

508/1167

पावती

Original/Duplicate

Friday, January 22, 2021

नोंदणी क्र. :39म

10:34 AM

Regn.:39M

पावती क्र.: 1278 दिनांक: 22/01/2021

गावाचे नाव: गिरगाव

दस्तऐवजाचा अनुक्रमांक: बबई4-1167-2021

दस्तऐवजाचा प्रकार : सेल सर्टिफिकेट

सादर करणाऱ्याचे नाव: नीरज रवींद्र अंगारा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

एकूण:

रु. 30540.00

DELIVERED

सह दुय्यम निबंधक, मुंबई-4

सह दुय्यम निबंधक वर्ग - २
मुंबई शहर क्र. ४,

बाजार मूल्य: रु.35101146.62 /-

मोबदला रु.46150000/-

भरलेले मुद्रांक शुल्क : रु. 2307500/-

DELIVERED

1) देयकाचा प्रकार: DHC रकम: रु.540/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2101202116163 दिनांक: 22/01/2021

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH010337701202021M दिनांक: 22/01/2021

बँकेचे नाव व पत्ता:

1/22/2021

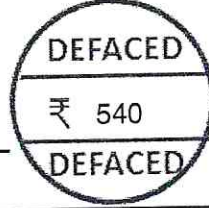


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2101202116163	Receipt Date	22/01/2021
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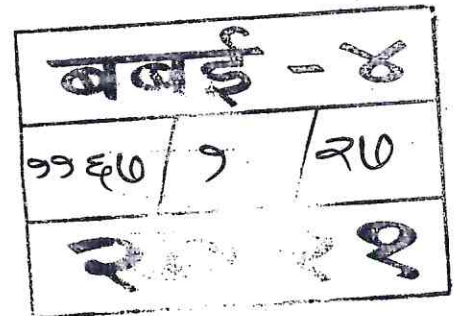
Received from NIRAJ RAVINDRA ANGARA, Mobile number 9930446888, an amount of Rs.540/-, towards Document Handling Charges for the Document to be registered on Document No. 1167 dated 22/01/2021 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.



Payment Details

Bank Name	MAHB	Payment Date	21/01/2021
Bank CIN	10004152021012114196	REF No.	900212987
Deface No	2101202116163D	Deface Date	22/01/2021

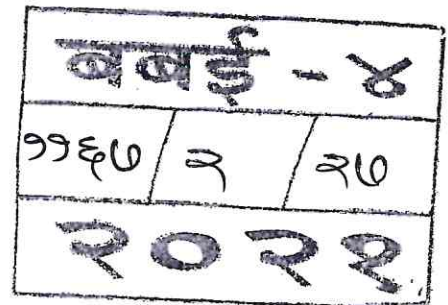
This is computer generated receipt, hence no signature is required.



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202101195797	19 January 2021, 03:46:14 PM			
मूल्यांकनाचे वर्ष	2020				
जिल्हा	मुंबई(मेन)				
मूल्य विभाग	6-गिरगांव द्वितीय				
उप मूल्य विभाग	6/57A भूभाग : पूर्वेस पहिले रेल्वे लाईन, पश्चिमेस विभागाची हद्द (पडोता रमाबाई मार्ग), उत्तरेस विभागाची हद्द, दक्षिणेस सरदार बल्लभभाई पटेल रोड (बोरकर ब्रीज) व विभाग हद्द.				
सर्व्हे नंबर /न. भू क्रमांक :	सि.टी.एस. नंबर# 1553				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मांजमापनाचे एकक
137180	298440	392700	822600	298440	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	109.67 चौरस मीटर	मिळकतीचा वापर-	निकासी भवनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वर्ग-	0 TO 2वर्ष	मूल्यदर/बांधकामाचा दर -	Rs.298440/-
उदवाहन सुविधा-	आहे	मजला -	5th floor To 10th floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 105% apply to rate= Rs.313362/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)					
= (((313362-137180) * (100 / 100))+137180)					
= Rs.313362/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 313362 * 109.67				
	= Rs.34366410.54/-				
D) खुल्या जमिनीवरील वाहन तळाचे क्षेत्र	13.39 चौरस मीटर				
खुल्या जमिनीवरील वाहन तळाचे मूल्य	= 13.39 * (137180*40/100)				
	= Rs.734736.08/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य - तळाचाचे मूल्य -- मेजनाईन मजला क्षेत्र मूल्य -- लगतच्या मजलीचे मूल्य - वरील मजलीचे मूल्य - दक्षिण बाहेर तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य - इतिल मजली				
	= A + B + C + D + E + F + G + H + I				
	= 34366410.54 + 0 + 0 + 734736.08 + 0 + 0 + 0 + 0 + 0				
	=Rs.35101146.62/-				

Home || Print

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CHALLAN
MTR Form Number-6



GRN	MH010337701202021M	BARCODE		Date	19/01/2021-15:31:24	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)		PAN No.(If Applicable)	AQLPA5010H		
Office Name	BOM4_JT SUB REGISTRAR MUMBAI 4	Full Name	NEERAJ RAVINDRA ANGARA				
Location	MUMBAI	Flat/Block No.	FLAT No. 801, 8TH FLOOR, A WING, SHIVTAPI				
Year	2020-2021 One Time	Premises/Building	CHS LTD				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030045501 Stamp Duty	2307500.00	HARISHCHANDRA GOREGAONKAR MARG, GAMDEV	MUMBAI			
0030063301 Registration Fee	30000.00					
Total	23,37,500.00	Amount In	Twenty Three Lakh Thirty Seven Thousand Five Hundred			
		Words	ed Rupees Only			



Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	02300042021012012295	210204293221
Cheque/DD No.		Bank Date	RBI Date	20/01/2021-15:35:30	Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA		
Name of Branch		Scroll No. , Date	10121 , 21/01/2021		

Mobile No. : 0000000000

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-508-1167	0004864115202021	22/01/2021-10:27:46	IGR549	30000.00

GRN : MH010337701202021M Amount : 23,37,500.00

Bank : BANK OF MAHARASHTRA Date : 19/01/2021-15:31:24

2	(iS)-508-1167	0004864115202021	22/01/2021-10:27:46	IGR549	2307500.00
Total Defacement Amount					23,37,500.00



CHALLAN
MTR Form Number-6



GRN	MH010337701202021M	BARCODE			Date	19/01/2021-15:31:24	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AQLPA5010H			
Office Name	BOM4_JT SUB REGISTRAR MUMBAI 4			Full Name	NEERAJ RAVINDRA ANGARA			
Location	MUMBAI			Flat/Block No.	FLAT No. 801, 8TH FLOOR, A WING, SHIVTAPI			
Year	2020-2021 One Time			Premises/Building	CHS LTD			
Account Head Details		Amount In Rs.		Road/Street				
0030045501 Stamp Duty		2307500.00		HARISHCHANDRA GOREGAONKAR MARG, GAMDEVI				
0030063301 Registration Fee		30000.00		Area/Locality				
				MUMBAI				
				Town/City/District				
				PIN				
				4 0 0 0 0 7				
				Remarks (If Any)				
				PAN2=AAACU0564G-SecondPartyName=UNION BANK OF INDIA-				
				Amount In				
				Twenty Three Lakh Thirty Seven Thousand Five Hundred				
				Words				
				ed Rupees Only				
Total	23,37,500.00							
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA								
Cheque-DD Details				Bank CIN	Ref. No.	02300042021012012295	006001946	
Cheque/DD No.				Bank Date	RBI Date	20/01/2021-15:35:30	Not Verified with RBI	
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 0000000000

सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



बवई - ४
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बवई - ४
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VALUED AT RS. 46,50,000/-
AS PER GOVT R.R. VALUE RS. 35,10,147/-

FULL STAMPS DUTY OF RS. 23,07,500/-
AND FULL REGISTRATION FEE OF RS. 30,000/- PAID ON

यूनियन बैंक Union Bank
ऑफ इंडिया of India

भारत सरकार का उपक्रम A Government of India Undertaking



ASSET RECOVERY MANAGEMENT BRANCH
UNION BANK BLDG., 5th floor
66/80 MUMBAI SAMACHAR MARG, MUMBAI - 400 023
Tel: 22629451/52/53/54, 22632807 FAX : 22632807
Web-site E-mail address
address: <http://www.unionbankofindia.com> arb.msm@unionbankofindia.com

SALE CERTIFICATE

Whereas, The undersigned being the Authorized Officer of the Union Bank of India for the A/c of M/s Foods and Feeds (A/c. No. 317005010063064) with Asset Recovery Management Branch under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in exercise of the powers conferred under section 13 read with rule 12 of the Security Interest (Enforcement) Rules, 2002 sold through E-Auction "AS IS WHERE IS, WHATEVER THERE IS and WITHOUT RECOURSE BASIS" on behalf of UNION BANK OF INDIA, Asset Recovery Management Branch in favour of of Mr. Niraj Ravindra Angara residing at 17A Kanti Bhavan, C P Tank Road, Mumbai -400004 the immovable property shown in the schedule



below secured in favor of the Bank by M/s Food and Feeds, Mr. RajKishore Maniyar, Mr. Brijkishore Maniyar & Mr. Sandeep Maniyar towards the financial facility of Working Capital, offered to Union Bank of India, Goregaon East Branch. The undersigned acknowledge the receipt of the sale price Rs.4,61,50,000.00(Rupees Four Crore Sixty One Lakhs Fifty Thousand only.) in full and handed over delivery and possession of the scheduled property. The sale of the scheduled property was made free from all bank's encumbrances known to the under signed.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Flat No.801, Shivtapi CHS Ltd on Land C S No.1553 old Survey No. 337, New Survey No.1/7972 of Division Girgaon, 8th floor, A Wing, Shivtapi CHS Ltd, Harishchandra Goragaonkar Marg, Gamdevi, Mumbai- 400007 admeasuring 983.34 sq ft Carpet area along with one car parking space

The premises is bounded as under
On the North by: Harishchandra Goregaonkar Marg
On the South by: Vimal Kunj Building
On the East by: Durgaonkar Wadi
On the West by: Sharda School



कृते युनियन बैंक ऑफ इंडिया
FOR UNION BANK OF INDIA

प्राधिकृत अधिकारी
Authorized Officer
AUTHORIZED OFFICER

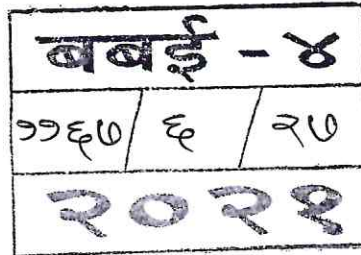


WITNESSES:

1) Prashant Vishnu Khedekar.

2) Sandeep Ramchandra Gadheval.

Place: Mumbai
Date : 22/01/2021.



 
(THE PURCHASER)

SHARE CERTIFICATE

Certificate No. 001

Register No. 1

Flat No. : 801

No. of Shares 5

SHIVTAPI CO-OPERATIVE HOUSING SOCIETY LTD.

(Reg. No. : MUM/WD/HSG/TC/8943/2009 Dated : 4-11-2009)

H. GOREGAONKAR ROAD, GAMDEVI, MUMBAI - 400 007.

AUTHORISED CAPITAL RS. 40,000/-
DIVIDED INTO 800 SHARES OF RS. 50/- EACH

This is to certify that MR. BRIJKISHORE RAMBILAS MANIYAR
MR. RAJKISHORE BALKISHAN MANIYAR

is/are the Registered Holder/s of FIVE Shares of Rupees Fifty each numbered from 001 to 005 both inclusive, in Shivtapi Co-operative Housing Society Ltd., H. Goregaonkar Road, Gamdevi, Mumbai-400 007 subject to the Bye-laws of the said Society.



Given under the Common Seal of the Society

this 05 day of APRIL 2010

For and on behalf of

SHIVTAPI CO-OPERATIVE HOUSING SOCIETY LTD.

Chairman [Signature]

Secretary [Signature]

Member of the Managing Committee [Signature]

Prepared by [Signature]

Checked by : [Signature]



बबई - ४
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MEMORANDUM OF TRANSFERS OF SHARE(S) MENTIONED OVERLEAF

Date	Transfer No.	Register Folio	NAME(S) OF TRANSFEREE(S)	Initials	Authorised Signatory



बळई - ४
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SHIVTAPI CO-OPERATIVE HOUSING SOCIETY LTD.

(Reg. No. : MUM/WD/HSG/TC/8943/2009 Dated : 4-11-2009)

H. GOREGAONKAR ROAD, GAMDEVI, MUMBAI - 400 007. TEL. : 23677882 E-mail : shivtapichs@rediffmail.com

To,
Union Bank of India
Goregaon (E),
Mumbai - 400063

Dear Sir,

Sub:- Flat No. 801 on 8th Floor in the building named as Shivtapi Co-Operative Housing Society Ltd, situated at H. Goregaonkar Rd, Gamdevi, Mumbai-7.

This is to confirm that our above named society is registered vide registration under No. MUM/WD/HSG/TC/8943/2009 dated 4th November 2009.

We further confirm that 1)Mr. Brijkishore Rambilas Maniyar 2)Mr. Rajkishore Balkishan Maniyar has been allotted and possessing Flat No.801 on 8th Floor in the building named Shivtapi Co-Operative Housing Society Ltd, Situated at H.Goregaonkar Rd, Gamdevi,Mumbai-400007 and is an existing member of our society.

We further state that now the member has approached the Society to issue a No Objection Letter in favor of you on the said flat.

As regards restrictive / negative covenants in the Bye laws / rules of our society concerning the transfer of shares / members interest in the society and the other related matters, we request you to go through the bye laws of our society and decide it for yourself.

We hereby confirm and agree that we have no objection to the member creating a mortgage in your favor by way of mortgage of the right, title, interest of the member's right in the said flat subject to the charge of the said bank.

We also confirm that there are no outstanding dues/charges payable by the said member in respect of the said flat and he has paid all the taxes and dues in respect of the said flat up to date.

We also confirm that share certificate No.001 for shares bearing distinctive Nos.001 to 005 issued and collected by member concerned on April 2010.

We also confirm that as on date the said flat as well as building and the land are not subject to any encumbrances or charge.

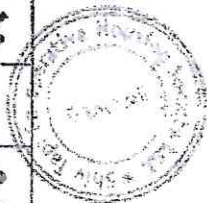
HOWEVER, THE SOCIETY SHALL NOT BE LIABLE FOR MAKING GOOD ANY LOSS, WHICH THE SAID BANK/FINANCIAL INSTITUTE MAY SUFFER FOR ANY REASON.

For Shivtapi CHS Ltd

A. J. Damphal
Chairman/Secretary



बबई - ४
२०२१



Date: 20/06/2011

२०२०/२०

To: Shri Kadakia N.K.
Architect
B/701, Vasant Vallabh
M.G. Cross Road No. 4
Behind Patel Nagar,
Kandivali (West), Mumbai 400 067

24/9/04

Subj: Part Occupation for rehab component building for for Gr. to 6 parking floors + 7th Podium + 8th to 27th floor Wing - A for proposed redevelopment on plot bearing C.S.No. 1553, 171554, 171652, 1652, 1651 of Giregion Division in D-Ward, Mumbai

Re: Your letter dated 17.4.2004

Sr

WITHOUT PREJUDICE

Sr. With reference to above letter, this is to inform you that there is no objection to part occupy the building under reference for rehab component building Wing 'A' for Gr. to 6 Parking floors + 7th Podium + 8th to 27th floor wing A which is constructed under supervision of Architect Shri Kadakia N.K. (Regn. No. A/3744/S) and Regd. Structural Engineer Shri S.R. Goregowkar of M/s. Sterling Consultancy Services Pvt. Ltd. (Regn.No. STRA3-52) subject to following conditions:

1. That the certificate under Section 270-A of B.M.C. Act shall be submitted before asking B.C.C.
2. That the remaining I.O.D. and amended plan conditions shall be complied with before asking for further occupation.
3. That the conditions mentioned in this office letter w/No. EB/3704/DIAL dated 13.9.2002 shall be complied with before asking occupation.
4. That the single P.R. Card for all the 5 amalgamated plots shall be submitted.

This part occupation permission is granted without prejudice to rights of M.C.G.M to take action under Section 353-A of M.M.C. Act, if found necessary

A set of plans duly stamped/signed showing occupation permission granted to portion marked red is returned herewith as token of approval

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Yours faithfully
sd/

Dy. Chief Engineer
Building Proposals (City).





U. Lease from Public Body or Entity	U. Lease from Public Body or Entity	U. Lease from Public Body or Entity	U. Lease from Public Body or Entity	U. Lease from Public Body or Entity	U. Lease from Public Body or Entity	U. Lease from Public Body or Entity
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II. Remarks

CESS REFERRED VIDE M.R. NO.2 DT. 4-4-1901.

Name of Applicant: H.J. ANSARI
 Date of Application: 10/05/2005
 Fee paid: Rs. 44400.00
 Date of Issue: 10/05/2005
 Reference of Issue: 11026/2005

(Rectangular '1' marks show only deleted)
 Note - This is a true copy of the extract of C.S. Register which forms part of this office record and the area of the property referred to therein is 103.12 Sq. meters.
 (DE. THIRUVAIYAR, MUMBAI DISTRICT, PUNE, MUMBAI M.D.S., M.S., D.M.D.)
 which has been verified with the original record and found correct.



50 63h

वर्ष - ४
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Surveyor General
 Mumbai City Survey and Land Records



CREDIT RECOVERY & LEGAL SERVICES DEPARTMENT, REGIONAL OFFICE, MUMBAI (SOUTH)

Ref: RO(S): CRLD: AO: 3664:2020

Date: 26.10.2020

To,
Mr. Bharat Mehta
Chief Manager
Asset Recovery Management Branch

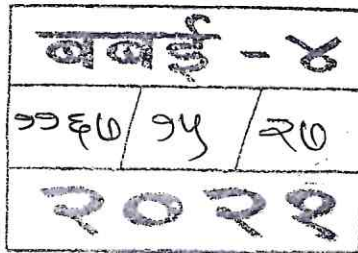
Appointment as Authorized Officer under Rule 2(A)
of Security Interest Enforcement Rule 2002

You are aware that any action under the Act against the NPA borrowers can be initiated only by Authorized Officer. In this connection, we invite your attention to I.C. 6477 dated 6.8.2002 and I.C.No.6556 dated 23.11.2002, wherein detailed guidelines have been laid down on the captioned subject. Pursuant to Rule 2(a) of Security Interest (Enforcement) Rules, 2002, you are hereby appointed as an Authorized Officer for initiating action and exercising powers covered under the Act 2002 in the accounts as per attached list for effecting recovery through enforcement of securities.

The appointment is made as per Rule 2 (a) of Security Interest (Enforcement) Rule, 2002 in respect of attached accounts and you are hereby instructed to initiate action in terms of provisions contained in the Act 2002, Security Interest (Enforcement) Rules 2002, as per the guidelines detailed in the above said Instruction Circulars.


Dy. Regional Head

Encl: Accounts List A



LIST A

Sr No	Name of Account
1	AASHIRWAD ENTERPRISES
2	AASTHA SAREES
3	ADEP AND SONS TEXTILES
4	AGRO TRADERS
5	AHAN APPAREL PVT LTD
6	AHAN APPAREL PVT LTD
7	AJANABHA EXPORTS
8	ALOK ENTERPRISES
9	AMBROSIA RESTAURANTS PRIV
10	AMBROSIA RESTAURANTS PRIV
11	AMI ENTERPRISES
12	AMOGH SHAM PADGAONKAR
13	ANAND P RAI
14	ANAY AGENCY TEL23469647
15	ANJANI MULTI SERVICES PVT
16	ANSAL API INFASRCTURE LT
17	ARANATH INDUSTRIES
18	ARHS CLOTHING PVT LTD
19	ARYA DIAMOND JEWELLERY I PVT LTD
20	BALAJI AUTOWORLD PVT LTD
21	BASAR STEEL PRIVATE LIMIT
22	BASE INDUSTRIES GROUP
23	BELLA JEWELRY PVT LTD
24	BETTER VALUE LEASING AND
25	BHIKHABHAI GORDHANDAS AND
26	BHIND MIHONA GOPALPUR TOLL ROADS LT
27	BOLTMASER INDIA PVT LT
28	BOMBAY RAYON FASHIONS LTD BRFL
29	BRANDHOUSE RETAILS LIMITED
30	CFB FRESH DELIGHTS
31	COMPTEL NETWORK SYSTEMS (I) LTD.
32	COSTRA-ADVERTISING INDIA
33	CRAZE CLOTHING PRIVATE LI
34	CTK ENTERPRISES P LTD
35	DARSHAN PLASTIC
36	DATAR SWITCHGEAR LTD.
37	DEV AMI PRODUCTS PVT LTD
38	DEV DAIRY PRODUCTS PVT LTD
39	DEV METALS AND ALLOYS PRI
40	DHANSHREE TEXTILE INDUSTR
41	DISTICHEMI PROCESS ENGINE
42	DOLPHIN CLOTHING
43	DR DATSONS LABS LTD ERSTWHILE AANJA
44	DUDH GANGA
45	E COMPLEX PRIVATE LTD
46	ELDER INSTRUMENT PVT LTD
47	ELECTRA GLOBAL RESOURCES
48	ENIGMA FUSION TEXPRINT PR
49	ESSELJAY STEELS PRIVATE LIMITED

बजई - ४
२२/१०/२०२२
२०२२



50	ETERNITY GLOBETEX PRIVATE
51	F.A.CONSTRUCTION
52	FOODS AND FEEDS
53	GAJANAND JEWELS PVT LTD
54	GANGA FOODS
55	GERUDA SUPPORT SERVICES P
56	GOLDEN THREADS PROP GAJANAN R HARAD
57	GRO.MAR. AND S. BO WOR GR
58	GUJARAT OPHTHALMICS PVT L
59	GURU FACILITY SERVICES
60	GURU SECURITY FORCE PVT L
61	H SHERUL AND CO
62	HALLGATE AGROPRODUCTS PRI
63	HARSHAVARDHANA MARINE SERVICES
64	HEM IMPEX
65	HERALD-MULTIVENTURES PRIV
66	HILTON INFRASTRUCTURE
67	HUBTOWN BUS TERMINAL ADAJ
68	INDOSPIN FILATI LTD
69	INK INFRASTRUCTURE
70	INTER CARAT JEWELRY P LTD
71	ITNL ROAD INFRASTRUCTURE
72	JJ IMPEX
73	J. K. SHIPPING SERVICES
74	JAGDAMBA MACHINES
75	JAGDISH ELECTRONICS
76	JAI HARI INDUSTRIES PRIVA
77	JASWANT AND CO
78	JAYALAXMI ANAND RAI
79	JENAM ENTERPRISES PRIVATE LIMITED
80	JENAM-MULTITRADE LLP
81	K C TV 9 HOSPITALITY PRIVATE LTD
82	KAALIKAI INDUSTRIES INDIA LIMITED
83	KAMLA LANDMARC REALATORS
84	KAYPAN VANUJA PVT.LTD
85	KESAR MULTIMODAL LOGISTIC
86	KETAN ANANDILAL SHAH
87	KINGS ELECTRONICS PRIVATE
88	KIRAN AGENCIES
89	KRISHNA METAL AND ALLIED PRODUCTS I
90	KUNDIL ISPAT LTD
91	LOOK N LIKE FASHIONWEAR LLP
92	MAHAVEER ENTERPRISES
93	MAHESHWARI FABTEX PRIVATE
94	MAXGROW OVERSEAS LIMITED
95	MAXX MOBLINK PVT LTD
96	METAL O KRAFT
97	MINAR INTERNATIONAL LTD
98	MISSION VIVACARE LIMITED
99	MONET JEWELLERY TRADING PVT LTD
100	MONIEL INTERNATIONAL

बवई - ४
००६०/१०/२०
२०२२



101	MS VAST INDIA PVT LTD
102	MURPHY ELECTRONICS PVT LTD. 58
103	MVK TRADING COMPANY
104	N C M FASHIONS
105	N.F.CONSTRUCTION.
106	NALESHWAR REALTORS ESCROW AC
107.	NALINI MILAN PARIKH
108	NAVBHARAT INSULATION AND
109	NEETS ELECTRICALS AND APP
110	NEEV INFRASTRUCTURE PRIVA
111	NIMIT STEELS AND ALLOYS P
112	NIRCON CONSTRUCTION
113	OM ENTERPRISE
114	OMKAR MARKETING CO
115	ORBIT AYAS PRIVATE LTD
116	ORCHID INDUSTRIES PVT LTD
117	OVERSEAS TRADERS
118	FIROZ NADIADWALA
119	Universal Exports


वर्ष - ४
२२६७/१८/२७
२०२२



खाते लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAACU0564G

नाम / NAME
UNION BANK OF INDIA

निगमन/बनने की तिथि / DATE OF INCORPORATION/FORMATION
11-11-1919


 आयकर निदेशक (प्रणाली)
 DIRECTOR OF INCOME TAX (SYSTEMS)

बबई - ४
 ००६० / १९ / २०
२०२१



यूनियन बैंक
ऑफ इंडिया



भारत सरकार का उपकरण

A Government of India Undertaking



आन्ध्र
Andhra



महाराष्ट्र
Corporation

MUM00059



नाम / श्री भरतकुमार वि. मेहता

Name : Mr. Bharatkumar V. Mehta

कर्मचारी क्र / Employee No.: 427398

जन्म तिथि / Birth Date : 11.02.1961

रक्त गुण / Blood Group : O+ve

हस्ताक्षर / Signature : *Bharat*



जारी करने का स्थान/ मुंबई

Place of Issue. : Mumbai

बबई - ४		
००६७	२०	२०
२०२१		

जारीकर्ता प्रधिकारी / Issuing Authority

Date of Issue : 21.07.2020

Randh

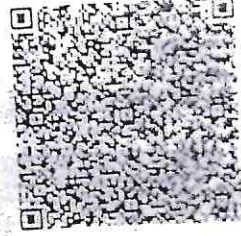




भारत सरकार
GOVERNMENT OF INDIA



भारत विठलभाई मेहता
Bharat Vithalbhai Menta
जन्म वर्ष / Year of Birth : 1961
पुरुष / Male



7523 9104 1957

आधार – सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पना रिवाइयन्स प्र.श भाग, सी/603,
आविचार गार्डन सोमायटी, पुनम माण
वॉल्वेक्स, मीरा-भायंदर सागर गड,
भद्रागड, 401107

Address: Benin
C/603, Avishkar Garden
Poonam Sagar Complex,
Mira-Bhayander,
Road, Maharashtra, 401107



बबई - ४
२२६७ / २९ / २७
२०२१

1947
1800 180 1947

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

आयकर विभाग
INCOME TAX DEPARTMENT
NIRAJ R ANGARA
RAVINDRA POONAMCHAND ANGARA
19/08/1991
Permanent Account Number
AQLPA6010H
Signature



बबई - ४
११६७/२२/२७
२०२२



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1177/70111/01925

To,
नीरज रवींद्र अंगारा
Niraj Ravindra Angara
S/O: Ravindra Angara
364, cigratewala building, 5th floor, flat no.49,
s.v.p. road
near vanite vishram school
Mumbai
Girgaon Mumbai Mumbai
Maharashtra 400004
9833343128

Ref: 2 / 10D / 3707 / 3772 / P



SE040696292FT



आपला आधार क्रमांक / Your Aadhaar No. :

6842 1354 4429

आधार - सामान्य माणसाचा अधिकार

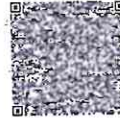


भारत सरकार

Government of India



नीरज रवींद्र अंगारा
Niraj Ravindra Angara
जन्म तारीख / DOB : 19/08/1991
पुरुष / Male



6842 1354 4429

आधार - सामान्य माणसाचा अधिकार

बबई - ४

११६७/२३/२७

२०२३



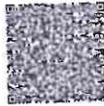


भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

नामांकन क्रम/Enrolment No.: 1007/60164/01794

To
 संदीप रामचंद्र गढेवाल
 Sandeep Ramchandra Gadheval
 S/O Ramchandra Gadheval
 EKTA PRASAD CO OP HO SO LTD, ROOM NO
 41
 PANDURANG BUDHKAR MARG
 LOWER PAREL
 BEHIND DEEPAK CINEMA
 Delisle Road S.O
 Mumbai Maharashtra - 400013
 9967834706

Download Date: 01/03/2017
 Generation Date: 19/07/2011



आपका आधार क्रमांक / Your Aadhaar No. :

3905 7249 7028

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



संदीप रामचंद्र गढेवाल
 Sandeep Ramchandra Gadheval
 जन्म तिथि/ DOB: 20/12/1983
 पुरुष / MALE



3905 7249 7028

मेरा आधार, मेरी पहचान



- सूचना
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
 - पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
 - यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

पता:
 S/O रामचंद्र गढेवाल, एकता प्रसाद
 को ऑप हों सी लिमिटेड, रूम नं ४१,
 पांडुरंग बुधकर मार्ग, दीपक सीनेमा
 च्या मार्ग, लोअर परेल, डिलीस रोड
 रोड एम ओ, मुंबई,
 महाराष्ट्र - 400013

Address:
 S/O Ramchandra Gadheval,
 EKTA PRASAD CO OP HO SO
 LTD, ROOM NO 41,
 PANDURANG BUDHKAR MARG,
 BEHIND DEEPAK CINEMA,
 LOWER PAREL, Delisle Road
 S.O, Mumbai,
 Maharashtra - 400013

3905 7249 7028



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बबई - ४
 ००६०/२५/२०
 २०२२

508/1167

शुक्रवार, 22 जानेवारी 2021 10:31 म.पू.

दस्त गोषवारा भाग-1

बबई4

२६/२०

दस्त क्रमांक: 1167/2021

दस्त क्रमांक: बबई4 /1167/2021

बाजार मुल्य: रु. 3,51,01,147/-

मोबदला: रु. 4,61,50,000/-

भरलेले मुद्रांक शुल्क: रु.23,07,500/-

दु. नि. सह. दु. नि. बबई4 यांचे कार्यालयात

पावती:1278

पावती दिनांक: 22/01/2021

अ. क्र. 1167 वर दि.22-01-2021

सादरकरणाचे नाव: नीरज रवींद्र अंगारा

रोजी 10:25 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 540.00

पृथांची संख्या: 27

एकुण: 30540.00



दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, मुंबई-4

सह दुय्यम निबंधक, मुंबई-4

दस्ताचा प्रकार: सेल सर्टिफिकेट

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये तमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 22 / 01 / 2021 10 : 25 : 07 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 22 / 01 / 2021 10 : 25 : 58 AM ची वेळ: (फी)

प्रतिज्ञापत्र

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातोल संपूर्ण मजकूर निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताधी मत्पत्ता, वैधता कायदेशीर बाबांमाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.







22/01/2021 10:31:34 AM

दस्ता क्रमांक: बवई4/1167/2021

दस्ताचा प्रकार :- मेल सर्टिफिकेट

दस्त गोपवारा भाग-2

बवई4

२०/२०

दस्त क्रमांक: 1167/2021

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: नीरज रवींद्र अंगारा पत्ता: फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नं. 49, 5 वा मजला, 364, मिगरेटवाला विल्डिंग, एन वी पी रोड, बनिता विद्याम स्कुलच्या जवळ, निरगाव, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र मुंबई. पिन नंबर: AQLPA5010H	लिहून घेणार वय :- 29 स्वाक्षरी:-		
2	नाव: युनियन बँक ऑफ इंडिया तर्फे प्राधिकृत अधिकारी भरत विठ्ठलभाई मेहता पत्ता: फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: युनियन बँक विल्डिंग, 5 वा मजला, 66/80, मुंबई ममाचार मार्ग, मुंबई - 400023, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन नंबर: AAACU0564G	लिहून देणार वय :- 59 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत मेल सर्टिफिकेट चा दस्त ऐवज करून दिव्याचे कडुल करतात.
शिक्का क्र.3 ची वेळ: 22 / 01 / 2021 10 : 26 : 49 AM

ओळख:-

खालील इमम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मंदिप गडेवाल . . वय: 35 पत्ता: लोअर परेल मुंबई पिन कोड: 400013	 स्वाक्षरी	
2	नाव: प्रभांत विष्णू खेडेकर वय: 44 पत्ता: 5, वामंती निवाम, मटवाडी, घाटकोपर पश्चिम, मुंबई पिन कोड: 400084	 स्वाक्षरी	

प्रमाणित करणेत येते की या
दस्तामध्ये एकूण.....२१०.....पाने
पुस्तक क्रमांक-१, बवई-४/.....२०२१
नोंदला.
दिनांक २२/०१/२०२१

शिक्का क्र.4 ची वेळ: 22 / 01 / 2021 10 : 27 : 53 AM

शिक्का क्र.5 ची वेळ: 22 / 01 / 2021 10 : 28 : 13 AM नोंदणी पुस्तक 1 मध्ये

मह. न्याय निबंधक, मुंबई-4

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NEERAJ RAVINDRA ANGARA	eChallan	02300042021012012295	MH010337701202021M	2307500.00	SD	0004864115202021	22/01/2021
2		DHC		2101202116163	540	RF	2101202116163D	22/01/2021
3	NEERAJ RAVINDRA ANGARA	eChallan		MH010337701202021M	30000	RF	0004864115202021	22/01/2021

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

1167 / 2021

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 2. Get print immediately after registration.
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22/01/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4

दस्त क्रमांक : 1167/2021

नोदणी :

Regn. 23m



गावाचे नाव : गिरगाव

(1)विलेखाचा प्रकार	सेल सर्टिफिकेट
(2)मोबदला	46150000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	35101146.62
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: प्लॅट नं. 801, माळा नं: 8 वा मजला, इमारतीचे नाव: ए विंग,शिवतापी को-ऑप. हौ. सो.लि., ब्लॉक नं: हरिचंद्र गोरेगांवकर मार्ग, रोड : गामदेवी,मुंबई - 400007, इतर माहिती: सोबत 1 कारपाकिंग स्पेस सहित.((C.T.S. Number : 1553 ;))
(5) क्षेत्रफळ	1) 109.67 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-युनियन बँक ऑफ इंडिया तर्फे प्राधिकृत अधिकारी भरत विठ्ठलभाई मेहता वय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: युनियन बँक बिल्डिंग, 5 वा मजला, 66/80, मुंबई समाचार मार्ग, मुंबई - 400023, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAACU0564G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नीरज रवींद्र अंगारा वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॅट नं. 49, 5 वा मजला, 364, सिगरेटवाला बिल्डिंग, एस वी पी रोड, बनिता विश्राम स्कुलच्या जवळ, गिरगाव, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400004 पॅन नं:-AQLPA5010H
(9) दस्तऐवज करून दिल्याचा दिनांक	22/01/2021
(10)दस्त नोंदणी केल्याचा दिनांक	22/01/2021
(11)अनुक्रमांक,खंड व पृष्ठ	1167/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2307500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 22/01/2021) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.



सह दुय्यम निबंधक वर्ग - २
मुंबई शहर क्र. ४.