.09 चौ.मीटर
(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:-भूमेश्वर गंगाराम बारा वय:-68 पत्ता:-फ्लॅट नं.218, 2ड मजला, बी-विंग, बील्डींग नं.1, प्रभादेवी एस.आर.ए. को-ऑप हौसिंग सोसायटी लीमीटेड, काशिनाथ धुरुवाडी, राजाभाऊ देसाई रोड, प्रभादेवी, मुंबई , न्यू प्रभादेवी रोड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400025 पॅन नं:-AGUPB5214B
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रवि परशुराम गुडा वय:-49; पत्ता:-रूम नं.69, -, बी. डी. डी. चाळ नं.91, डॉ. एन. वर्तक मार्ग, वरळी, मुंबई, -, वली नका, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400018 पॅन नं:-AGHPG3107G
(9) दस्तऐवज करून दिल्याचा दिनांक	23/11/2020
(10)दस्त नोंदणी केल्याचा दिनांक	23/11/2020
(11)अनुक्रमांक,खंड व पृष्ठ	7654/2020
(12)बाजार दाखला प्रमाणे मुद्रांक शुल्क	204500
(13)बाजार दाखला प्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मूल्यांकनासाठी विचारात घेतलेला तपशील:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही का एखादा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना विचारलेला तपशील	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

303/304, 3rd Level, 199 V.N. Sphere, Opp. Shoppers Shop, Linking Road,
Bandra (West), Mumbai 400 050.
Tel. :022-6628 5000 Fax.: 022-66285050

प्रति,
श्री./श्रीमती बारा भुमेश्वर गंगाराम
खोली क्रमांक ६३८
भूखड क्रमांक १०८७ व १०८८
राजाभाऊ देसाई मार्ग,
प्रभादेवी, मुंबई-४०० ०२५

दिनांक : २१/०३/२००९

विषय : भूखंड क्रमांक १०८७ व १०८८, राजाभाऊ देसाई मार्ग, प्रभादेवी, मुंबई या जागेचा गलिच्छ वस्ती पुनर्वसन योजने अंतर्गत विकास.

महोदय,

आपणांस ज्ञात आहे की, वर दर्शविलेल्या भुखंडाचा विकास गलिच्छ वस्ती पुनर्वसन योजने अंतर्गत आमच्या कंपनीने केला आहे. या विकास कार्याच्या अटी व शर्तीनुसार आपणांस पुर्नरचीत इमारतीत गाळा देण्यास आम्ही बांधील आहोत.

त्यानुसार आपणांस अंर्तगत राजावट, वास्तू शांती / पूजा इत्यादी करुन सोडावे याकरिता सर्व बाबतीत पूर्णपणे तयार असलेला नवीन पुर्नरचीत इमारतीतील इमारत क्र. १, विंग 'B' गाळा क्रमांक २१८ चे वितरण करण्यात येत असून सदर गाळयाच्या चाव्या आपल्याकडे सुपूर्त करण्यात येत आहेत. सदर गाळयाचे वितरण हे सहाय्यक निबंधक, सहकारी संस्था, एस.आर.ए. यांच्या उपस्थितीत दिनांक १४/०३/२००९ रोजी **दुपारी २.३० वा.** काढण्यात आलेल्या सोडती नुसार करण्यात येत आहे, याची कृपया नोंद घेण्यात यावी.

आपणांस देण्यात येत असलेला गाळयाचा ताबा हा सक्षम अधिकाऱ्याकडून प्राप्त होणाऱ्या Occupation Certificate च्या अधीन राहून ~~असेल~~ आहे आणि हे वितरण पत्र इमारत क्र. १, विंग 'B' गाळा क्रमांक २१८ चे ताबा पत्र ~~असेल~~ आहे याची कृपया नोंद घ्यावी.

कळावे.

आपले विश्वासू,
मे. श्री अहुजा प्रॉपर्टीज ॲण्ड रिऐलटर्स प्रा. लि.

संचालक

२

संदर्भ

दिनांक :

22 JUN 2021

TO WHOMSOVER IT MAY CONCERN

This is to certify that RAVI PARSHURAM GUDA is a bonafide member of the society holding Residential flat bearing No 218 Building No 1/ 2nd Floor in the Building of the Society.

THE PARTICULARS OF THE FLAT ARE AS UNDER:-

1. Flat : 218
2. Area of : 225 Square feet
3. Year of Construction : 2009
4. Address : Prabhadevi SRA Co-OP Housing Society ,1,Raja Bhau Desai Marg, Prabhadevi Mumbai 400025
5. Floor of Building : 2nd Floor,
6. Municipal ward : G /South,
7. Division : Mahim/Lower Parel
8. City Survey No : 1087 / 1088
9. Amenities :
10. Age Of Building : 11 Years

SUB-REGISTRAR, MUMBAI

मुंबई - २

१०२१२ | १४ / ०१

२००९

The information & the Particulars of above mentioned as per the record of the Society. This Certificate is issued to produce joint Sub Registrar Mumbai City 4. To ascertain to market Value of the Flat & Fix to Stamp Duty & Registration Fees.

Thanking you

Date :-

Yours Faithfully

श्री. रामा गोविंद कांठेकर
चेयरमन
प्रभादेवी एस. आर. ए. सहकारी गृहनिर्माण संस्था, मर्यादित
राजाभाऊ देसाई मार्ग, प्रभादेवी, मुंबई ४०० ०२५.

कार्यालय : प्रभादेवी एस. आर. ए. सहकारी गृहनिर्माण संस्था,
इमारत क्रमांक २/१०२, ए विंग, काशिनाथ धुरुवाडी, राजाभाऊ देसाई मार्ग, प्रभादेवी, मुंबई-४०००२५

PRABHADEVI S.R.A. SAHAKARI GRUHANIRMAN SANSTHA LIMITED

(Regd. No. M.U.M/S.R.A./H.S.G./(T.C)/10971/2005)
Final Plot No. 1087 / 1088, TPS-4 (M), Kashinath Dhuru Wadi,
Rajabhau Desai Road, Prabhadevi, Mumbai 400 025.

Receipt No. 3811 Date : 26/06/2022

RECEIVED with thanks from Mr./Mrs. रवि परशुराम गुडेजा

a sum of Rupees सातशे रुपये फक्त

by Cash / Cheque No. _____ Dated —

Drawn on जून 2022 पर्यंत

in full / part payment of Bill No. शेवटी for the Flat / Shop No. 218/1

Maintenance Charges / Non Occupancy Charges / Welfare Fund

₹ 700/-

Cheque subject to realisation

Chairman Secretary Treasurer Recoverer

PRABHADEVI S.R.A. SAHAKARI GRUHANIRMAN SANSTHA LIMITED

	२
[illegible]	[illegible]
[illegible]	

Regarding Flat No - 218/1

RECEIPT

Sr. No. 408 Bank of Maharashtra. Cheque No. 140836 Date : 19/08/2021

Prabhadevi S.R.A. Co-operative Housing Society Ltd.

Final Plot No 1087 & 1088, T.P.S-4 (M), Kashinath Dhuru wadi, Rajabhau Desai Road, Prabhadevi, Mumbai - 400 025.

Received from Shri/Smt/M/s [illegible]

Flat / Garage / Shop No. 218/1 Building No. 1

On account of the particulars stated below.

Particulars	Amount Rs.	P.
1. Entrance Fees		
2. Shares		
3. Deposits हस्तांतर फी	25000/-	
4. Loan Installment		
5. Interest on Loan		
6. Interest on defaulted dues		
7. Contribution towards Construction		
8. Lease Rent		
9. Municipal Taxes		
10. Water Charges		
11. Electricity Charges		
12. Parking Charges		
13. Lift Charges		
14. Sinking Fund welfare fund	25000/-	
15. Service Charges		
16. Insurance		
17. Suspense towards Share Capital & Entrance Fees		
18. Donations		
19. Miscellaneous		
TOTAL	50000/-	

Rupees (in words) fifty thousand only

E.& O.E.

in Cash / by Cheque

N.B. : Receipt is valid subject to realisation of the Cheque.

Hon. Secretary/Treasurer

This Electric Bill is issued for electricity used and may not be treated as proof for other

Name :
BASA BHUMESHWAR GANGARAM
Mobile No:98XXXXX730
Email ID:XXXXXXXXXXinit@gmail.com

Billing Address :
B-218,FLOOR-2,1/B WING,PRABHADEVI CHS,RAJABHAU ANANT DESAI MARG,KASHINATH DHURUWADI STD MILLS,PRABHADEVI,MUMBAI-400025

Power Supply Address :
B-218,FLOOR-2,1/B WING,PRABHADEVI CHS,RAJABHAU ANANT DESAI MARG,KASHINATH DHURUWADI STD MILLS,PRABHADEVI,MUMBAI-400025

Bill For : Jun-2021 Date of Bill : 17/06/2021 Invoice No. : 106555256839

Book Folio No.	: 556258	Consumer No.	: 555-256-839*2
Cycle	: 11	C.A.No.	: 2042158
Type of Supply	: 1P	Bill Period	: 11/05/2021 - 09/06/2021
Service No	: 2003186-X-X		
Installation No.	: 2117040	Tariff	: LT I B
Sanctioned Load	: 2.500 KW	Category	: RESIDENTIAL
Security Deposit	: 500.00	Ward	: GS
Last Payment Received ₹ 710.00		Last Payment Received Date 08/06/2021	

Current Bill Amount	Arrears	Due Date	Bill Amount After Due Date	Bill Amount After One Year
378.42	0.11	12/07/2021	370.00	383

* Due date valid only for current bill amount ** Interest will be levied on arrears as applicable

Fuse Control/Off Supply	Billing Complaints	Electricity Theft/ Unauthorised use	Fault Control	For Street Lighting Complaints
24954242 8828847567	24146262 Extn:551	North-24194578	24906611	8291553232 / 8657491118

Assistant Admin.Manager,Customer Care G/S Ward, 4th floor, Ancilliary Building, Tilak Road Extension, Wadala Depot, Mumbai-400031. Tel no:24157277; 24190728.
Email : nprccgswardebestundertaking.com

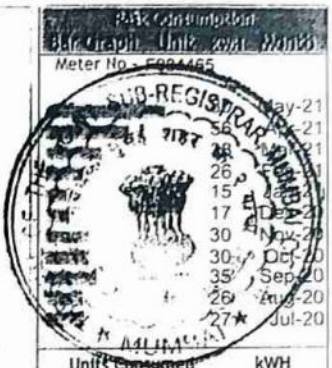
Ground Floor, Multistoried Annex Bldg, Accomodation Road, Colaba, Mumbai - 400001
Visit : www.cgrlbest.org.in
Email : decgrlsbestundertaking.com

Bill Collection Centers in your area

Jacob Circle : Mahalaxmi Receiving Station, Sane G. Marg,Mumbai-11
Worli Naka : Near Shivsena Shakha, G.K.Marg, Worli Naka, Mum-18
Prabhadevi : Near Prabhadevi Mandir
Prabhadevi Rec Station : Prabhadevi Receiving Station, Worli, Mumbai -400025
Lower Parel : Near Shivaliryu Bldg, S.B.Marg,Lower Parel
Mobile Van : Maharashtra Highschool
Gandhi Maidan : Gandhi Ground, (Jambhori Maidan)

Your Electricity Help !
miBEST

Meter No. : F094465



Units Consumed	kWH
Jun-21	74
Jun-20	27

Dr. R.D. Karande
Chief Engineer Customer Care

[redacted]

BEST Undertaking Payment Slip

Crossed Cheque ** / D.D. Should be in Favour of " BEST Consumer 555256839*2

Order No.	Consumer Number	Bill Date	Due Date	Bill Amount
N/GS/11	555-256-839*2	17/06/2021	12/07/2021	370.00

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

** Payment by made cheque is subject to realization.

2106000555256839200000003700 0NN12072021M000002042158

बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेले आहे.

मिळकत क्रमांक GS080465001000 0	मालमत्ता करवर्ष 2019-2020	देयक क्रमांक 201910BIL10683235 201920BIL10683236	देयक दिनांक 01/01/2020
मालमत्तेचे नाव व पत्ता: B.M.C. W.O (ESTATES)		देयक - मत्ता कर व जल कर / विभाग: ASSESSMENT & COLLECTION DEPARTMENT G SOUTH WARD OFFICE 4th Floor Room No 22 LOWER PAREL N.M JOSHI MARG MUMBAI 400013	

मालमत्ता क्रमांक मध्ये दिला क्रमांक म्हणजेच नाव/ बिल सी.टी.एस. / सर्वे क्र. मालाचे नाव वर्णन क्र. मालाचे नाव दिनांक, मालमत्तेचे वर्णन करण्याची माहिती
GS-302*(1)(2)(3)(3A)(3B) 33rd Joining New Prabhadevi Rd. & Proposed Foras Rd. Building No 1 B.M.C SETP W.O Estate

एकत्र करविपात्र दिनांक	17/12/2009	एकूण करपात्र मूल्य	₹ 3044003085

एकूण करपात्र मूल्य (अक्षरी): ₹ Three Hundred Four Crore Forty Lakh Three Thousand Eighty Five Only

दि. 31/03/2010 रोजी थकबाकीची एकत्रकी	₹ 2469670	दि. 01/04/2010 ते 31/03/2019 या मालमत्तेची एकत्रकी	₹ 88496723

देयक कालावधी 01/04/2019 ते 31/03/2020

करपात्र बाब	01/04/2019 ते 30/09/2019	01/10/2019 ते 31/03/2020	एकूण रक्कम रु.
मत्ता कर	24308		24308
[illegible]	0		0
[illegible]	15301		15301
[illegible]	0		0
[illegible]	9450		9450
[illegible]	8994		8994
[illegible]	7233		7233
[illegible]	1701		1701
[illegible]	450		450
[illegible]	11667		11667
[illegible] 52 [illegible]	0		0
[illegible]	0		0
एकूण देयक रक्कम	79104		79104
[illegible]	0		0
[illegible]	0		0
[illegible]	0		0
मागील थकबाकी विलंब रक्कम	76315		76315
31/01/2020 पर्यंत भरावयाची निव्वळ रक्कम	77710		77710
29/02/2020 पर्यंत भरावयाची निव्वळ रक्कम	₹ Seventy Nine Thousand One Hundred Four Only	₹ Seventy Nine Thousand One Hundred Four Only	
अक्षरी रुपये			
अंतिम देय दिनांक	31/03/2020		31/03/2020

"To make payment through NEFT:
IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTGS080465001000 , 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"

- [illegible]

[illegible] करावा अभाव करण्यात आलेला नाही. अनवधानाने या मदनिकेला कर आकारणी लागू असल्यास या मदनिकेचा कर वगळून मालमत्ता कराचे अधिदान करण्यात यावे व सदर बाब संबंधित विभागीय सहा. करनिर्धारक व संकलक यांचे निदर्शनास आणावी. ईमेल dyaccomp.ac@mcgm.gov.in या ईमेल आयडी वर कळविण्यात यावी.

लोकशाही पंधरवडा [illegible]
माझा देश, माझी लोकशाही...
निष्पक्षपाती मी वोटाला लावून जाई.

[illegible]
सहा. आयुक्त [illegible]

E & OE

rnRC

बृहन्मुंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER BOMBAY

No. CHE/DP/3506/TPS/MAHIM Date : 24 FEB 1995

To,

Secretary,
Unnathi Seva Sangh,
Keshinath Dhurwadt, Standard Mill Lane,
New Prabhadevi Road,
Bombay-25.

Sir,

Sub : Town Planning remarks in respect of final plot No.1007, Town Planning Scheme, Bombay City No.IV, Mahim area, 1st Variation(final).

Ref : Your letter no.U/S/3 [illegible] dt.10.1.95.

I have to inform you that :

1) A certified copy of the plan and an extract from Redistribution and Valuation Statement in respect of the above mentioned plot is enclosed.

2) The (1st Variation)(final) of the above mentioned T.P.Scheme is sanctioned by the Government of Maharashtra to take effect from 1.5.1977 and the intention of 2nd Variation is declared.

3) Under the sanctioned T.P.Scheme No.IV, Mahim area, 1st Variation(final) the plot falls in I-1 zone & user is General Industrial.

4) The development on the plot will be governed by the regulations of the sanctioned Varied Scheme, building regulations & it is also governed by the Building Bye-laws and D.C.regulations provided these are not conflicting with the T.P.Scheme Building regulations, for which regular remarks will be offered to the Executive Engineer building Proposal(City) on the receipt of the regular proposal from

....2/-

the E.E.B.P.(City).

5) The owner of the F.P. No.1086 & 1087 combined has to pay the contribution amounting to Rs.33,940/- + interest, if due, towards the cost of the scheme as per Principal scheme in the office of Assistant Engineer Town Planning(Implementation)G/N, at G/North ward office, 1st floor, R.No.36, behind Plaza Cinema, Dadar, Bombay-28.

6) The owner has to pay contribution by way of premium at the rate of Rs.250/- per sq.mt. of carpet area, if approved by the E.E.B.P.(City) for the lucrative user. Detailed remarks will be offered to Executive Engineer Building Proposal(City) on receipt of papers.

7) You are requested to submit a separate application to Executive Engineer Development Plan for Development Plan remarks.

Yours faithfully,

21/1/95

Executive Engineer
Town Planning City.

Encl. Plan & Form-I

B/162

(58)

SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/1303/GS/ML & STGL/AP

COMMENCEMENT CERTIFICATE dt. 8 APR 2005

To M/s. Shree Ahuja Properties,
A/1, Raj Pipla, Opp. Standard Charted Bank,
Linking Road, Santacruz(W), Mumbai-400054.

Sir,

With reference to your application No 2602 dated 05/01/05 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot F.P.No. 1087 & 1088 & CTS No. 19.30 mt wide T.P of village Prabhadevi T.P.S. No. I Mahim Div situated at Ra Jabhau Desai Marg, ward G/5

The Commencement Certificate/Building Permit is granted subject to compliance of conditions mentioned in LOI U/R No. SRA/ENG/940/GS/ML & STGL/LOI dt. 10A U/R No. SRA/ENG/1303/GS/ML & STGL/AP dt. 06.11.04 and on following conditions.

dt 14.01.2005

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be 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 and Town Planning Act. 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.

(c) The C.E.O. (SRA) 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 and 45 of the Maharashtra Regional and Town Planning Act, 1966.

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

The C.E.O. (SRA) has appointed Shri.N.R.Patwardhan

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act

This C.C. is granted for work up to plinth level for Rehab Bldg No.1 only

For and on behalf of Local Authority.
The Slum Rehabilitation Authority

Executive Engineer (SRA) III
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

CERTIFIED AS TRUE COPY
(P.N. MITRA BE)
(Architect)

8 APR 2005

SUB-REGISTRAR MUMBAI

Slum Rehabilitation Authority

1 DEC 2009

Redevelopment Scheme on plot bearing F.P. No. 1080 & 1087, TPS IV Mahim, situated at Rajabhau Desai Marg, Prabhadevi, Mumbai 400 025 for Prabhadevi SRA Co. Op. Hsg. Soc. Ltd

Ref : Your letter no. nil dtd. 10/02/2009.

Sir,

The development work of Rehab building + Stilt(pt) + 7 upper floors + 8th upper floor on above referred plot for Prabhadevi SRA Co. Op. Hsg. Soc. Ltd. Mumbai – 400 025, completed under the supervision of Shri. Abhay S. Damle, Structural Engineer with License No. STR/D-99, Shri. Yagnesh I. Shah Site Supervisor with License No. S/20/SS-I and Smt. P.N. Bhide, Architect with License No. CA/80/5997 may be occupied on following conditions to be complied with prior to applying for Occupation Certificate for Sale building.

1) This O.C.C. permission is granted for 04 Nos. Rehab Commercial tenements + 304 Nos. of Rehab residential tenements along with 03 Balwadis, 04 Welfare Centres & 03 Society Offices.

2) That the Certificate under section [illegible] of M.M.C. Act shall be obtained from H.E. Department [illegible] to this office.

3) That the [illegible] side Rajabhau Desai Marg, will be con[illegible] sale building.

4) That [illegible] maintenance of the electro mech[illegible]ding at your own cost for a period [illegible] you shall submit the [illegible] agency carrying the Regis[illegible] developer's firm for the [illegible]

श्री कृष्णा गोविंद कांठेकर

प्रभादेवी एस. आर. [illegible] गृहनिर्माण संस्था, मर्यादित

10 [illegible] 2009

[illegible] shall be provided in completion [illegible] shall be submitted [illegible]

[illegible] undertaking shall be submitted before [illegible] completion of [illegible] scheme

That the [illegible] P. R. card for amalgamated plot shall be submitted before grant of occupation to sale bldg.

That the Layout R.G. shall be developed before granting occupation to sale building

11) That built up premises admeasuring 816.00 sq. mt. shall be hand over to appropriate Govt. authority free of cost in lieu of D.P. Reservation of "Post and Telegraph Department" after occupation certificate of rehab bldg. no. 4.

12) That approval for Planning and [illegible] the [illegible] reservation of "Post and Telegraph Dept." [illegible] obtained from appropriate authority before grant of [illegible] no. 4.

13) That the [illegible] shall be made & shall be installed [illegible] before occupation to last rehab [illegible]

14) That the [illegible] which is not certified [illegible] certified from the office of [illegible] sale building.

15) That the [illegible] before [illegible] [illegible] under [illegible]

Note : [illegible]

[illegible]

[illegible] कृष्णा गोविंद कोठेकर

[illegible] पुनर्वसन संस्था, मर्यादित

[illegible] प्रभादेवी, मुंबई [illegible]

1 DEC 2009

1) The Secretary, Prabhadevi SRA. Co. Op. Hsg. Soc. Ltd
2) M/s. Shree Ahuja Properties & Realtors Pvt. Ltd.
3) Asstt. Comm. G/South Ward.
4) A.E. W.W. G/South Ward.
5) Dy. A & C (City).

Executive Engineer
Slum Rehabilitation Auth

[redacted]

भारत सरकार
GOVERNMENT OF INDIA

सुधाकर सीधा रेड्डी
Sudhakar Sidha Reddy
जन्म तारीख/DOB: 09/01/1974
पुरुष/MALE

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AMOPR8488H

नाम/Name
SUDHAKAR SIDDHA REDDY

पिता का नाम
SIDDHA REDDY

जन्म तारीख
09/01/1974

SUB-REGISTRAR, MUMBAI CITY-II
MUMBAI

आधार

भारत सरकार

Unique Identification Authority of India

नोंदणीचा क्रमांक / Enrollment No 1190/10682/00510

To,
रवि परशुराम गुदा
Ravi Parshuram Guda
S/O Parshuram Guda
B.D.D.CHAWL NO 91 ROOM NO 69
D.N VAKRIKAR MARG
WORLI
Mumbai
Mumbai
Maharashtra 400018
9819731005

27-06-2011

Ref 323 / 11E / 624423 / 625977 / P

UI 4436835808N

आपला आधार क्रमांक / Your Aadhaar No. :

8470 5128 3636

आधार – सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

रवि परशुराम गुदा
Ravi Parshuram Guda
जन्म वर्ष / Year of Birth 1971
पुरुष / Male

8470 5128 3636

आधार – सामान्य माणसाचा अधिकार

THE JOINT SUB-REGISTRAR, MUMBAI CITY-II
MUMBAI

[redacted]

राकेश वेंकटी द्यावनपेल्ली
Rakesh Venkati Dyavanapelli
जन्म तारीख / DOB: 17/06/1981
पुरुष / MALE
Mobile No.: 9892630982

7671 1741 4127
VID : 9121 6941 8884 7830

माझे आधार, माझी ओळख

Government of India

अमरजीत भरत पाटील
Amarjeet Bharat Patil
जन्म तारीख/DOB: 23/02/1994
पुरुष/ MALE
Mobile No: 8600770980

8390 8871 4578
VID : 9148 3660 0515 8298

मेरा आधार, मेरी पहचान

[redacted] पहचान प्राधिकरण
[redacted] OF INDIA

पत्ता:
बीडीडी चाल नं 111, रूम न 6, ग्राउंड फ्लोर, वरली, एस एस अमृत मार्ग, मुंबई, मुंबई,
महाराष्ट्र - 400018

Address:
BDD Chawl no.111, Room no 6, Ground Floor, Worli, S S Amrut Marg, Mumbai, Mumbai, Maharashtra - 400018

7671 1741 4127
VID : 9121 6941 8884 7830

1947
1800 300 1947

www.uidai.gov.in

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

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
रूम नं.17, साई सहयाद्री गृहनिर्माण संस्था, वॉशट पॅन रोड, बीईएसटी भवन पेर बाजू मागे, संगम नगर, मुंबई, मुंबई,
महाराष्ट्र - 400037

Address:
Room No. 17, Sai Sahyadri Gruhnirman Sanstha, Salt Pan Road, Behind BEST Sub Station, Sangam Nagar, Mumbai, Mumbai City,
Maharashtra - 400037

8390 8871 4578
VID : 9148 3660 0515 8298

SUB-REGISTRAR, MUMBAI CITY
MUMBAI

CHALLAN

MTR Form Number-6

GRN MH002735031202122M	BARCODE	Date 25/06/2021-13:38:52	Form ID 252

Department	Inspector General Of Registration	Payer Details	
	Stamp Duty		
Type of Payment	Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AMOPR8488H
Office Name	BOM2 JT SUB REGISTRA MUMBAI CITY 2	Full Name	SUDHAKAR SIDDHA REDDY
Location	MUMBAI		
Year	2021-2022 One Time	Flat/Block No.	FLAT NO 218 2ND FLR B WING

Account Head Details		Amount In Rs.
0030045501	Stamp Duty	462500.00
0030063301	Registration Fee	30000.00
Total		4,92,500.00

Premises/Building	
Road/Street	BLDG NO 1 PRABHADEVI SRA CHS LTD RAJABHAU DESAI ROAD
Area/Locality	PRABHADEVI MUMBAI
Town/City/District	
PIN	4 0 0 0 2 5
Remarks (If Any)	
PAN2=AGEPG3107G~SecondPartyName=RAG PARSHURAM	
GUDA~CA=4950000	
Amount In Words	Four Lakh Ninety Two Thousand Five Hundred Rupees Only

492500.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332021062513723	698037175
Cheque/DD No		Bank Date	RBI Date	25/06/2021-17:05:55	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 28/06/2021	

Department ID

Mobile No. 9821611944

[illegible] valid for document to be registered in Sub Registrar office only. Not valid for unregistered document

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-319-7252	0001339641202122	28/06/2021-17:24:27	IGR183	30000.00
2	(iS)-319-7252	0001339641202122	28/06/2021-17:24:27	IGR183	462500.00
			Total Defacement Amount		4,92,500.00

Print Date 28-06-2021 05:27:19

D H C

Receipt of Document Handling Charges

PRN	2806202113007	Receipt Date	28/06/2021

Received from Sudhakar Reddy, Mobile number 9821656730, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 7252 dated 28/06/2021 at the Sub Registrar office Joint S.R. Mumbai City 2 of the District Mumbai District.

DEFACED
700
DEFACED

Payment Details

Bank Name	sbiepay	Payment Date	28/06/2021
Bank CIN	10004152021062811664	REF No.	202117940598419
Deface No	2806202113007D	Deface Date	28/06/2021

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

SUB-REGISTRAR, MUMBAI CITY-II
MUMBAI

२

सोमवार 28 जून 2021 5:24 म.नं.

दस्त गोषवारा भाग-1

बार2

49,50,000/-

1,62,500/-

7835

28/06/2021

प्रकाश सिंह राठी

नोंदणी फी ₹. 30000.00

दस्त हाताळणी फी ₹. 700.00

35

30700.00

सह. दुय्यम निबंधक
मुंबई शहर क्र. २

सह. दुय्यम निबंधक
मुंबई शहर क्र. २

महाराष्ट्र शुल्क (एक) कायद्याची महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नगरात आहे

दिनांक 1 28/06/2021 05:21:06 PM ची वेळ: (मादीकरण)

दिनांक 2 28/06/2021 05:21:48 PM ची वेळ: (फि)

THE JOINT SUB-REGISTRAR, MUMBAI
मुंबई शहर क्र. २
MUMBAI

28/06/2021 5 26:37 PM

दस्त क्रमांक बबई2/7252/2021

दस्ताचा प्रकार : ॲग्रीमेंट टू सेल

दस्त गोषवारा भाग-2

बबई2

दस्त क्रमांक 7252/2021

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	बोटाचा ठसा
1	नाव:रोत परशुराम गुप्त पत्ता:प्लॉट नं: फ्लॅट नं.218, माळा नं: 2 रा मजला, बी-विंग, बिल्डिंग नं.1, इमारतीचे नाव: प्रभादेवी एस.आर.ए. को- ऑप. हाऊसिंग सोसायटी लि.लिंक, ब्लॉक नं: काशिनाथ घुरुवाडी, राजाराम देसाई रोड, रोड नं: प्रभादेवी, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर AGEPG3107G	लिहून देणार वय :-50 स्वाक्षरी:-		
2	नाव:सुधाकर सिद्धा रेड्डी पत्ता:प्लॉट नं: 203, माळा नं: -, इमारतीचे नाव: युनिक हेव्ह रिट्रीज, ब्लॉक नं: वीर सावरकर मार्ग, रोड नं: प्रभादेवी, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AMOPR8488H	लिहून घेणार वय :-47 स्वाक्षरी:		

वरील दस्तऐवज करून देणार तथाकथीत ॲग्रीमेंट टू सेल या दस्त ऐवज करून दिल्याचे कबुल करतात

शिक्का क्र.3 ची वेळ:28 / 06 / 2021 05 : 23 : 08 PM

ओळख

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात.

क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	बोटाचा ठसा
1	नाव:अमरजीत बी पाटील वय:27 पत्ता:26, मोहतीज बिल्डिंग, डॉ. बी. ए. रोड, हिंदमाता, दादर पूर्व, मुंबई पिन कोड:400014	स्वाक्षरी	
2	नाव:राकेश वैकटी दयानपल्ली वय:40 पत्ता:रूम न.6, तळमजला, बी.डी.डी. चाळ नं.111, वरळी एस. एस. अमृत मार्ग, मुंबई पिन कोड:400018	स्वाक्षरी	

शिक्का क्र.4 ची वेळ:28 / 06 / 2021 05 : 23 : 56 PM

शिक्का क्र.5 ची वेळ:28 / 06 / 2021 05 : 23 : 59 PM

प्रमाणित करणेत येते की
दस्तामध्ये एकूण ..... पाने आहेत.
पुस्तक क्र. १. मध्ये अ.क्र. बबई २/..... /२०२१
नोंदला.
दिनांक 28 JUN 2021

सह. दुय्यम निबंधक, मुंबई 2

सह. दुय्यम निबंधक, मुंबई शहर क्र. २

Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SUDHAKAR SIDDHA REDDY	eChallan	69103332021062513723	MH002735031202122M	462500.00	SD	0001339641202122	28/06/2021
2		DHC		2806202113007	700	RF	2806202113007D	28/06/2021
1	SUDHAKAR SIDDHA REDDY	eChallan		MH002735031202122M	30000	RF	0001339641202122	28/06/2021

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

7252/2021

नमुना - "ग" Form - "G"

(नियम ९ पहा) (See rule 9)

सूचना दिल्याबाबत पावती INTIMATION RECEIPT

अर्जदाराने नमुना "फ" द्वारा व्यवसाय सुरु केल्याबाबतची सूचना खाली नमूद केलेल्या तपशीलासह या कार्यालयास दिलेली आहे. त्याचा तपशील पुढीलप्रमाणे :-

The applicant has intimated the following details for having commenced the Business in Form "F" to this office The details thereof are as follows

Maharashtra Shops & Establishment (Regulation of Employment and Condition of Service) Act, 2017
महाराष्ट्र दुकाने व आस्थापना (नोकरीचे व सेवाशर्तीचे विनियमन) अधिनियम, २०१७

१.अर्जाचा आयडी क्रमांक (सूचनापत्राचा) 1. Application Id Number	89041106 / GS Ward / COMMERCIAL 11
२. आस्थापनेचे नाव 2. Name of the Establishment	USHA AGENCY
३. कामगारांची एकूण संख्या 3. Total No Of Workers	Male 00004 Female 00000 Total 00004
४. मालकाचे नाव 4. Name of the Employer	MR. SUDHAKAR SIDDHA REDDY |
५. आस्थापनेच्या टपालाचा पत्ता 5. Postal Address of the Establishment	A 305, SRA BULD, 3RD FLOOR 11 A, PRABHADEVI, PRABHADEVI, MUMBAI, 400025,

६. सदरची पावती ही केवळ अर्जदाराने त्याचा व्यवसाय सुरु केल्याबद्दल कार्यालयास पाठविलेल्या सूचनापत्राची पोच पावती असून व्यवसाय अथवा व्यवसायाची जागा अस्तित्वात असल्याबद्दलचा पुरावा नाही. व्यवसायासाठी व व्यवसायाच्या जागेसाठी आवश्यक असणारी संबंधित सक्षम प्राधिकारी यांच्याकडील पूर्व / पश्चात परवानगी, अनुज्ञाप्ती, परवाना धारण करण्याची सर्वस्वी जबाबदारी मालकाची राहील.

6. This is just an acknowledgement of the intimation application and not a proof of existence of the business and the place of business as mention in the intimation application It shall be the responsibility of the employer to obtain the entire prior and post permission, permit, licenses mandatory for the conduct of the said business and for the place of business from the concerned authority

७. व्यवसायाचे स्वरुप (व्यवसायाची सविस्तर माहिती द्यावी) 7. Nature of Business	PLASTIC PACKING
८. पूर्वीचा नोंदणी प्रमाणपत्राचा क्रमांक व दिनांक, लागू असल्यास 8. Old Registration No And Date if applicable	GS Ward / COMMERCIAL 11 / 760378366 / 31.12.2020

दिनांक
Date : 26.12.2020

ठिकाण
Place : Mumbai

कार्यालयाचा पत्ता
Office Address : Office of the Chief Facilitator, Hawkers Plaza Building, 5th Floor, Senapati Bapat Marg, Dadar, Mumbai - 400028

टीप : सदरची पावती संगणकाच्या प्रणालीद्वारे तयार करण्यात आलेली असल्यामुळे त्यावर स्वाक्षरीची [illegible]
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