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Original/Duplicate

Monday, February 13, 2023

नोंदणी क्र.: 39म

3:28 PM

Regn.: 39M

पावती क्र.: 2122 दिनांक: 13/02/2023

गावाचे नाव: बहिसर
दस्तावेजाचा अनुक्रमांक: बरल9-1981-2023
दस्तावेजाचा प्रकार: करारनामा
मादर करणाऱ्याचे नाव: प्रशांत धनाजी शिर्के

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 860.00
पृष्ठांची संख्या: 43

मुळ दस्त परत दिला

एकूण: रु. 30860.00

मापणास मूळ दस्त, संकेतित प्रिंट, सूची व अंदाजे
3:45 PM ह्या वेळेस मिळेल.

P-1 ✓

BRL9

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

वाजार मूल्य: रु. 3873414 /-
मोबदला रु. 4200000/-
भरलेले मुद्रांक शुल्क: रु. 252000/-

- 1) देयकाचा प्रकार: DHC रक्कम: रु. 860/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1302202309492 दिनांक: 13/02/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014858290202223E दिनांक: 13/02/2023
बँकेचे नाव व पत्ता:

Hyline

Valuation ID	207302131506	प्राधिकृत पत्रक (शहरी क्षेत्र - बांधीव)	11 February 2023 02:32:36 PM
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मूल्यांकनाचे वर्ष	2022
जिल्हा	मुंबई (उपनगर)
मूल्य विभाग	80-दहीसर (बोरीवली)
उप मूल्य विभाग	भूभाग उत्तरेस महानगरपालिका इट 1,3 दूतागती नाग - दक्षिणेस लिक रोड व पश्चिमेस रेल्वे लाईन
सर्व्हे नंबर व भू क्रमांक	शि टी एस नंबर#1416

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन (SQ.FT)	निवासी सदनिका	कार्यालय	दुकान	औद्योगिक	मीजमापनाचे एकक चौरस मीटर
59450	142180	163510	178600	142180	

बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	33.9चौरस मीटर	मिळकतीचा वाप.	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वाप.	जमीन	बांधकामाचा दर -	Rs 302500/-
उद्भववाहन सुविधा-	नाही	मजला -	Second Floor		
रस्ता सन्मुख -					
Sale Type - Resale		First Sale Date - 10/05/2002			
Sale/Resale of built up Property constructed after circular d: 02/01/2018					

मजला निहाय घट/वाढ नुसार मूल्यदर	= 90% apply to rate = Rs.127962/-
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घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
	= (((127962-59450) * (80 / 100)) + 59450)
	= Rs 114260/-

A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
	= 114260 * 33.9
	= Rs 3873-14/-

Applicable Rules	= 18,19.4
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एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघर दे मूल्य + मॅज्जोलाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बांदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरून व इने तळाचे मूल्य + प्लानरिंग भावतीच्या खुल्या जागेचे मूल्य + बांदिस्त बाल्कनी + मेकॅनिकल वाहनतळ
	= A + B + C + D + E + F + G + H + I + J
	= 3873414 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
	= Rs.3873414/-

Home Print





CHALLAN
MTR Form Number-6



SRN	MH014656290202223E	BARCODE		Date	06/02/2023-13:02:03	Form ID	252
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Department	Inspector General Of Registration	Payer Details					
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Type of Payment	Stamp Duty	TAX ID / TAN (If Any)	
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Type of Payment	Registration Fee	PAN No.(If Applicable)	
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Office Name	BRL 9_JT SUB REGISTRAR BORIVALI 9	Full Name	PRASHANT DHANAJI SHIRKE AND ANR
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Location	MUMBAI	Flat/Block No.	FLAT NO. 201, WING-B&C, NEW ASHISH
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Year	2022-2023 One Time	Premises/Building	CO-OPERATIVE HOUSING SOCIETY LTD
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Account Head Details	Amount In Rs.	Road/Street	C. S. COMPLEX ROAD NO. 4, DAHISAR (EAST)
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030045501 Stamp Duty	252000.00	Area/Locality	MUMBAI
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0063301 Registration Fee	30000.00	Town/City/District	
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		PIN	4 0 0 0 6 8
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Remarks (If Any)			
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SecondPartyName=SAROJ JAINENDRA JAIN-			
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Amount In	Two Lakh Eighty Two Thousand Rupees Only
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Words	
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Total	2,82,000.00
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Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
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Cheque/DD Details	Bank CIN	Ref. No.	69103332023020614086
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Cheque/DD No.	Bank Date	RBI Date	06/02/2023-13:03:50	Not Verified with RBI
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Name of Bank	Bank-Branch	IDBI BANK	
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Name of Branch	Scroll No. , Date	Not Verified with Scroll	
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Department ID :	Mobile No. :	8652554655
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NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

दर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.



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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 13th day of February, 2023.

BETWEEN

MRS. SAROJ JAINENDRA JAIN, an adult, Indian Inhabitant of Mumbai, residing at Flat No. 201, Building No. 17, Shakti-Dham Co-operative Housing Society Ltd., Shakti Nagar, Dahisar (East), Mumbai-400068, hereinafter called the "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) of the ONE PART;



AND

(1) MR. PRASHANT DHANAJI SHIRKE and (2) MRS. PRACHI PRASHANT SHIRKE, both adults, Indian Inhabitants of Mumbai, both residing at C-101, New Ashish C.H.S.L., C.S. Road No. 4, Shakti Nagar, Dahisar (East), Mumbai - 400068, hereinafter called the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART:

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2023		

WHEREAS THE TRANSFEROR HEREBY EXPRESSLY REPRESENTS AND DECLARES TO THE TRANSFEREES AS FOLLOWS:

- a) By an Articles of Agreement dated 7th April 1995, duly registered before the Sub Registrar of Assurances vide Sr. No. BDR-1/296/1999, made and entered into between Soudagar Enterprises (therein the "Seller") and Mr. Rattanshaw D. Jilla

Saroj Jain

Prashant Shirke

Prachi Shirke

(therein the "Buyer"), the Seller therein, thereby sold, transferred, conveyed, assigned and assured its entire share in a flat being Flat No 201, admeasuring 365 sq. ft (built-up area) equivalent to 33.90 sq. mtrs. or thereabouts on second floor, in Wing-"B", in the building known as "New Ashish" (hereinafter referred to as "THE SAID BUILDING"), situated at, C. S. Complex Road No. 4, Dahisar (East), Mumbai - 400068, on a plot of land bearing CTS No 1416A to C, 1420A and 1420C at Village - Dahisar, Taluka - Borivali, District - Mumbai, Registration District and Sub-District Mumbai (hereinafter referred to as "THE SAID FLAT" unto the Transferees therein, for the consideration and upon the terms and conditions as mentioned therein.

- b) That the various Purchasers/Allottees of the said building formed a Co-operative Housing Society namely "New Ashish Co-operative Housing Society Ltd.", registered under the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. BOM/W-R/HSG/TC/10161/1998-99/dated 15/11/1998 (hereinafter called "THE SAID SOCIETY") and the said Society entitled in their favour Five fully paid-up shares of Rs. 50/- each, bearing Distinctive Nos. 166 to 170 (both inclusive) and vide Share Certificate No. 34 (hereinafter called "THE SAID SHARES" and the said shares along with the consequential right, title and interest to use, occupy, enjoy and possess the said flat are jointly referred to as "THE SAID SHARES AND THE SAID FLAT") and more particularly described in the schedule mentioned hereunder. A copy of the Share Certificate No. 34 is hereto marked and annexed as ANNEXURE "A".

By a Transfer Deed dated 10th May 2002, made and entered into between Shri Rattanshaw D. Jilla, (therein the "Vendor"), through his Constituted Attorney, Shri Kersey N. Mehta and Shri Ramesh K. Sharm (therein the "Purchaser") wherein the Vendor therein thereby sold, transferred, conveyed, assigned and assured his entire share in said shares and the said flat unto the Purchaser



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therein, for the consideration and upon the terms and conditions as mentioned therein

d) By a Deed of Confirmation dated 18th August 2003, duly registered before the Sub Registrar of Assurances vide Sr No BDR-6/8101/2003, made and entered into between Shri Rattanshaw D. Jilla, (therein the "Vendor Confirming Party") through his Constituted Attorney, Shri Kersey N. Mehta and Shri Ramesh K. Sharn (therein the "Purchaser Confirming Party") wherein the Purchaser Confirming Party desired to register the said Transfer Deed dated 10th May 2002, and perfect the title upon the terms and conditions as mentioned therein.

e) By an Agreement for Sale dated 17th June 2004, duly registered before the Sub Registrar of Assurances vide Sr. No. BDR-6/5867/2004, made and entered into between Shri Ramesh K. Sharn of the One Part and Shri U. M. Hegde of the Other Part the party of the One Part therein, thereby sold, transferred, conveyed, assigned and assured his entire share in said shares and the said flat unto the party of the Other Part therein, for the consideration and upon the terms and conditions as mentioned therein.



f) The said Shri U. M. Hegde died on 16th January 2007. Subsequently, the names of (1) Smt. Meenakshi Hegde, (2) Shri Rajkumar Hegde and (3) Smt. Veena R. Hegde, were added in the said Share Certificate No. 34 and other society records, as per the laws of the said society.

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g) By an Agreement for Sale dated 24th July 2009, duly registered before the Sub Registrar of Assurances vide Sr. No. BDR-6/6477/2009, made and entered into between (1) Smt. Meenakshi Hegde, (2) Shri Rajkumar Hegde and (3) Smt. Veena R. Hegde (therein the "Transferors") and Mr. Shri Jainendrakumar Daulatram Jain (therein the "Transferee") the Transferors therein thereby sold, transferred, conveyed, assigned and assured their entire share in said shares and the

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said flat unto the Transferees therein, for the consideration and upon the terms and conditions as mentioned therein.

h) The said Mr Jainendrakumar Daulatram Jain died intestate on 27/08/2018 at Mumbai, leaving behind i.e. (1) Mrs. Saroj Jainendra Jain (widow), (2) Mr. Sharad Jainendra Jain (son), (3) Mr. Vivek Jainendra Jain (son) and (4) Mrs. Jyoti Sunil Jain (married daughter) as his only legal heirs and representatives entitled to his estate including his share in the said shares and said Flat under the laws by which he was governed at the time of his death. A copy of Death Certificate of Late Mr. Jainendrakumar Daulatram Jain is hereto marked and annexed as ANNEXURE "B".

i) By a Deed of Release dated 9th November 2022, duly registered before the Sub Registrar of Assurances, vide Sr. No. BRL-8/14821/2022, made and entered into between (1) Mr. Sharad Jainendra Jain, (2) Mr. Vivek Jainendra Jain and (3) Mrs. Jyoti Sunil Jain (therein the "Releasers") and Smt. Saroj Jainendmdra Jain (therein the "Releasee"), the Releasers therein thereby released, transferred, conveyed, assigned and assured their respective share, right, title and/or interest in the said shares and the said flat unto the Releasee therein, as per the terms and conditions mentioned therein.

Pursuant to the aforesaid the Transferor is entitled to entire share, right, title and/or interest in the said shares and the said Flat and is in the exclusive and absolute possession of the said Flat with the said shares and benefits and that the Transferor have not, till the date hereof at any time either agreed to induct or inducted any third party in use, occupation, possession and/or enjoyment of the said Flat or any part or portion whereof, in any

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title of the Transferor with respect of the said shares with the said

Saraj Jain

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42,00,000/- (Rupees Forty-Two Lakhs Only) and upon the terms and conditions hereinafter appearing

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Transferor hereby declares and confirms that what is recited hereinabove with respect to the said shares and the said Flat shall be treated as representations and irrevocable declarations on their part as if the same are reproduced herein in verbatim and form part of this clause. The Transferor hereby confirms that the Transferees have agreed to purchase her entire share in the said Flat relying upon the correctness of the declarations and representations made by the Transferor in these presents.



2. The Transferor doth hereby on receipt of the Total Consideration from the withinnamed Transferees, sells, transfers, grants, conveys, assigns and assures her entire share, right, title and/or interest in Five fully paid-up shares of Rs. 50/- each, bearing Distinctive Nos. 166 to 170 (both inclusive) and vide Share Certificate No. 34 (hereinafter called "THE SAID SHARES" issued by "New Ashish Co-operative Housing Society Ltd.", registered under the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. BOM / W-R / HSG / TC / 10161 / 1998-99 / dated 15/11/1998 (hereinafter called "THE SAID SOCIETY") together with the consequential benefits arising thereof including right to use, hold, occupy, possess and enjoy a flat being Flat No. 201, admeasuring 365 sq. ft. (built-up area) equivalent to 33.90 sq. mtrs. or thereabouts on second floor, in Wing-"B", in the building known as "New Ashish" (hereinafter referred to as "THE SAID BUILDING"), situated at, C. S. Complex Road No. 4, Dahisar (East), Mumbai - 400068, on a plot of land bearing CTS No. 1416A to C, 1420A and 1420C at Village - Dahisar, Taluka - Borivali, District - Mumbai.

District and Sub-District Mumbai and Mumbai Suburban and more particularly written in the schedule mentioned hereunder

Registration No. 91		
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2003		

Saraj Jain

L. Jain

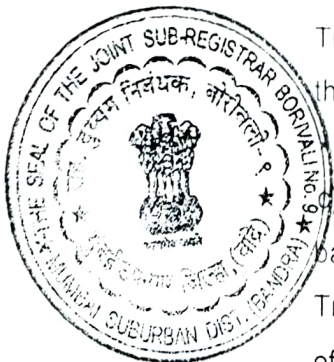
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(hereinafter referred to as "THE SAID FLAT" and hereinafter the said shares together with consequential rights arising out of the ownership thereof including right to use, enjoy occupy, possess the said Flat are jointly referred to as "THE SAID SHARES AND THE SAID FLAT") free from all encumbrances, at or for the price of Rs. 42,00,000/- (Rupees Forty-Two Lakhs Only), being the total consideration, due and payable by the Transferees to the Transferor. The Transferees shall pay amount of Consideration of Rs. 42,00,000/- (Rupees Forty-Two Lakhs Only) to the Transferor in the following manner:

a) Rs. 1,01,000/- (Rupees One Lakh One Thousand Only) being the Part Consideration amount, vide Cheque No. 100139 dated 02/12/2022 drawn on Abhyudaya Co-operative Bank Ltd., Mira Road Branch, paid by the Transferees to the Transferor herein, before Execution of this Agreement and the receipt whereof the Transferor doth hereby admits, acknowledges and confirms at the foot of this Agreement.

b) Rs. 99,000/- (Rupees Ninety-Nine Thousand Only) being the Part Consideration amount, vide Cheque No. 100140 dated 22/01/2023 drawn on Abhyudaya Co-operative Bank Ltd., Mira Road Branch, paid by the Transferees to the Transferor herein, before Execution of this Agreement and the receipt whereof the Transferor doth hereby admits, acknowledges and confirms at the foot of this Agreement.

Rs. 40,00,000/- (Rupees Forty Lakhs Only) being the entire balance consideration to be paid by the Transferees to the Transferor, within a period of 45 days from the date of registration of this Agreement. The Transferor shall hand over all the original Title documents, Agreements, papers, etc. with respect to the said shares and the said flat to the Transferees herein simultaneously with the execution hereof.



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THE SCHEDULE HEREINABOVE REFERRED TO:

Five fully paid-up shares of Rs. 50/- each, bearing Distinctive Nos 166 to 170 (both inclusive) and vide Share Certificate No. 34 issued by "New Ashish Co-operative Housing Society Ltd.", registered under the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. BOM / W-R / HSG / TC / 10161 / 1998-99 / dated 15/11/1998 together with the consequential benefits arising thereof including right to use, hold, occupy, possess and enjoy a flat being Flat No. 201, admeasuring 365 sq. ft. (built-up area) equivalent to 33.90 sq. mtrs. or thereabouts on second floor, in Wing-"B", in the building known as "New Ashish", situated at, C. S. Complex Road No. 4, Dahisar (East), Mumbai - 400068, on a plot of land bearing CTS No. 1416A to C, 1420A and 1420C at Village - Dahisar, Taluka - Borivali, District - Mumbai, Registration District and Sub-District Mumbai and Mumbai Suburban.

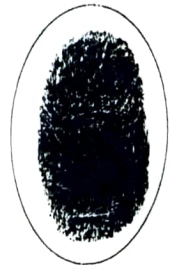
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written.



SIGNED AND DELIVERED }
by the withinnamed the TRANSFEROR }

PHOTO

LEFT THUMB
IMPRESSION



Saroj Jain

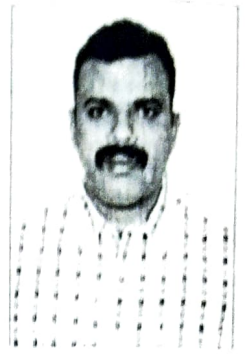
MRS. SAROJ JAINENDRA JAIN }

in the presence of *Sandeep G. Bandre* }

SIGNED AND DELIVERED
by the withinnamed the
TRANSFEREES

Shirke

(1) MR. PRASHANT DHANAJI SHIRKE



Shirke

(2) MRS. PRACHI PRASHANT SHIRKE



in the presence of Neeraj S. Shama

(i) *Sharma*

(ii) *Sharma*



NEW ASHISH CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M. C. S. Act, 1960) Registration No. Bom/W-R/HSG/G/10161/98-99 dated 15-11-1998
C.T.S. No. 1416-A/B/C, 1420 A/C, Village Dahisar, Tal. Borivli, M.S.D., Shivaji Complex, Road No. 4, Dahisar (E), Mumbai - 400 041

Share Certificate No. 341

Share Nos. from 166
to 170

Authorised share Capital Rs. 22,250/- Divided into 445

Shares each of Rs. 50/- only. Member's Register No. 34

THIS IS TO CERTIFY that Shri / Smt. KRISHNAW D. JILLA

of B-201 is the Registered Holders of (05 SHARES)

Shares from No. 166 to 170 (Both Inclusive) of Rs. 250/-

(Rupees TWO HUNDRED FIFTY ONLY) in the NEW ASHISH CO-OPERATIVE

HOUSING SOCIETY LTD. Dahisar - East, Mumbai, subject to the Bye-Laws of the said Society and that upon each of such shares the sum of **Rupees Fifty** has been paid.

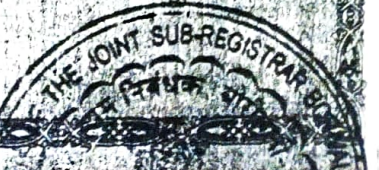
Given under the Common Seal of the said Society at Mumbai this 15th day of MARCH, 1999

Chairman

Hon. Secretary



Handwritten signatures and names of the Chairman and Hon. Secretary.



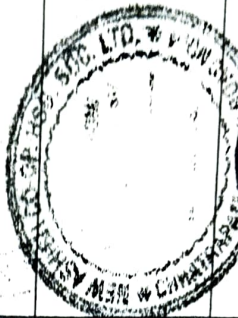
NEW ASHISH CO-OPERATIVE HOUSING SOCIETY LIMITED

REGISTRATION NO. NHSG/TC/10161/98-99 and date 15-11-1998

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	Sr. No. in the Share Register at which the transferor are Registered	Sr. No. in the Share Register at which the name of the Transferee is recorded
1	Managing Committee Meeting 8/2/04	34 (Thirty four only)	5 (one hundred share only)
1	Managing Committee Meeting 8/2/04	34 (Thirty four only) Atul Singh Chairman / Hon. Secretary	5 (one hundred share only)
2	Managing Committee Meeting 14/6/05	U. M. Hegde Mrs. M. V. Hegde Mrs. Veena R. Hegde G. M. Raj Kumar Hegde	132 (one hundred share only) Bekhand Hiriyahony
3	Managing Committee Meeting on 24-11-2009	MR - J. D. Jain Sheela S.N. 34 Thirty Four only Atul Singh Chairman / Hon. Secretary	5 (one hundred share only)
4	Managing Committee Meeting on 4/12/2022	SMT SAROJ JAINENDRA JAINI	5 (one hundred share only)

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गावाचे नाव : दहिसर

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1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन :सदनिका नं: 201, वी ब्रिग, माळा नं: 2 रा मजला, इमारतीचे नाव आशिष अपार्टमेंट ऑफ न्यू आशिष को-ऑप ही सो लि, ब्लॉक नं: दहिसर(पूर्व), मुंबई 400 068, रोड : सी.एम. कॉम्प्लेक्स रोड नं.4, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 365 चौ.फुट ब्रिस्टअप पैकी 3/4 अविभाजित हिस्सा. वडिलोपार्जित वारसा हक्का ने प्राप्त या मिळकती मधील आमचे संपूर्ण हक्क या दस्ताद्वारे विनामोबदला सोडत आहे. PUI: RN1608680470000 ((C.T.S. Number : 1416A to C, 1420A & 1420C :))

1) 33.92 चौ.मीटर

1) नाव:- मरुत जैनेन्द्र जैन वय:-56; पत्ता:-प्लॉट नं: 201, बिल्डींग नं.17, माळा नं. 2 रा मजला, इमारतीचे नाव: शक्ती-ग्राम को-ऑप ही सो लि, ब्लॉक नं: दहिसर पूर्व, रोड नं: शक्ती नगर, ऑप. सी.एम.रोड, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-AAAPJ7541D

2) नाव:- विवेक जैनेन्द्र जैन वय:-52; पत्ता:-प्लॉट नं: एन-87, माळा नं: -, इमारतीचे नाव: कालिदी पार्क कॉलनी, ब्लॉक नं: इंदोर, रोड नं: श्रीनगर एक्स्टेंशन, आंध्र प्रदेश, इंदौर. पिन कोड:-452001 पॅन नं:-ABSPJ0644P

3) नाव:- ज्योती सुनिल जैन वय:-55; पत्ता:-प्लॉट नं: 302, माळा नं: -, इमारतीचे नाव: विप्रेतन नॉर्दर्न, रोड नं: लोखंडवाला, 2 रा फ्लोर, ऑप. राजपूत डेरी, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-AHGPJ5413M

1) नाव:- मरुत जैनेन्द्र जैन वय:-77; पत्ता:-प्लॉट नं: 201, बिल्डींग नं.17, माळा नं: 2 रा मजला, इमारतीचे नाव: शक्ती-ग्राम को-ऑप ही सो लि, ब्लॉक नं: दहिसर पूर्व, रोड नं: शक्ती नगर, ऑप. सी.एम.रोड, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-AAIPJ8905F

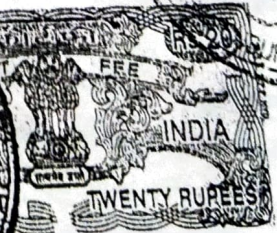
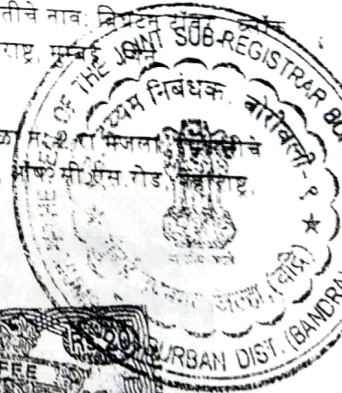
09/11/2022

09/11/2022

14821.2022

500

1000



मुद्रांकन नं: 14821.2022 नाही कारण आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

(If the release deed of an ancestral property or part thereof is executed by or in favour of brother or sister or (Children of renouncers parent) Son or daughter or the legal heirs of the above relations.

Handwritten signature 'Sec' and date '20/11/23' in a box.

2023

New Ashish CO. OP. HSG. SOCY. LTD.

(Reg. No. : Bom/W-R/HSG/TC/10161/98-99)

Chhatrapati Shivaji Road No. 4, Dahisar (East), Mumbai - 400 068.

Date _____

TO WHOMSOEVER IT MAY CONCERN

This is to certify that Smt. Saroj Jain is member of our society and holding Flat No. B-201 on the second floor of New Ashish Apartment. The Area of the said Flat No. B-201 is 65 sq ft. Built up area. The said building was constructed in the year 1995 and comprises ground and 4 Upper Floors without lift. We further state that there are no dues / charges pending in respect of the said flat. We have no objection to sell the aforesaid flat to Mr Prashant Shirke & Prachi Prashant Shirke.

1. C.T.S. No. : 1416A, 1416B, 1416C, 1420A & 1420C
2. Survey No. : 3441/5, 335/5
3. Village : Dahisar
4. Registration Dist. : Mumbai.

This letter has been issued on request of Smt. Saroj Jain.

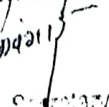
: Dahisar, Mumbai

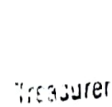
: 23 Dec 2022



For NEW ASHISH CO. OP. HSG. SOC. LTD


Chairman


Secretary


Treasurer

वर्ग - २/	
२६०३	२५२३

- नोंदणीचे प्रमाणपत्र :-

महाराष्ट्र नोंदणी अधिनियम १९६० (१९६०-६१) अन्वये

या प्रमाणपत्राद्वारे नोंदणीत करण्यात येत आहे की.

न्यू आशियन को-ऑपरेटिव्ह हीतांग तोतापटी लिमिटेड,
 तोतापटी नं. १४१६-जे, बी, सी, आणि १४२० अ, सी, टाई नं. ३४१/५,
 ३३५/५ (पार्ट), उत्तपती शिवाजी कॉम्प्लेक्स, तो. रत. रोड नं. ४,
 दहिसर [पूर्व], मुंबई-४०० ००८.

ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६० मधील
 (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१)
 अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमानुषंग कलम १२ (१) अन्वये व महाराष्ट्र
 सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये
 संस्थेचे वर्गीकरण "गृहनिर्माण संस्था"
 संस्था असून उपवर्गीकरण "भाडेकरू सहभागोदारो गृहनिर्माण संस्था"
 आहे.

कार्यालयीन नोंदणी




 सही [महेंद्र कान्यापेकर]
 उपज्येष्ठ न्यायिक अधिकारी
 मुंबई नोंदणी विभाग
 मुंबई


मुंबई - ४०० ००८
 दिनांक १५/११/१९९८

१९९८	२९	४३
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No. CE/6543/BP(VS)/M 18 NOV 1993

To,
Shri Bipin S. Barot,
Architect.

Subj:- Permission to occupy the completed Bldg. on Sub Plot 'A' bearing C.T.S. No. 1416A, 1416B, 1416C, 1420 A, 1420C at village Dahisar, Dahisar(E).

Ref:- Your letter dtd. 11.11.93.

Gentleman,

By direction I have to inform you that the permission to occupy the completed portion of ground + 4 upper floors for Wing B, & C & Gr. + 3 + 4(pt) for Wing D shown by you in the red colour in the plans submitted by you on 2.7.93 is hereby granted. Please note that this permission is without prejudice to action under Section 353 A/471 of B.M.C. Act and subject to the following conditions.

That the certificate U/S 270 A of P.M.C. Act shall be obtained from A.E.W.W: R/N and a certified copy of the same shall be submitted to this office.

That all the terms and conditions of the approved sub-division/amalgamation shall be complied with.

That all the conditions shall be complied with and shall be obtained within 1 year failing which the same will be forfeited.

That the Co-Op. Hsg. Soc. shall be formed and registered within three months from the date of this order and before B.C.C. whichever is earlier.

That the D.P. ~~Reserve~~ Reservation shall be developed and handed over to M.C. Suburban Dist. without encumbrance before requesting for B.C.C. of any other bldg. in the layout or B.C.C. of the bldg. under reference, whichever is earlier.

That the Internal road and the S. shall be rectified if necessary before requesting for B.C.C. of any other bldg. in the layout or B.C.C. of the bldg. under reference whichever is earlier.

That the corrigendum for the TOR to be made available be submitted before requesting for B.C.C. of any other bldg. in the layout.

Yours faithfully,

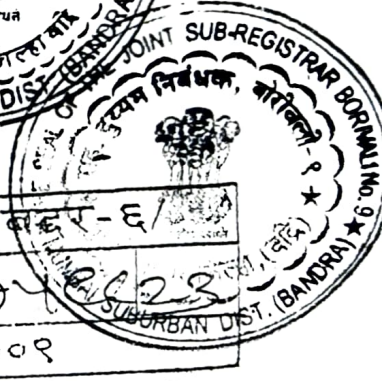
वरल - 4/
28/11/93
2026

Executive Engineer Bldg. Proposals

18 NOV 1993

1) Owner
2) REV 3) W.O. R/11 4) A.H.S.R. III
5) A.A. G. R. Paragadia W.W.E./11 7) G.C.E. (D.P)
B.A.L.L.B.

Advocate High Court
16/11, Manoj Apt. Flat No. 7,
Ch. Shivaji Link Road,
Dahisar (E) Bombay-400 067



2009

11-4-2017
2023

317/1981

दिनांक: 13 फेब्रुवारी 2023 3:28 बजे

दस्ता मोबदला भाग-1

वर्ग

दस्ता क्रमांक: 1981/2023

दस्ता क्रमांक: 1981/2023

मूल मूल्य: ₹ 38,73,414/-

मोबदला: ₹ 42,00,000/-

नवीन मूल्य: ₹ 2,52,000/-

दस्ता क्रमांक: 1981 वर दि. 13-02-2023
नेजी 3/24 म.नं. वा. हजर केला.

प्लॉट नं. 2122

पावती दिनांक: 13/02/2023

सातककरणाचे नाव: प्रशांत धनाजी शिर्के

सातकी फी

₹. 30000.00

दस्ता हाताळणी फी

₹. 860.00

पृष्ठ ची संख्या: 43

एकूण: 30860.00

Shirke

दस्ता हजर करणाऱ्याची सही:

Shirke

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

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

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थापित अन्वलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न
कलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 13 / 02 / 2023 03 : 24 : 04 PM ची वेळ: (मातृरीकरण)

शिक्का क्र. 2 13 / 02 / 2023 03 : 25 : 23 PM ची वेळ: (फी)

प्रतिज्ञापत्र

एवढा एवढा दस्ता मोबदला ₹ १९०८ अंतीत अन्वलेल्या तरतुदीनुसारच नोंदणीस
दाखल केला जाई. * दस्ता हाताळणी संपूर्ण भंडार, निष्पादक बंदोबस्त, साक्षीदार व
सोबत मोबदला शुल्कासह नोंदणी कार्यालयाला सादर करावी जाई. * दस्ताची खालफात, वैरता
कायदे (अथवा कोणत्याही कायद्याच्या अन्वये) याबाबत कोणत्याही प्रकारचा दावा नसावा.

Shirke
Saraj Jain
लिहून घेणारे:

Shirke
लिहून घेणारे:



बरत - ९/

20/9 82

13/02/2023 3:26 PM



सूचना संख्या १

दिनांक १३/०२/२०२३

दिनांक १३/०२/२०२३
पत्रकारिता विभाग - काठमाडौं

पत्रकारिता विभाग - काठमाडौं

नाम प्रशांत धनाजी शिर्के

पत्ता प्लॉट नं मी - १०१, माळा न - इमारतीचे नाव नव् कालिदास बाग

हो मो नि, ब्लॉक न मी एम रोड न ४ मधील नगर, रोड न इशियर पूर्व

मुंबई, महाराष्ट्र, मुम्बई

पिन नंबर AZUPSS5843G

विहित पत्ता

वय - ४७

स्वाधरी -

Mika

विहित पत्ता

वय - ४३

स्वाधरी -

Shirke

विहित पत्ता

वय - ७७

स्वाधरी -

Saraj Jain



नाम प्राची प्रशांत शिर्के

पत्ता प्लॉट नं मी - १०१, माळा न - इमारतीचे नाव नव् कालिदास बाग

हो मो नि, ब्लॉक न मी एम रोड न ४ मधील नगर, रोड न इशियर पूर्व

मुंबई, महाराष्ट्र, मुम्बई

पिन नंबर AZYPSS5844D

नाम मरोज जैनेन्द्र जैन

पत्ता प्लॉट नं २०१, बिल्डींग नं १७, माळा न - इमारतीचे नाव शंकी

धाम को ऑप हो मो नि, ब्लॉक न मधील नगर, रोड न इशियर पूर्व मुंबई,

महाराष्ट्र, मुम्बई

पिन नंबर AAIPJ8905F

इतिरिक्त दस्तऐवज करून देणार तयारकीत करणारनामा चा दस्त ऐवज करून दिल्याचे कट्टर करताना.
शिक्का क्र.३ ची वेळ: 13/02/2023 03:28:34 PM

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	विहित घेणार प्रशांत धनाजी शिर्के	13/02/2023 03:32:46 PM	प्रशांत धनाजी शिर्के M XXXX XXXX 3211
2	विहित घेणार प्राची प्रशांत शिर्के	13/02/2023 03:30:58 PM	प्राची प्रशांत शिर्के F XXXX XXXX 5331
3	विहित घेणार मरोज जैनेन्द्र जैन	13/02/2023 03:29:21 PM	मरोज जैनेन्द्र जैन F XXXX XXXX 2988

शिक्का क्र.४ ची वेळ: 13/02/2023 03:32:51 PM

शिक्का क्र.५ ची वेळ: 13/02/2023 03:34:21 PM नोंदणी पुस्तक



प्रमाणित करण्यात येतो आहे, या
दस्तामध्ये एकूण.....०३.....पाने आहेत.
पुस्तक क्र. १/बरल-१/२०२३.....२०२३
बर नोंदला, दिनांक: १३/०२.....२०२३

BRL9 *Purkhe*
दुय्यम निबंधक, बोरीवली क्र. ९,

sr.	Purchaser	Type	Verification no/Vendor	GR	Amount	Used At	Deface Number	Deface Date
1	PRASHANT DHANAJI SHIRKE AND ANR	eChallan	69103332023020614086	MH014858290202223E	252000.00	SD	0007563365202223	13/02/2023
2		DHC		1302202309492	860	RF	1302202309492D	13/02/2023
3	PRASHANT DHANAJI SHIRKE AND ANR	eChallan		MH014858290202223E	30000	RF	0007563365202223	13/02/2023

Stamp Duty / RF: Registration Fee [DHC: Document Handling Charges] - १/



14/02/2023

सुची क्र. 2

दुग्धम निबंधक मह. पु. नि. कोरीवली 9

दस्तावेजांक 1981/2023

नोदणी

Regn 63m

(1) दिसेबाचा प्रकार	गावाचे नाव: दहिसर
(2) मोबदला	करारनामा 4200000
(3) बाजारभावाभावेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3873414
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन: सदनिका नं. 201, बी विंग, माळा नं. 2 रा मजला, इमारतीचे नाव: न्यु आशिष को ऑप ही सो लि, ब्लॉक नं. सी एस रोड नं 4, रोड: दहिसर पूर्व, मुंबई - 400068, इतर माहिती: क्षेत्रफळ 365 चौ फुट बिल्टअप PUI: RN1608660470000 ((C.T.S. Number : 1416A TO C, 1420A TO 1420C;))
(5) क्षेत्रफळ	1) 33.90 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:-सरोज जैनेन्द्र जैन वय:-77; पत्ता:-प्लॉट नं: 201, बिल्डींग नं 17, माळा नं:-, इमारतीचे नाव: शक्ती धाम को ऑप ही सो लि, ब्लॉक नं: शक्ती नगर, रोड नं: दहिसर पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-AAIPJ8905F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-प्रशांत घनाजी शिर्के वय:-47; पत्ता:-प्लॉट नं: सी - 101, माळा नं:-, इमारतीचे नाव: न्यु आशिष को ऑप ही सो लि., ब्लॉक नं: सी एस रोड नं 4, शक्ती नगर., रोड नं: दहिसर पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-AZUPS5843G 2) नाव:-प्राची प्रशांत शिर्के वय:-43; पत्ता:-प्लॉट नं: सी - 101, माळा नं:-, इमारतीचे नाव: न्यु आशिष को ऑप ही सो लि., ब्लॉक नं: सी एस रोड नं 4, शक्ती नगर., रोड नं: दहिसर पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-AZYP5844D
(9) दस्तऐवज करून दिल्याचा दिनांक	13/02/2023
(10) दस्त नोंदणी केल्याचा दिनांक	13/02/2023
(11) अनुक्रमांक, खंड व पृष्ठ	1981/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	252000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

2023.

दोस रुपये



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 मुहसुंबई 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 13/02/2023) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

दस्तावेजात सुची क्र. 11

द्वारे प्रत

P-11-

सह. दुग्धम निबंधक कोरीवली क्र. ९.

मुंबई उपनगर जिल्हा.