

4

Wednesday, January 11, 2012

12:54:09 PM

पावती

Original

नोंदणी 39 म.

Regn. 39 M

पावती क्र. : 229

दिनांक 11/01/2012

गावाचे नाव एरंगळ

दस्तऐवजाचा अनुक्रमांक

वदर12 - 00229 - 2012

दस्ता ऐवजाचा प्रकार

अभिहस्तांतरणपत्र

सादर करणाराचे नाव: संजय महेश्वर निवास्कर - -

नोंदणी फी

:-

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (38)

:-

760.00

एकूण

रु.

30760.00

आपणास हा दस्त अंदाजे 1:08PM ह्या वेळेस मिळेल

दुस्यम निबंधक

सह दु.नि.का-बोरीवली 6

बाजार मुल्य: 7234500 रु. मोबदला: 4500000 रु.

भरलेले मुद्रांक शुल्क: 362000 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: आय सी आय सी आय बँक;

डीडी/धनाकर्ष क्रमांक: 006591; रक्कम: 30000 रु.; दिनांक: 08/12/2011

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON 11/01/2012



OLIVER CARDOZ
(Special Executive Officer)

4/109 Industrial Colony,
A G. Road Goregaon (W)
MUMBAI - 400 062.

TRUE COPY



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन 2010

दस्तावा प्रकार :- अप्रिस्क्रिप्शन नं०/५०/ अनुच्छेद क्रमांक २५ ब

सादरकर्त्याचे नाव :- श्री. संजय मेहडवरे निवास्कर

तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला

गावाचे नाव :- राजगळ

नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- २/२

मूल्य दरविभाग (झोन) :- ६५/३९६ उपविभाग _____

मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औदयोगिक

प्रति चौ.मी.दर :- ६५००/- २४९००/- _____

दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- २५९.९० कारपेट / बिल्ट अप चौ.मीटर / फूट

कारपार्किंग :- _____ गच्ची :- _____ पोटमाळा :- _____

०. मंजला क्रमांक :- _____ उदवाहन सुविधा आहे _____

१. बांधकाम वर्ष :- _____ घसारा :- ३०%

२. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे

३. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- _____ ज्यान्वये दिल्ली घट / वाढ

४. लिह अॅन्ड लायसन्सचा दस्त :- १. प्रतिमाह भाडे रक्कम :- _____

निवासी / अनिवासी २. अनामत रक्कम / आगावू भाडे :- _____

३. कालावधी :- _____

५. निर्धारित केलेले बाजारमूल्य :- ७२,३४,५००/-

६. दस्तामध्ये दर्शविलेली मोबदला :- ४५००,०००/-

बांधकाम क्षेत्र ९९३.२० चौ. मी.

कारपेट राफ राफुण क्षेत्र २५९.९०

जमिन दर = ६५००/- निवास्कर दर = २४९००/-

९.९० चौ. मी x ९.४ = ९०३.५४

- ९९३.२०

५६०.३४

देय मुद्रांक शुल्क :- ३६२०००/- भरलेले मुद्रांक शुल्क :- ३६२०००/- RF = ३००००/-

देय नोंदणी फी :- ३००००/-

लिपीक

बदर-१२/ me 19 २०१२

बदर-१२/ me 2 २०१२



सह दुय्यम निबंधक
TRUE COPY
OLIVER CARDOL
(Special Executive Officer)
4/119 Industrial Colony,
M. G. Road, Borivali (W)
MUMBAI - 400 062.

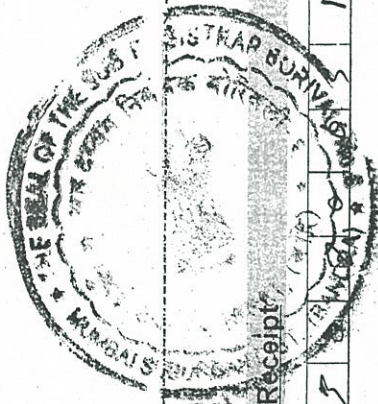


बदर-१२/
 we 2
 २०१२



TRUE COPY

OLIVER CARDOZ
 (Special Executive Officer)
 4/109 Industrial Colony
 M. G. Road Goregaon (W)
 MUMBAI - 400 062.



SHCIL E-Stamping

(To be filled in by the client)

Base Certificate No.	IN - M 4057	1	2	5	9	7	7
Stamp Duty Purchased By	Sanyal M. Mungalkar		Stamp Duty Paid by		<input checked="" type="checkbox"/> 1st Party	<input type="checkbox"/> 2nd Party	
Stamp Duty Amount	Rs. 1370001	Type of Payment	<input type="checkbox"/> Cash	<input type="checkbox"/> Cheque	<input type="checkbox"/> DD	<input type="checkbox"/> Pay-Order	<input type="checkbox"/> NEFT
Cheque/ DD/ PO/ UTR/ REF/ Account No.			<input type="checkbox"/> RTGS	<input type="checkbox"/> Account to Account Transfer		Date: / / 20	
Bank Name			Branch Name				
Counter Signature with Seal							

36



सत्यमेव जयते

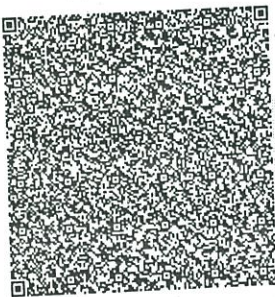
INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by : *Ad. Jay Phant*
 Stock Holding Corporation of India Ltd.
 Location : Goregaon
 Signature : *Phant*
 Details can be verified at www.shcilestamp.com

Base Certificate No.
 Certificate No.
 Certificate Issued Date
 Account Reference
 Unique Doc. Reference
 Purchased by
 Description of Document
 Property Description
 Consideration Price (Rs.)
 First Party
 Second Party
 Stamp Duty Paid By
 Stamp Duty Amount(Rs.)

: IN-MH05507063125977J
 : IN-MH06019681018652J
 : 31-Dec-2011 02:27 PM
 : SHCIL (FI)/ mhshcil01/ GOREGAON/ MH-MSU
 : SUBIN-MHMHSHCIL0106486749173501J
 : SANJAY MAHESHWAR NIWASKAR
 : Article 25(b)to(d) Conveyance
 : BUNGALOW PLOT-20, SURVEY-20 AND 22/PART, H NO-2, CTS NO-
 2/2, VILLAGE ERANGAL, MADHMARVE RD, MALAD-W, M-61
 : 45,00,000
 (Forty Five Lakh only)
 : SANJAY MAHESHWAR NIWASKAR
 : GAURI PRADEEP TODKARI
 : SANJAY MAHESHWAR NIWASKAR
 : 1,37,000
 (One Lakh Thirty Seven Thousand only)



COPY COPY ORIGINAL ORIGINAL

Please write or type below this line-----



CR

Sanjay

2011-12-31
2011
2011

Statutory Alert:

- The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
- The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"



TRUE COPY
OLIVER CARDOZ
 (Special Executive Office,
 4/109 Industrial Colony,
 M. G. Road Goregaon (W),
 MUMBAI - 400 062.



सत्यमेव जयते

INDIA NON JUDICIAL

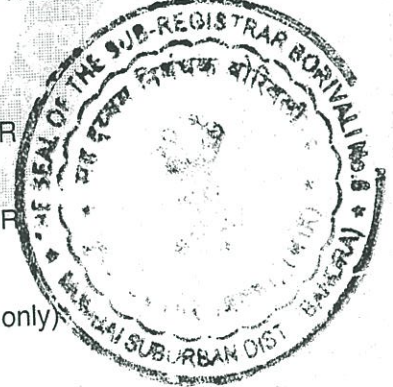
Government of Maharashtra

e-Stamp

Issued by: *Shital Mahadik*
 Stock Holding Corporation of India Ltd.
 Location: Goregaon
 Signature: *Shital*
 Details can be verified at www.shilestamp.com

Certificate No.
 Certificate Issued Date
 Account Reference
 Unique Doc. Reference
 Purchased by
 Description of Document
 Property Description
 Consideration Price (Rs.)
 First Party
 Second Party
 Stamp Duty Paid By
 Stamp Duty Amount(Rs.)

: IN-MH05507063125977J
 : 08-Dec-2011 04:02 PM
 : SHCIL (FI)/ mhshcil01/ GOREGAON/ MH-MSU
 : SUBIN-MHMHSHCIL0105933730961300J
 : SANJAY MAHESHWAR NIWASKAR
 : Article 25(b)to(d) Conveyance
 : BUNGALOW PLOT-20,SURVEY-20 AND 22/PART,H NO-2,CTS NO-2/2,VILLAGE ERANGAL,MADHMARVE RD,MALAD-W,M-61
 : 45,00,000
 (Forty Five Lakh only)
 : SANJAY MAHESHWAR NIWASKAR
 : GAURI PRADEEP TODKARI
 : SANJAY MAHESHWAR NIWASKAR
 : 2,25,000
 (Two Lakh Twenty Five Thousand only)



COPY COPY COPY

Please write or type below this line-----

बदर-१२१
<i>we</i> <i>8</i>
२०१२

SNL

Godkar

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"



TRUE COPY
OLIVER CARDOZ
 (Special Executive Officer)
 4/109 Industrial Colony,
 M. G. Road Goregaon (W)
 MUMBAI - 400 062.

(To be filled in by the client)

SHCIL E-Stamping		Receipt	
Stamp Duty Purchased By	Sanjay M. Niwaskar		Stamp Duty Paid by <input checked="" type="checkbox"/> 1st Party <input type="checkbox"/> 2nd Party
Stamp Duty Amount	Rs. 225000/-	Type of Payment	<input checked="" type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/> DD <input type="checkbox"/> Pay-Order <input type="checkbox"/> NEFT <input type="checkbox"/> RTGS <input type="checkbox"/> Account to Account Transfer
Cheque/ DD/ PO/ UTR/ REF/Account No.		Date: 1/12/2011	
Bank Name			Branch Name
Counter Signature with Seal			



21/12/2011

Sanjay

[Signature]



DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made and entered into at Mumbai on this 31st day of Dec. 2011, BETWEEN MRS. GAURI PRADEEP TODKARI, aged 52 years, Indian Inhabitant, presently residing at Sea Cliff Co-operative Housing Society Ltd., Juhu, Vile Parle (West), Mumbai 400049, hereinafter called and referred to as the VENDOR (which expression unless repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and assigns) of the ONE PART

AND

बदल-१०१	
re	y
२०१२	

Sanjay

[Signature]



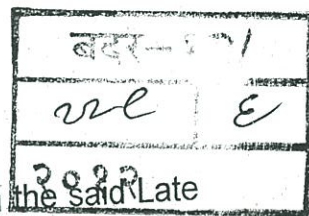
TRUE COPY
 OLIVER CARDOL
 (Special Executive Officer)
 4/109 Industrial Colony,
 M. G. Road Goregaon (W),
 MUMBAI - 400 062.

MR. SANJAY MAHESHWAR NIWASKAR aged 42 years, Indian Inhabitant, resident of Near 39/305, Siddharth Nagar (Old), Goregaon (West), Mumbai 400104, hereinafter called and referred to as the PURCHASER (which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS:

(a) Late Eric Patrick Mascarenhas and late Lucy Mascarenhas were seized and possessed of or otherwise well and sufficiently entitled to all those pieces of lands bearing Survey No.22, and 20, Hissa No.2 and Survey No.22 (Pt) of Village Erangal, Taluka Borivali, in the registration sub-District of Mumbai Suburban situate, lying ad being at Madh-Marve Road, Malad (West), Mumbai 400061, hereinafter called as "the said larger plot of land);

(b) By a Deed of Gift made on 27th March 1964 between the said Late Eric Patrick Mascarenhas, therein called "the Donor" of the One Part and Miss Simone Josephine Mascarenhas being the daughter of the said Late Eric Patrick Mascarenhas) therein called "the Donee" of the Other part duly registered with Sub-Registrar of Assurances at Mumbai under Registration No.BND/800-1/7/1064 on 27.3.1964, the said late Eric Patrick Mascarenhas granted, conveyed and transferred his 1/3rd undivided right, title, and



Sanjay

GA



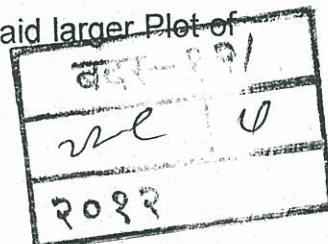
TRUE COPY
OLIVER CARL
(Special Executive Officer)
4/109 Industrial Colony
M. G. Road Goregaon (W)
MUMBAI - 400 062.

interest in the said larger plot of land by way of gift unto and in favour of Miss Simone Josephine Mascarenhas;

(c) By a Deed of Gift made on 27th March 1964 between late Mrs. Lucy Mascarenhas, therein called "the Donor" of the One Part and Miss Simone Josephine Mascarenhas (being the daughter of the said Mrs. Lucy Mascarenhas) therein called the Donee of the Other part, duly registered with Sub-Registrar of Assurance at Bandra, Mumbai under Registration No. BND/801-1/7/1967 on 27th March 1964, the said Late Lucy Mascarenhas conveyed and transferred her 1st undivided right, title and interest in the said larger Plot of land by way of Gift unto and in favour of Miss Simone Josephine Mascarenhas;



(d) By an order passed by the office of the Sub-Divisional Officer, Mumbai Suburban District on 19th April 1969, the said larger Plot of land was sub-divided into various plots;



(e) Though each of the said late Eric Patrick Mascarenhas and Late Lucy Mascarenhas (hereinafter both collectively called and referred to as the late parents of Miss Simone Josephine Mascarenhas) had gifted 1/3rd share of their undivided right, title and interest in the said larger plot of land vide their hereinabove recited Deeds of Gift dated 27th March 1964 due to oversight in the said Deeds of gift it was mentioned 1/6th share instead of their 1/3rd

BNL

GF

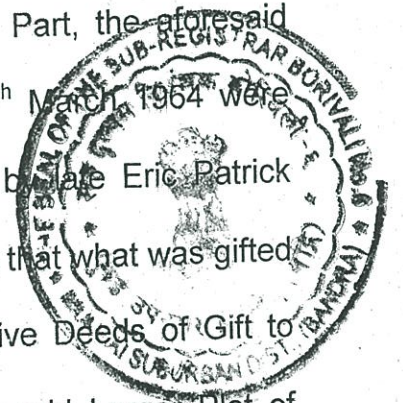
TRUE COPY



OLIVER CARDOL
(Special Executive Officer)
4/109 Industrial Colony,
M. G. Road Goregaon (W),
MUMBAI - 400 062.

share of undivided right, title and interest in the said larger plot of land;

- (f) By a Common Deed of Rectification made and executed on 16th November 1974 between late Eric Patrick Mascarenhas of the First Part, Late Lucy Mascarenhas of the Second part and the said Miss Simone Josephine Mascarenhas of the Third Part, the aforesaid errors in both of the Deeds of Gift dated 27th March 1964 were rectified and it was accepted and confirmed by late Eric Patrick Mascarenhas and late Mrs. Lucy Mascarenhas that what was gifted by each of them vide their aforesaid respective Deeds of Gift to Miss Simone Josephine Mascarenhas in the said Larger Plot of land was 1/3rd share of their undivided right, title and interest and not 1/6th share of their undivided right, title and interest in the said Larger plot of land;



बदर-१२/
२२ ५
२०१२

- (g) In the circumstances recited heretobefore, the late parents of Miss Simone Josephine Mascarenhas and Miss Simone Josephine Mascarenhas became co-owners of the said larger plot of land having 1/3rd equal undivided right, title and interest in the said larger plot of land.

- (h) By an order passed by office of the Sub-Divisional Office, Mumbai Suburban District on 31st August 1978 the said larger plot of land was sub-divided into various plots.

Handwritten signature

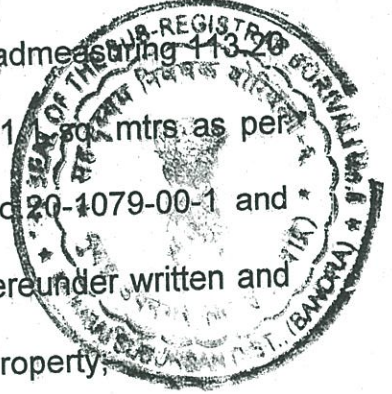
TRUE COPY

Handwritten initials



Handwritten signature
OLIVER CARDOZ
(Special Executive Officer)
4/109 Industrial Colony,
M. G. Road Goregaon (W),
MUMBAI - 400 062.

(i) In the aforesaid circumstances the said Miss Simone Josephine Mascarenhas was seized and possessed of and well and sufficiently entitled to sub-Divided plot bearing Plot No.20, Survey No.22 (part), CTS No.2/2 Land with bungalow admeasuring 481 sq.mtrs. known as Cottage-F admeasuring 481 sq.mtrs as per BMC extract No.Ward No.PN 9228(2) A/c. No.20-1079-00-1 and more particularly described in the Schedule hereunder written and hereinafter called and referred to as The said Property,



(j) By an Agreement for Sale made and executed on 23rd July 2004 between Miss Simone Josephine Mascarenhas and MRS. GAURI PRADEEP TODKARI, the Vendor herein, and duly registered with the Registrar's office under No.BDR-5-07664 of 2004 dated 26th July 2004, the said Miss Simone Josephine Mascarenhas agreed to sale, transfer and convey the said property more particularly described in the schedule hereunder written unto and in favour of MRS. GAURI PRADEEP TODKARI the Vendor herein for the lumpsum price of Rs.30,00,000/- free from all encumbrances and on the terms and conditions mentioned therein.

बदल-१२१
वे e
२०१२

(k) Pursuance to the above Agreement for Sale dt. 23.7.2004, the said Miss Simone Josephine Mascarenhas under Deed of Conveyance dated 2nd September 2008 and registered under document No.BDR-2-06559/2008 dt. 2.9.2008 conveyed the said property unto and in favour of the Vendor herein and handed over the



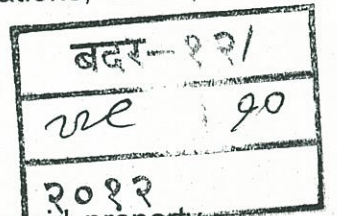
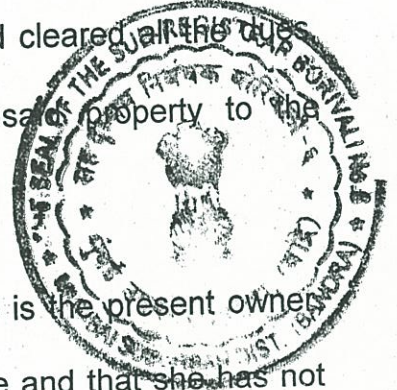
Signature
OLIVER CARDOLZ
(Special Executive Officer)
4/108 Industrial Colony,
M. G. Road Goregaon (W)
MUMBAI - 400 062
TRUE COPY

physical possession thereof to her along with all the original documents and thus the Vendor has full and absolute right on the said property more particularly described hereunder.

(l) That the Vendor is in use, occupation and possession of the said property and has also paid, contributed and cleared all the dues outgoings, taxes, etc. in respect of the said property to the concerned authorities upto date.

(m) That the Vendor hereby covenants that she is the present owner and well and sufficiently entitled to the same and that she has not mortgaged, alienated or charged with the same in any manner whatsoever nature and that no suit, proceeds, litigations, cases, etc. are pending against the said property;

(n) That the Purchaser having taken inspection of the said property and all its relevant records and documents and having satisfied with the title of the Vendor to the said property has approached the Vendor and offered to purchase the said property on "as it is where it is basis" and the Vendor has agreed to assign and transfer and convey the said property in favour of the Purchaser for the total consideration amount of Rs.45,00,000/- (Rupees FORTY FIVE LAKHS ONLY) as mutually agreed by and between the Vendor and the Purchaser and the Purchaser has accepted the conveyance of the said property together with all



Handwritten signature

Handwritten initials

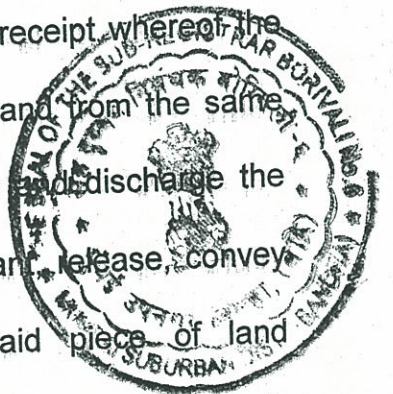


OLIVER CARDOZ
(Special Executive Officer)
4/109 Industrial Colo.
M. G. Road Koregaon (W)
MUMBAI - 400 062.

TRUE COPY

Bungalow known as Cottage-F, houses. Structures, Trees, crops, grass etc. standing thereupon on the consideration as aforesaid and on the consideration as mutually agreed upon and reduced into writing as under:

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.45,00,000/- (Rupees FORTY FIVE LAKHS ONLY) paid to the Vendor by the Purchaser on or before the execution of these presents being the full and final consideration amount of the said property, (the receipt whereof the Vendor hereby doth admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and discharge the Purchaser forever). That the Vendor do hereby grant, release, convey and assure unto the Purchaser all that the said piece of land hereditaments and premises i.e. bearing Plot No.20, Survey No.22 (part), CTS No.2/2 Land with bungalow admeasuring 113.20 sq.mtrs. with bungalow known as Cottage-F admeasuring 481.1 sq. mtrs as per BMC extract No.Ward No.PN 9228(2) A/c. No.20-1079-00-1 within the registration District and Sub-District of Bombay City and Suburban within the Fort of Bombay in the Registration Sub-District of Bombay and more particularly described in the Schedule hereunder written, TOGETHER WITH all houses, structures, outhouses, crops, grass, yards, compounds, sewers, fences, trees, drains, ways, paths, passages, commons, gullies, wells, waters, water courses, lights, liberties, rights, privileges, easements, and appurtenances, whatsoever, to the said land hereditament, and premises or any part thereof belonging to or in anywise appertaining or usually held or occupied therewith or



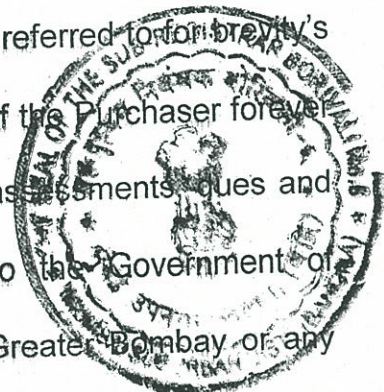
बदर-२२/१
MC ९९
२०२२

Handwritten signature



TRUE COPY
OLIVE CARDOZ
(Special Executive Officer)
4/109 Indus Road, Bombay.
M. G. Road Goregaon (W)
MUMBAI - 400 162

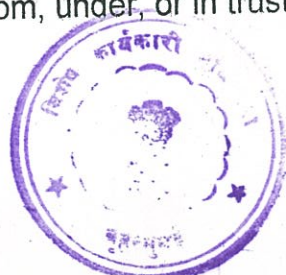
reputed to belong to or be appurtenant thereto AND all the estates, rights, title, interest, properties, claims, and demands whatsoever, at law and in equity of them the Vendor of in and to the said land hereditament and premises and every part thereof To HAVE AND TO HOLD all and singular the said land and hereditament and premises and all other the premises hereby granted, released, conveyed, and assured or expressed so to be with their appurtenances (all which are hereinafter referred to for brevity's sake as "the said Premises") unto and to the use of the Purchaser forever subject to the payment of all rents, rates, taxes, assessments, dues and duties now or hereafter to become payable to the Government of Maharashtra or to the Municipal Corporation of Greater Bombay or any other public body in respect thereof AND the Vendor do hereby covenants with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming from under, or in trust for her made, done, omitted or executed knowingly or willingly suffered to the contrary that the Vendor now hath in himself good right and absolute power to grant, release, convey and assure the said premises unto and to the use of the Purchaser in the manner aforesaid AND that it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, possess and enjoy the said premises hereby granted with its appurtenances and receive the rents and profits thereof for his own use and benefit without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or from or by any person or persons lawfully or equitably claiming by, from, under, or in trust for her, AND that



बता	२/
<i>me</i>	<i>22</i>
२०११	

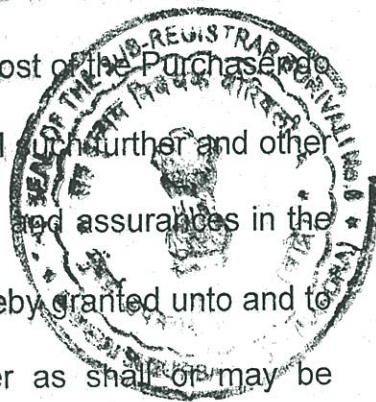
Signature

TRUE COPY



OLIVER CARDOZ
 (Special Executive Officer)
 4/109 Industrial Colony,
 M. G. Road Goregaon (W),
 MUMBAI - 400 082.

free and clear and freely and clearly and absolutely acquitted, exonerated, released, and forever discharge or otherwise by the Vendor sufficiently saved, defended kept harmless and indemnified, of from and against all estates, charges, and encumbrances whatever either already or to be hereafter had, made, executed, occasioned, and suffered by the Vendor or by any other person or persons lawfully or equitably claiming by, from under or in trust for her. AND further that the Vendor and all persons having or lawfully or equitably claiming any estate, rights, title or interest at law or in equity in the said premises hereby granted or any part thereof by, from under or in trust for her the Vendor shall and will from time to time and at all the times hereinafter at the request and cost of the Purchaser and execute or caused to be done and executed all such further and other lawful and reasonable acts, deeds, things matters, and assurances in the law whatsoever for assuring the said premises hereby granted unto and to the use of the Purchaser in manner whatsoever as shall or may be reasonably required and the Vendor doth hereby covenant with the Purchaser that the Vendor hath not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed, or thing whereby she is prevented from granting and conveying the said premises in manner aforesaid or whereby the same or any part thereof are, is can or may be changed, encumbered or prejudicially affected in estates, title or otherwise howsoever. The Vendor further declare that there is no notice of acquisition, requisition or reservation is ever issued in respect of the said property nor the same is a subject matter in any court of law.



REG-22/
 MC 23
 2022

Signature

SP

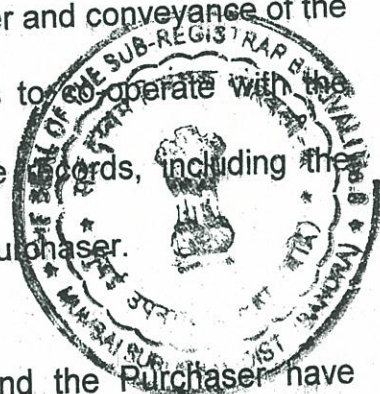
TRUE COPY



Signature
OLIVER CARDOZ
 (Special Executive Officer)
 4/109 Industrial Colony
 M. G. Road Goregaon (W)
 MUMBAI - 400 062.

That the parties hereby further agree that the entire stamp duty, registration charges etc, shall be paid by the Purchaser alone.

That the Vendor hereby undertake to sign and execute any other and further deeds, documents, papers and writings etc. in favour of the Purchaser for the purpose of the effectual transfer and conveyance of the said property in his favour and also undertakes to co-operate with the Purchaser for mutation of the relevant revenue records, including the property card, 7/12 extracts etc. in favour of the Purchaser.



IN WITNESS WHEREOF the Vendor and the Purchaser have hereunto set and subscribed their hands on the day and the year first hereinabove written.

बता-१२/
ve १४
२०११

SCHEDULE OF THE PROPERTY

All that piece or parcel of land or plot of Non-agricultural land or ground falling under coastal zone & No Development Zone bearing Plot No.20, Survey No.20 & 22 (part), H.No.2, Corresponding CTS No.2/2 Village Erangal, Taluka Borivali, Land with bungalow admeasuring 113.20 sq.mtrs. known as Cottage-F admeasuring 481.1 sq. mtrs as per BMC extract No.Ward No.PN 9228(2) A/c. No.20-1079-00-1, Madh Marve Road, Malad (West), Mumbai 400061, taluka Borivali, within the registration District and Sub-District of Bombay City and Suburban and bounded as under:

Signature

Signature

TRUE COPY



Signature
OLIVER CARDOZ
(Special Executive Officer)
4/109 Industrial Colony
G. Road, Malad (W)
MUMBAI

On or towards the North : by 10ft wide road of the Scheme
 On or towards the South : Plot bearing CTS No.2/3
 On or towards the East : by 30ft Road of the Scheme
 On or towards the West : by 30 ft. Road of B.M.C.

GA
GAUR

SIGNED AND DELIVERED by the }
 Within named Vendor MRS. }
 GAURI PRADEEP TODKARI }
 in the presence of..... }

Todkari



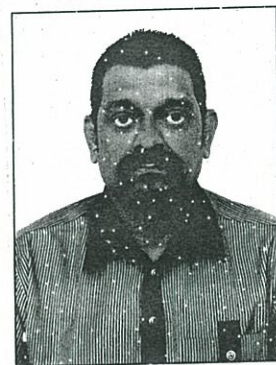
1. *DHIRAJ JAISWAL*
जैसवाल

2. *Ashok Dalvi*

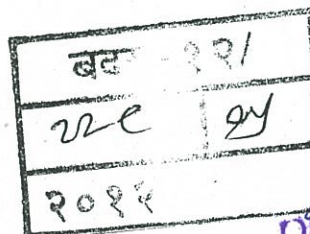
[Signature]

SIGNED AND DELIVERED by the }
 Within named Purchaser MR. }
 SANJAY MAHESHWAR }
 NIWASKAR in the In presence of }

NIW



1. *[Signature]*
 2. *जैसवाल*



TRUE COPY



OLIVER CARD
 (Special Executive Off)
 4/109 Industrial Coloc
 G. Road Goregaon
 MUMBAI - 400 062

RECEIPT

Received of and from the withinnamed Purchaser SANJAY MAHESHWAR NIWASKAR a sum of Rs.45,00,000/- (Rupees FORTY FIVE LAKHS ONLY) being the full consideration amount towards the conveyance of the said plot of land as described in the hereinabove written and which has been paid by him to me as under:

Rs. 5,00,000/- by cheque No.455440 dt. 22.11.2007

Rs. 5,00,000/- by cheque No.455059 dt. 16.11.2007

Rs. 5,00,000/- by cheque No.455065 dt. 14.12.2007

Rs. 5,00,000/- by cheque No.455066 dt. 24.1.2008

Rs. 10,00,000/- by cheque No.956159 dt. 14.1.2009

Rs. ~~12,00,000~~ by cheque No 382852 28 JUN 2011

Rs. 3,00,000/- by cheque no

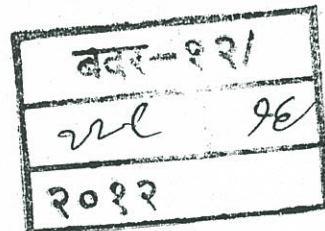
Rs. 3,00,000/- ICICI BANK "511005"

Rs.

All drawn on

Rs.45,00,000/- Total

I SAY RECEIVED RS.45,00,000/-



Podkan

VENDOR

TRUE COPY

WITNESSES;

- 1.
- 2.



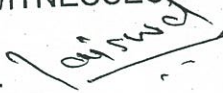

OLIVER CARDOZ
(Special Executive Officer)
/109 Industrial Colony
G. Road Goregaon (W)
MUMBAI - 400 062

I, the Purchaser abovenamed SANJAY MAHESHWAR NIWASKAR hereby agree and accept that I have taken vacant, exclusive and physical possession of the said property along with all its relevant documents from the withinnamed Vendor on the date of execution hereof.

I SAY I HAVE TAKEN POSSESSION


PURCHASER.

WITNESSES:

1. 
2. 



2022-23/	
22	20
2022	




OLIVER CARDOZ
(Special Executive Officer)
4/109 Industrial Colony
M. G. Road Goregaon (W)
MUMBAI - 400 062

TRUE COPY

BRIHANMUMBAI MAHANAGARPALIKA

NO. SPN/2362/2011-12
PN/EXT/191/2011-12

27 DEC 2011

To,
Shri. Sanjay M. Niwaskar,
39/305, Siddharth Nagar,
Near Prabodhan Stadium,
Goregaon- (W), Mumbai-104.

ASSTT. ASSESSOR & COLLECTOR
P/North Ward,
Trimurti Apartment C.H.S. Ltd.
Gr. Flr, Opp. Dayanand High School,
Mamlatdar Wadi, Cross Road No.6
Malad (W). Mumbai-400 064

Sub:- Inspection Extract in respect of property bearing
Ward No. PN-9228(2), A/c No. 20-1079-00-1.

Ref:- Your letter dated 14-12-2011.

Sir,

The required information on payment of schedule fee of Rs.345/- vide
Receipt No.2011ACR02251063 dated 23-12-2011 is as under:

2009-10
Ward No. 9228(2), A/c No. 20-1079-00-1.
Bungalow



Area 113.20 m²

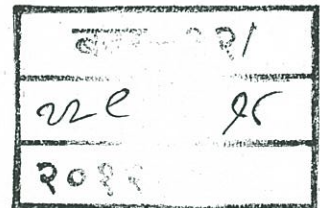
R.V. by rule.3 is as under:

$\frac{200 \times 12 \times 100}{130} =$

Rs.1846.15

or, say = Rs.1845/-

R.V. Rs.1845/- NPA.



Your faithfully

[Signature]
Asstt. Assessor & Collector (PN) Ward
[Date]
26.12.11



[Signature]
OLIVER CARDOZ
(Special Executive Officer)
4/109 Industrial Colony
M. G. Road Goregaon (W)
MUMBAI - 400 062.

TRUE COPY



BRIHANMUMBAI MAHANAGAR PALIKA

RECEIPT NO. 4666714



Billing Name : KUMARI SIMONE JOSEPHINE
 Assessee's Name : KUMARI SIMONE JOSEPHINE MESCAR

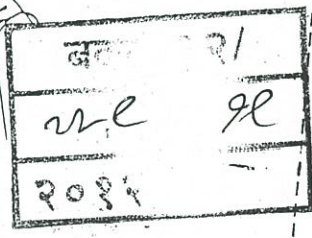
WARD PIN OFF



Bill Date : 2011
 Tax/Other Amt : 345
 Chq. No. : PN2010790010000
 Revenue Type : Property-Tax/G.P.R.

Receipt No. : 2011ACR02251005
 Date : 23-12-2011
 Prop. No. : 00104226
 SAC No. : PN2010790010000

Total	In Words	Total Receipt	Total Receipt Full Payment
345	Three Hundred Forty-Five Only	345	345
345		345	345



Printed on : 23-12-11 11:39 AM



OLIVER CARDOZ
 (Special Executive Officer)
 4/109 Industrial Colony,
 M. G. Road Goregaon (W)
 MUMBAI - 400-062

TRUE COPY

Cheque Received Subject to Realisation.



MUNICIPAL CORPORATION OF GREATER MUMBAI

Office of the
Chief Engineer (Development Plan)
Municipal Head Office
4th Floor, Extn. Building
Mahapalika Marg, Fort
Mumbai - 400 001

To

M.S. DONGARE
A-503 MILAP SOC.
ANDHERI (W),
MUMBAI 53:

No: CHE/817/DPWS/P/N

Date: 1 OCT 2011

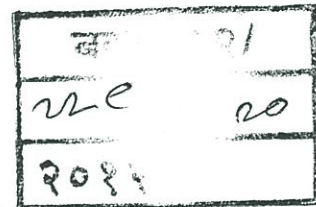
Sub: Sanctioned Revised Development Plan Remarks for the land bearing C.T.S.No 2/2 of Village ERANGAL at MALAD (W).

Ref: Your Application u/no. 034921 and payment of certifying charges made on Receipt no. 1000955440 dated 17/09/11

Sir,

Sanctioned Revised Development Plan Remarks for the land shown bounded blue on the accompanying plan are as under:-

Description of the Land	:	C.T.S.No 2/2 of Village ERANGAL
Sanctioned Revised Development Plan referred to Ward	:	P/NORTH
Reservations affecting the land [as shown on plan]	:	NIL
Reservations Abutting the land [as shown on plan]	:	NIL
Designations affecting the land [as shown on plan]	:	NIL
Designations Abutting the land [as shown on plan]	:	NIL
D.P. Roads affecting the land [as shown on plan]	:	NIL



OLIVER CARDOL
(Special Executive Officer)
4/109 Industrial Colony
M. G. Road Goregaon (W)
MUMBAI - 400 062

TRUE COPY

It appears from the Development Plan that the land under reference has no access from any Municipal Road. However the status of any Existing road, if any, may be obtained from concerned ward office.

Zone : NO DEVELOPMENT ZONE (NDZ)
[as shown on plan]

The land under reference falls within the Coastal Regulation Zone (CRZ) as shown in the location plan and development thereof shall be governed as per the Government of India notification under No : SO 114(E) of 19.2.1991 as amended upto date.

The HTL indicated in the D.P.Remark is subjected to confirmation of the same by MCZMA or the Appropriate Authority.

Remarks from other Departments/Offices:

The land under reference abuts/affected by Pipe Line and hence, specific remarks from the competent authority shall be obtained separately before any development on the land.

Note:

If the land under reference is a part of amalgamation/sub-division/layout, then specific remarks shall be obtained from the concerned Building Proposal office and development thereof shall be as per the terms and conditions of the approved amalgamation/sub-division/layout.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.

The boundaries shown in the accompanying plan are as per the available records with this office. However the boundaries shown in the records of City Survey Office shall supercede those shown in the P. Remarks Plan.

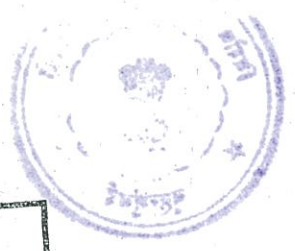


Acc~1 plan

Yours Faithfully

[Signature]
29/09/2011
Assistant Engineer,
Development Plan

(P- Ward)



बदल-१२/१
२०१२

कार

मूळ धारक
१६८

रि

व्यव

१९७८ न.भू.क्र

१९८३

मा.उपवि
एल्.एन्.
बिनशेती

२००२

मा.उपवि
डिएलएन
२१/१०/२
नोंदे घेत

२००९

सह.दुय्य
६५५९/०
सायमन
खरेदी घे

गारा - ३१६

३

गार धारक


गार धारक

शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

[४६८.७] C. सि.स.नं.२ पहाणे.
४८१.१

ks from
on the
specific
lopment
on/sub-
mership
s of the
shall be
with this
percede

धारक
[१] श्री.एरिक पेट्रीक मास्कारेहंस.
[२] श्रीमती लुसी मास्कारेहंस.
[३] कुमारी सायमन जोसेफिन मास्कारेहंस
सि.स.नं.२ पहाणे.

व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
न.भू.क्र.२ प्रमाणे.			सही - न.भू.अ.क्र. १० मू.उ.मु.ख.ज.न.
मा.उपविभागिय अधि.मुं.उप.मुंबई यांचे कडिल क्र.डी.एल्.एन्./ एल्.एन्.डी./एन्.ए.पी./१४७ दि.१०-१२-८१ प्रमाणे मुदत वाढीची/ बिनशेती सा-याची नोंद केली.			सही - १९८३-०२-०९ जि.नि.भू.अ. तथा.न.भू.अ. .XC
मा.उपविभागिय अधिकारी मुंबई उप यांचेकडील क्र/ डिएलएन/एलएनडी/टे-४ वशी २५७/२००२ दि. २१/१०/२००२ अन्वये सुधारीत बिनशेती सा-याची नोंद घेतली.			सही - २२/११/२००२ न.भू.अ.गोरेगांव
सह.दुय्यम निबंधक बोरीवली -१ यांचेकडील र.द.क्र. ६५५९/०८ दिनांक १०/१०/०८ अन्वये खरेदी देणार सायमन जोसेफिन मस्काराहंस यांचे नांव कमी करून खरेदी घेणार गौरी प्रदिप तोडकरी यांचे नांव दाखल केलं.		धा) गौरी प्रदिप तोडकरी.	फेरफार क्र.१७२ प्रमाणे सही - ३०/१/२००९ न. भू. अ. गोरेगाव

खरी नक्कल -
३१६११) वपकस अज क्रमांक ४५६३
२६६११) वपकस मूल्य २५०५
११३१६११) वपकस मूल्य २५
गौरी प्रदिप तोडकरी
सायमन जोसेफिन मस्काराहंस

न.भू.अ.गोरेगांव
मुंबई उपनगर जिल्हा
२०१२



गौरी प्रदिप तोडकरी, गोरेगाव



OLIVER CARDOZ
(Special Executive Officer)
1119, Industrial Colony
G Road Goregaon (W)
MUMBAI - 400 062

TRUE COPY



वृत्तमुंबई मराठामुखी न्यायिक क्षेत्रात
 को. विभाग व को. मंडळक तर्फे
 मालमती करीत येवक नया यवनी
 अधिन कल्याण ही यवनी मालम

WF 11

संज्ञक क्रमांक	2004-2005	संज्ञक क्रमांक	200410	दिनांक	01/04/2004	संज्ञक क्रमांक	01/04/2004
संज्ञक क्रमांक	PN-20-1079-00-1	संज्ञक क्रमांक	2004-2005	संज्ञक क्रमांक	200410	संज्ञक क्रमांक	01/04/2004
संज्ञक क्रमांक	2004-2005	संज्ञक क्रमांक	200410	संज्ञक क्रमांक	01/04/2004	संज्ञक क्रमांक	01/04/2004

100-125
 23
 089
 116847

P-92228(2)/198-2, YERANGAL COTTAGE GR.W.NO.9222 (2) E TC
 SHRI ERIC PATRIC MASCARENHAS & SMT LUCY MASCAREN
 HAS

संज्ञक क्रमांक	01/04/2004-30/09/2004	संज्ञक क्रमांक	1845	संज्ञक क्रमांक	0	संज्ञक क्रमांक	1845	संज्ञक क्रमांक	0
संज्ञक क्रमांक	01/04/2004-30/09/2004	संज्ञक क्रमांक	1845	संज्ञक क्रमांक	0	संज्ञक क्रमांक	1845	संज्ञक क्रमांक	0
संज्ञक क्रमांक	01/04/2004-30/09/2004	संज्ञक क्रमांक	1845	संज्ञक क्रमांक	0	संज्ञक क्रमांक	1845	संज्ञक क्रमांक	0

संज्ञक क्रमांक	01/04/2004-30/09/2004	संज्ञक क्रमांक	1130	संज्ञक क्रमांक	1130
संज्ञक क्रमांक	01/04/2004-30/09/2004	संज्ञक क्रमांक	1130	संज्ञक क्रमांक	1130
संज्ञक क्रमांक	01/04/2004-30/09/2004	संज्ञक क्रमांक	1130	संज्ञक क्रमांक	1130

अ. मालमती करीत येवक नया यवनी
 अ. मालमती करीत येवक नया यवनी
 अ. मालमती करीत येवक नया यवनी

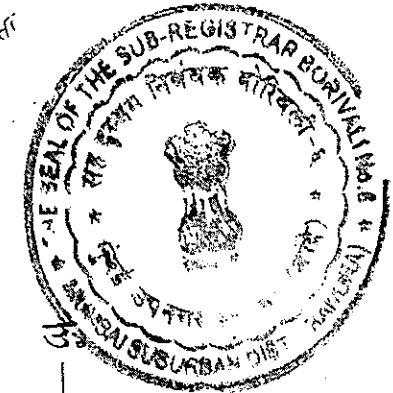
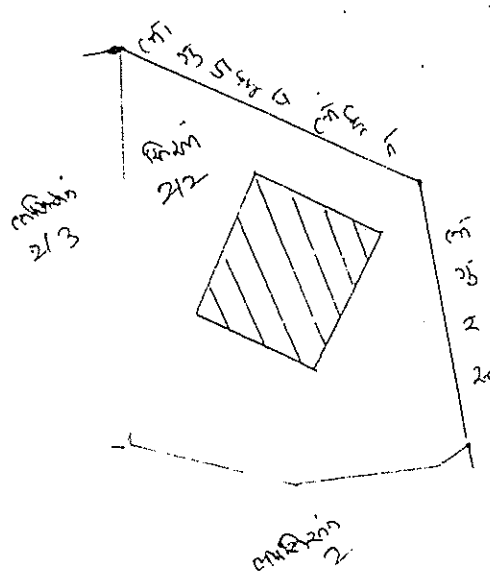


OLIVER CARDOZ
 (Special Executive Officer)
 4/ Industrial Colony
 M G Road Goregaon (W)
 MUMBAI - 400 062

TRUE COPY

अज्ञेय संजय भ. जि.पं.कार यांचा
 दिनांक १६/८/२००८ चा नकल अर्ज मोजे

 येथील पुनर्निष्ठापना
 नमुना ... 212 ...
 वे कारण पुरता नकाशा ... अर्ज क्रमांक. ६०)

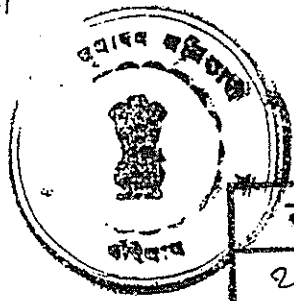


अ) सदरची नकल मूल नकाशा नकाशा, कांयस
 नकाशा नकाशा नकाशा नकाशा नकाशा
 ब) नकाशा नकाशा नकाशा नकाशा नकाशा
 नकाशा नकाशा नकाशा नकाशा नकाशा
 क) नकाशा नकाशा नकाशा नकाशा नकाशा
 नकाशा नकाशा नकाशा नकाशा नकाशा

श्री. अ. नकाशा नकाशा नकाशा नकाशा

श्री. अ. नकाशा नकाशा नकाशा नकाशा
 नकाशा नकाशा नकाशा नकाशा नकाशा
 नकाशा नकाशा नकाशा नकाशा नकाशा
 नकाशा नकाशा नकाशा नकाशा नकाशा
 नकाशा नकाशा नकाशा नकाशा नकाशा

१ सेमी = १०० मी



बदर = ००/
२८ २४
२०१२

सत्य प्रातः

अज्ञेय संजय भ. जि.पं.कार

महाराष्ट्र जमीन महसूल अधिनियम, १९६६ च्या कलम ११०-१११ अन्वये ज्या वर्गात गाव दाखल केला असेल तो वर्ग :-

गाव नमुना दात-अक्रियक महसुलाचा नोंदवृत्त

गाव रेंगेवाळ

तालुका बोरसिवली

जिल्हा मु. उदयगड

भाग (अ) गावठाणातील
(पाच) महसुलमाफ प्रदाने

अनु-क्रमांक	जमिनीचे वर्णन	क्षेत्र	अक्रियक परवानगीचे/भूप्रदानाचे स्वरूप आणि अटी	भोगवटा		वार्षिक महसूल	मुदत		प्राधिकार	स.सु.का नमुना क्रमांक दोनमधील नोंद क्रमांक	पहिल्या भोगवटादाराचे नाव	शेरा
				ह. प.	ह. प.		पासून	पर्यंत				
१	२	३	४	ह. प.	ह. प.	६	७ (अ)	७ (ब)	८	९	१०	११
	हे. आ.											

मु. प्रॉ. व. बो. न. यो. को. १९८६

मु. प्रॉ. व. बो. न. यो. को. १९८६

मु. प्रॉ. व. बो. न. यो. को. १९८६

मु. प्रॉ. व. बो. न. यो. को. १९८६

मु. प्रॉ. व. बो. न. यो. को. १९८६

मु. प्रॉ. व. बो. न. यो. को. १९८६

मु. प्रॉ. व. बो. न. यो. को. १९८६

मु. प्रॉ. व. बो. न. यो. को. १९८६

मु. प्रॉ. व. बो. न. यो. को. १९८६

मु. प्रॉ. व. बो. न. यो. को. १९८६



२०१२
२२९
२२१

१२/१२/१२ - १३/०६/१२

मु. प्रॉ. व. बो. न. यो. को. १९८६

मालमत्ता पत्रक

गाण/मोजे -- **एरंगळ** तालुका/न.भू.मा.का. -- **न.भू.अ.गोरेगांव** जिल्हा -- **मुंबई उपनगर जिल्हा**
 न.भू.अ. नं. शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

२/२					सि.स.नं.२ पहाणे.
		[४६८.७] ६८१.१	C.		
आधिकार	-----				
जमा मूळ धारक १९६८	[१] श्री.एच.क.पट्टीक मास्कारहंस.] [२] श्रीमती लुसी मास्कारहंस.] [३] कुमार्ग सायमन जोसेफिन मास्कारहंस] सि.स.नं.२ पहाणे.				
मा	-----				
भार	-----				
गोरे	-----				

न.भू.अ.नं.	व्यवहार	खंड क्रमांक	नविन धारक (पट्टेदार (प))	साक्षात्कन
११०८/११७८	न.भू.क्र.२ प्रमाणे.			
११०२/१९८३	मा.उपविभागीय अधि.मुं.उप.मुंबई यांचे कडिल क्र.डी.एल्.एन्./एल्.एन्.डी./एन्.ए.पी./१४७ दि.१०-१२-८१ प्रमाणे मुदत वाढीची विनशंती सा-याची नोंद केली.			महो - १९८३-०२-०९ जि.नि.भू.अ. तथा.न.भू.अ. XZn.
११११/२०००	मा.उपविभागीय अधिकारी मुंबई उप यांचेकडील क्र/डिएलएन/एलएनडी/टि-४ वर्षी २५.७/२००० दि. २१/१०/२००० अन्वये सुधारीत विनशंती सा-याची नोंद घेतली.			महो - २२/११/२००२ न.भू.अ.गोरेगांव
११०१/२००१	सह.दुय्यम निबंधक वॉगवली -१ यांचेकडील र.द.क्र. ६५५९/०८ दिनांक १०.१.०८ अन्वये खरेदी देणार सायमन जोसेफिन मास्कारहंस यांचे नांव कर्मा करून खरेदी घेणार गोरी प्रांढप नांडकरी यांचे नांव दाखल केले.		धा) गोरी प्रांढप तांडकरी	फेरफार क्र.१७२ प्रमाणे महो - ३०/१/२००६ न.भू.अ. गोरेगांव



बदर-१२/

Handwritten initials

२०१२

नों करणारा - खर्च नक्कल -

३/६/११ ४५६३

६/६/११ १५०/१

१३/६/११ २५

१६/६/११

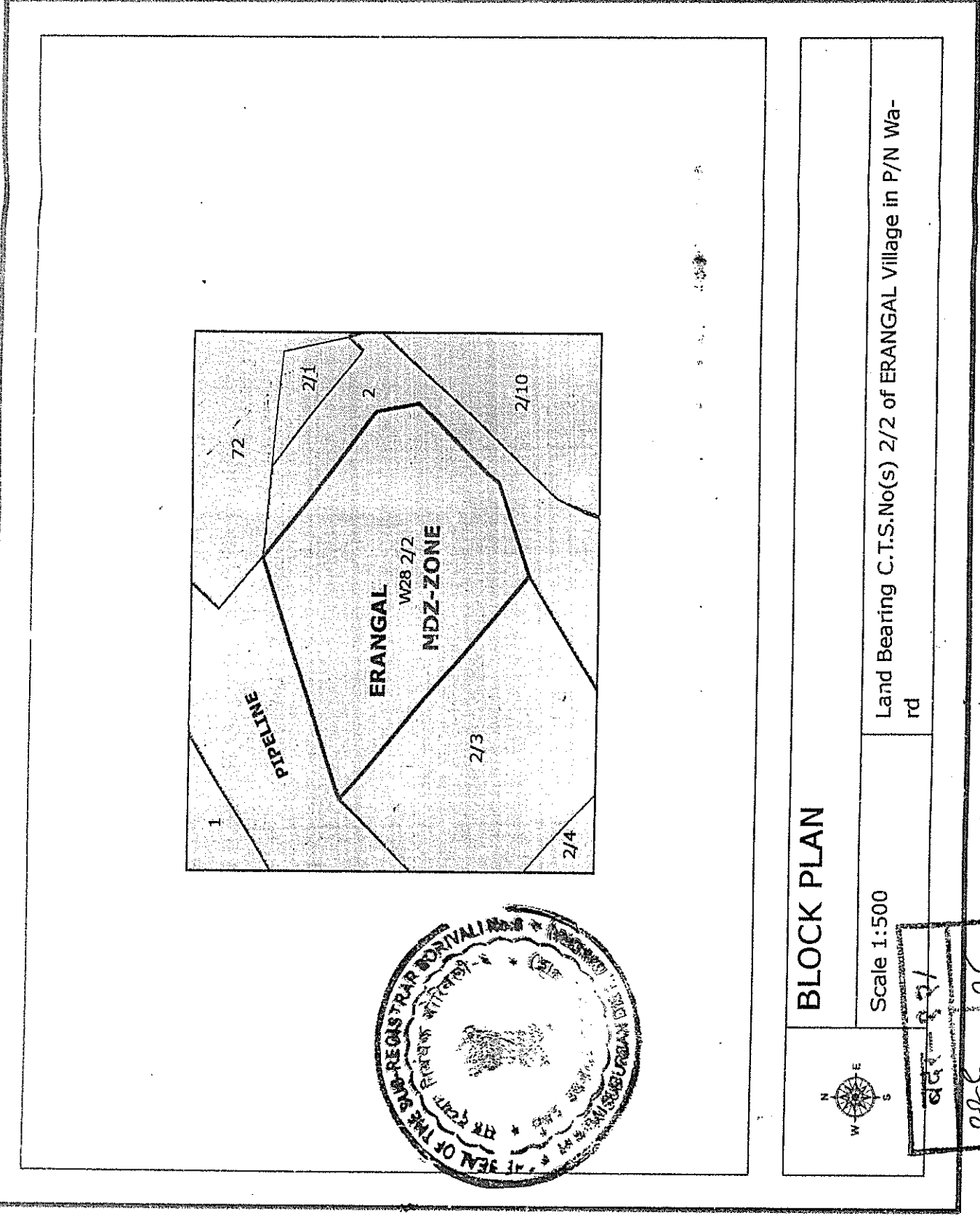
२१/६/११

१०/११

न.भू.अ.गोरेगांव
मुंबई उपनगर जिल्हा



६-कुमार भूमादि अधिकारी, गोरे



BLOCK PLAN

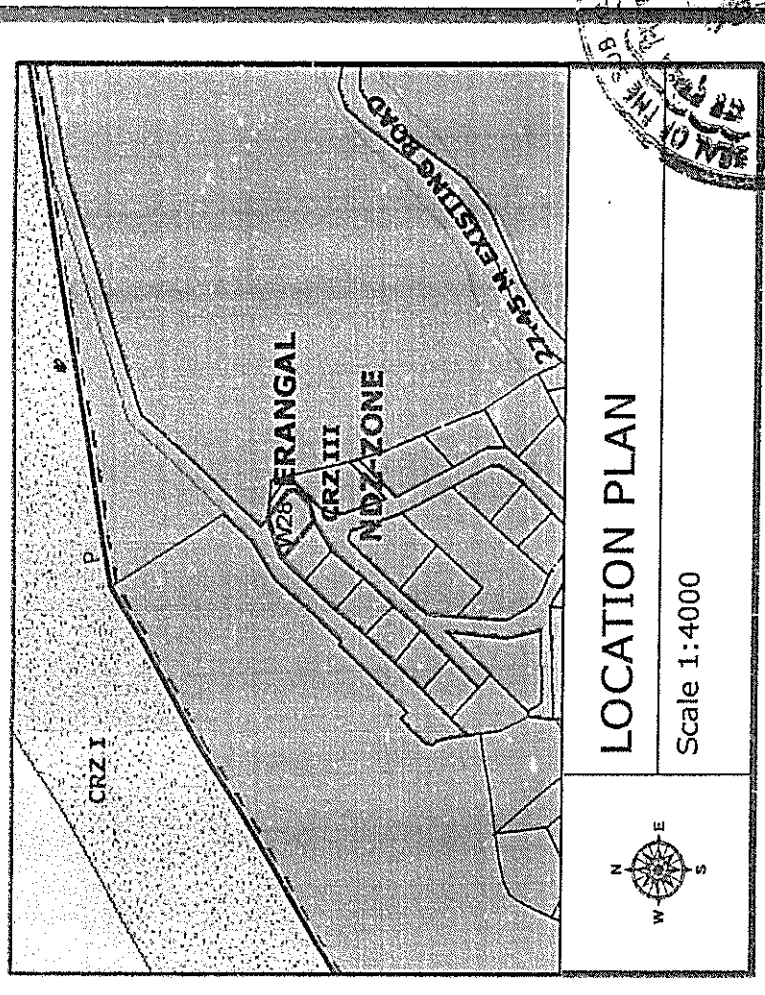
Scale 1:500

Land Bearing C.T.S.No(s) 2/2 of ERANGAL Village in P/N Wa-
rd

22-2
2082



MUNICIPAL CORPORATION OF GREATER MUMBAI (Development Plan Department)



LOCATION PLAN

Scale 1:4000

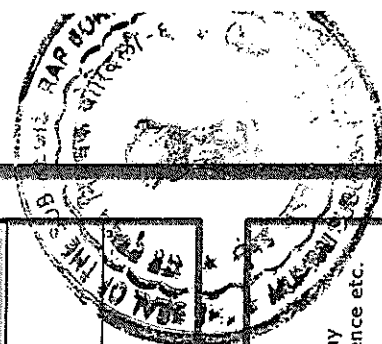
NOTE:

D.P. Remarks have been offered only from the zoning point of view without any reference to the existing and status of the structures on the land under reference etc. This plan is to be read with letter under No.CHE/817/DPWS/P/N Dated: **21 OCT 2011**

[Signature]
21/10/11

Assistant Engineer (DP) P/N Ward

Office of the Chief Engineer (Development Plan),
4th Floor, Annexe Building,
Municipal Head Office,
Mahapalika Marg, Fort, MUMBAI - 400 001.



22-2
2082

Original

नोंदणी 39 म.

Regn. 39 M

Number 02, 2008

पावती

पावती क्र. : 6600

दिनांक 02/09/2008

एरंगळ

पावती अनुक्रमांक

पावती प्रकार

बदर 2 - 06559 - 2008
अभिहस्तांतरणपत्र

पावतीचे नाव: गौरी प्रदीप लोडकरी तर्फे मुखत्यार संजय महेश्वर निवास्कर - -

शुल्क	100.00
अ. 11(1), घुटांकनाची नकल (आ. 11(2)),	:-
अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ्री (41)	:- 820.00
एकूण	रु. 920.00

हा दस्त अंदाजे 6:18PM ह्या वेळेस मिळेल

LIVERED

दुय्यम निबंधक
बरीवली 1 (मालाड)

मुल्य: 0 रु.
मुद्रांक शुल्क: 100 रु.

मोबदला: 0 रु.

साह. दुय्यम निबंधक बरीवली-1,
मुंबई उपनगर, जिल्हा.



LIVERED

बदर-१२१
ve w
२०१२

शहरी विभागातील माहिती

जिल्हा : मुंबई (उपनगर) मोजे: एरंगळ (बोरीवली)

वर्ष: 2011

नौदा क्र./ विभाग क्र.	मुख्य विभागाचा संदर्भ	खुली जमीन	रिक्त इमारत	घरच्या मजल्यावरील कायम/ व्यावसायिक	रक्त मजल्यावरील दुकाने/ व्यावसायिक	औद्योगिक क्षेत्र	नेशनलपणे एकक.
--------------------------	-----------------------	-----------	-------------	---------------------------------------	---------------------------------------	------------------	------------------

65/317 भुमिगत: पश्चिमेकडे नांदे व एरंगळ माल्साचा
समुद्र किनारा पूर्वेकडे नांदे रोड पार्सल माठ
येटापर्यंत जाणारी एरंगळ रोडची पूर्व रुंद
उत्तरेकडे मालाड मल्लोरो रोड व दक्षिणेकडे नंद
गावाची रुंद यामधील इमारत.
सि.टी.एस. नंबर

प्रति चौ.मी. चे दर रुपयाने

9500 24100 32700 41300 24100 चार्ल मोटर

बंद - २२/ २०१२ 30



नौजा क्र./ विभाग क्र.	मुख्यदर विभागावा तपशील	जुली बजट	नियमिती इमारत	दर घटाने नजरावावरील दर घटाने/ दबावसाठीची	दर घटाने नजरावावरील दुजरे, इतर दर घटाने	औद्योगिक क्षेत्र	सौजसावपाचे एकक.

पति चौ.स. इ. दर रचना

- 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24,
 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45,
 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66,
 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88,
 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108,
 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123,
 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138,
 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153,
 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168,
 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183,
 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198,
 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218,
 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243,
 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258,
 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273,
 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288,
 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303,
 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318,
 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333,
 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348,
 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363,
 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378,
 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393,
 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408,
 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423,
 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438,
 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453,
 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468,
 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483,
 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498,
 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513,
 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528,
 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543,
 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558,
 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573,
 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588,
 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603,
 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618,
 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633,
 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648,
 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663,
 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678,
 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693,
 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708,
 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723,
 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738,
 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753,
 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768,
 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783,
 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798,
 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813,
 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828,
 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843,
 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858,



बंदर- १०१
 २०११
 39

VILLAGE ERANGAL

C. T. S. NO. 2/2

LAND RATE Rs.9,500/-

RESIDENTIAL RATE Rs.24,100/-

LAND AREA = 48.10 SQ. MTRS.

BUNGLOW AREA = 113.20 SQ. MTRS. (BUILT-UP) AREA

$$\begin{array}{r} 48.10 \text{ SQ. MTRS. X } 1.4 = 673.54 \\ - 113.20 \\ \hline 560.34 \end{array}$$

$$\text{A) } 560.34 \text{ X } 9,500/- = 54,24,000/-$$

$$\text{B) } 113.20 \text{ X } 24,100/- = 27,29,000/- \text{ X } 30\% = 19,10,500/-$$

$$\text{A) + B) = 72,34,500/-}$$

$$\text{STAMP DUTY = 3,62,000/-}$$

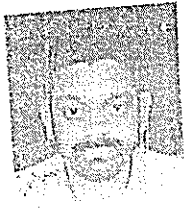
$$\text{REGISTRATION = 30,000/-}$$



बदर-१२/	
ml	32
२०११	

रखाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AADPN9888L



नाम /NAME
SANJAY M NIWASKAR

पिता का नाम /FATHER'S NAME
MAHESHWAR SADASHIV NIWASKAR

जन्म तिथि /DATE OF BIRTH
25-10-1965

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर केंद्र)
Commissioner of Income-tax (Computer Operations)



बदर-१२/
२८ ३३
२०१२

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA

GAURI PRADIP TODKARI
 SHARAD PARSHURAM SHIRSAT

11/08/1952
 Permanent Account Number
 ABQPT8830N

Signature

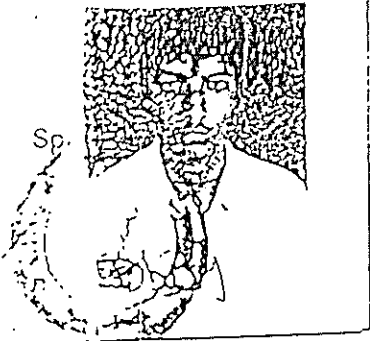
30012007

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें :
 आयकर धन सेवा इकाई, एन एस डी एल
 पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड,
 एस. बी. मार्ग, लोअर परेस, मुम्बई - 400 013.

If this card is lost / someone's lost card is found,
 please inform / return to :
 Income Tax PAN Services Unit, NSDL
 1st Floor, Times Tower,
 Kamala Mills Compound,
 S.B. Marg, Lower Parcel, Mumbai - 400 013.
 Tel: 91-22-2499-650, Fax: 91-22-2495 0664,
 e-mail: tininfo@nsdl.co.in



बदल	
ve	38
2011	



Signature of the Licensing Authority

Signature of the holder of the licence

Signature across the photograph

FORM G
(See Rule 18(1))

Driving Licence
MH-02-2005 C. 41076

Driving Licence No.
Date of issue 12/9/05

Name of the Licence Holder

Dhiraj Jaiswal

Son/wife/daughter of

Girdhar Jaiswal



Income Tax Department
ASHOK B DALVI
BALKRISHNA SITARAM DALVI
04/03/1967
Permanent Account Number
APJPD5476R

भारत सरकार
GOVT. OF INDIA

Signature

बंदर-१२/
22e 34
२०१२

01/2012

दुय्यम निबंधकः

दस्तगाथवारा भाग-1

दस्त क्र 229/2012

5:56 pm

सह दु.नि.का-बोरीवली 6

क्रमांक : 229/2012

पत्रा प्रकार : अभिहस्तांतरणपत्र

क्र. पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
-----------------------------	-------------------	-----------	---------------

नाव: संजय महेश्वर निवास्कर - -

पत्ता: घर/फ्लॉट नं: 39/305, सिध्दार्थ नगर,ओल्ड ,

गोरेगाव प मुं 104

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

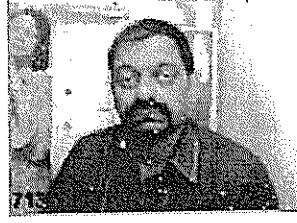
पिन: -

पॅन नम्बर:

लिहून घेणार

वय 42

सही



0
SMLV

नाव: गौरी प्रदीप तोडकरी - -

पत्ता: घर/फ्लॉट नं: सी क्लिफ को ऑप हौ सो लि, जुहु

विलेपार्ले प मुं 49

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: --

पिन: -

पॅन

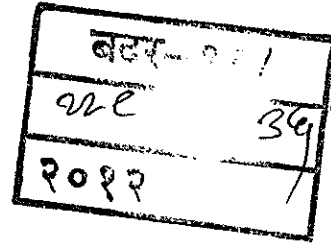
लिहून देणार

वय 52

सही



Godkar



पेज करुन देणार तथाकथित [अभिहस्तांतरणपत्र] दस्तऐवज करुन दिल्याचे कबूल करतात.

1 OF 1

दस्त क्र. [वदर12-229-2012] चा गोषवारा
बाजार मूल्य :7234500 मोबदला 4500000 भरलेले मुद्रांक शुल्क : 362000

पावती क्र.:229 दिनांक:11/01/2012
पावतीचे वर्णन
नांव: संजय महेश्वर निवास्कर - -

दस्त हजर केल्याचा दिनांक :11/01/2012 12:43 PM
निष्पादनाचा दिनांक : 31/12/2011
दस्त हजर करणा-याची सही :

[Signature]

30000 :नोंदणी फी
760 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

30760: एकूण

दस्ताचा प्रकार :25) अभिहस्तांतरणपत्र
शिवका क्र. 1 ची वेळ : (सादरीकरण) 11/01/2012 12:43 PM
शिवका क्र. 2 ची वेळ : (फ्री) 11/01/2012 12:54 PM
शिवका क्र. 3 ची वेळ : (कबुली) 11/01/2012 12:54 PM
शिवका क्र. 4 ची वेळ : (ओळख) 11/01/2012 12:54 PM

दु. निबंधकाची सही, सह दु.नि.का-बोरीवली 6

दस्त नोंद केल्याचा दिनांक : 11/01/2012 12:56 PM

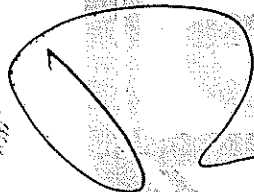
ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्ताऐवज करुन देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) अशोक दळवी - ,घर/प्लॉट नं: दुकान नं-7, सुरज बळी निवास, गोरेगाव प मुं.62

गल्ली/रस्ता : -
ईमारतीचे नाव : -
ईमारत नं: -
पेट/वसाहत : -
शहर/गाव : -
तालुका : -
पिन : -

2) धिरज जैस्वाल - ,घर/प्लॉट नं: वरीलप्रमाणे

गल्ली/रस्ता : -
ईमारतीचे नाव : -
ईमारत नं: -
पेट/वसाहत : -
शहर/गाव:-
तालुका : -
पिन : -



[Handwritten signature]



बदर-१२/
२२ ३०
२०१२

प्रमाणित करण्यात येते की, या
दस्तामध्ये एकूण ३० पाने आहेत.

सह. दुय्यम निबंधक, बोरीवली क्र. ६
मुंबई उपनगर जिल्हा.

[Signature]
दु. निबंधकाची सही
सह दु.नि.का-बोरीवली 6

बदर-१२/ २२२ /२०१२
पुस्तक क्रमांक १, प्रमांक.....वर
नोंदला.
दिनांक: 11 JAN 2012

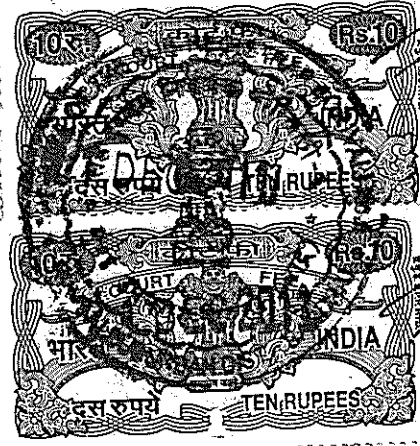
सह. दुय्यम निबंधक, बोरीवली क्र. ६
मुंबई उपनगर जिल्हा.





गावाचे नाव: एरंगळ

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र व वाजारभाव (भाडेपट्ट्याच्या वाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 4,500,000.00
बा.भा. रु. 7,234,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटीएस क्र.: 2/2 वर्णन: जमीन व बांधकाम----- प्लॉट नं-20, सर्वे नं-20 व 22 (पार्ट), हिस्सा नं-2, सिटीएस नं-2/2, एकुण क्षेत्र 481.10 चौ मीटर पैकी त्यावरील बांधकाम क्षेत्र 113.20 चौ मीटर बिल्टअप, कॉटेज -एफ, विलेज-एरंगळ
- (3) क्षेत्रफळ (1) 481.10 चौ मीटर
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) गोरी प्रदीप तोडकरी - -; घर/प्लॉट नं: सी वलीफ को ऑप हौ सो लि, जुहु, विलेपार्ले प मुं 49; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABQPT8830N.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) संजय महेश्वर निवास्कर - -; घर/प्लॉट नं: 39/305, सिध्दार्थ नगर, ओल्ड, गोरेगाव प मुं 104; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AADPN98868L.
- (7) दिनांक करून दिल्याचा 31/12/2011
- (8) नोंदणीचा 11/01/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 229 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 361725.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



सही प्रत

सह दुय्यम निबंधक, बोरीवली-क-६
संबर्ण उपनगर जिल्हा.

बी. विरज नैत्याल
घांना त्यांचे ता. 9.9.10.9.12. 20/92
मार्जानुसार नक्कल दिली.
दि. 9910912092

सह दुय्यम निबंधक, बोरीवली-क-६