

513/15588

पावती

Original/Duplicate

Thursday, November 16, 2023

नोंदणी क्र.: 39M

6:40 PM

Regn.: 39M

पावती क्र.: 16857 दिनांक: 16/11/2023

गावाचे नाव: विलेपार्ले

दस्तऐवजाचा अनुक्रमांक: बदर17-15588-2023

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: ज्योती शैलेश मोहिते

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 880.00

पृष्ठांची संख्या: 44

एकूण:

रु. 30880.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

7:00 PM ह्या वेळेस मिळेल.

शैलेश मोहिते
सह दु.नि.का.अधरी-6

वाजार मुल्य: रु.18649440 /-

मोबदला रु.20000000/-

भरलेले मुद्रांक शुल्क : रु. 1200000/-

सह दुय्यम निबंधक, अंधेरी -६,
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.880/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123166014068 दिनांक: 16/11/2023

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011031839202324E दिनांक: 16/11/2023

वैकेचे नाव व पत्ता:

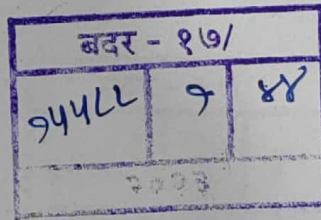
Shukhite

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON... १६/११/२३

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202311166940	16 November 2023,05:26:15 PM			
मूल्यांकनाचे वर्ष	2023				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	36-विलेपार्ले पुर्व (अंधेरी)				
उप मूल्य विभाग	भुभाग: उत्तरेस गावाची हद्द, पूर्वेस द्रूतगती मार्ग, दक्षिणेस वॉर्ड सीमा व पश्चिमेस रेल्वे लाईन.				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#1958				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
108770	215850	248230	315900	215850	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	86.4चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्भवान सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2वर्षे 1st floor To 4th floor	बांधकामाचा दर -	Rs.30250/-
रस्ता सामुख - Sale Type - Resale	First Sale Date - 19/01/2023				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 100% apply to rate= Rs.215850/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((215850-108770) * (100 / 100))+108770 = Rs.215850/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 215850 * 86.4 = Rs.18649440/-				
Applicable Rules	= ,10,4				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस बाल्कनी + मेकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 18649440 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.18649440/-				

Home Print





CHALLAN
MTR Form Number-6



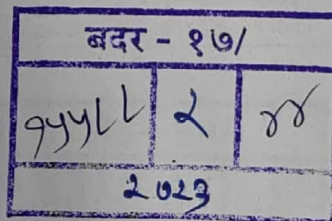
GRN	MH011031839202324E	BARCODE		Date	16/11/2023-17:15:14	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(If Applicable)	AFXPM0545E				
Office Name	BDR17__JT SUB REGISTRAR ANDHERI 6	Full Name	JYOTI SHAILESH MOHITE AND DR SHAILESH CHINTAMAN MOHITE				
Location	MUMBAI	Flat/Block No.	FLAT NO.302, 3rd FLOOR, SBI EMPLOYEES				
Year	2023-2024 One Time	Premises/Building	NILAMBARI CHSL				
Account Head Details		Amount In Rs.					
0030045501	Stamp Duty	1200000.00	Road/Street	VEER MAKARAND GHANEKAR ROAD, VILE PARLE EAST			
0030063301	Registration Fee	30000.00	Area/Locality	MUMBAI			
			Town/City/District				
			PIN	4	0	0	0 5 7
			Remarks (If Any)	PAN2=AKPPK2307M~SecondPartyName=NIKHIL SURESH KAPADIA~			
		Amount In	Twelve Lakh Thirty Thousand Rupees Only				
Total		12,30,000.00	Words				
Payment Details			FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA			Bank CIN	Ref. No.	02300042023111698581	014220664	
Cheque-DD Details			Bank Date	RBI Date	16/11/2023-17:19:57	Not Verified with RBI	
Cheque/DD No.			Bank-Branch		BANK OF MAHARASHTRA		
Name of Bank			Scroll No. , Date		Not Verified with Scroll		
Name of Branch							

Department ID :

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

Mobile No. : 9820889629

दर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.





CHALLAN
MTR Form Number-6



GRN	MH011031839202324E	BARCODE		Date	16/11/2023-17:15:14	Form ID	25.2
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Department Inspector General Of Registration		Payer Details					
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
		PAN No.(If Applicable)	AFXPM0545E				
Office Name	BDR17_JT SUB REGISTRAR ANDHERI 6	Full Name	JYOTI SHAILESH MOHITE AND DR SHAILESH CHINTAMAN MOHITE				
Location	MUMBAI	Flat/Block No.	FLAT NO.302, 3rd FLOOR, SBI EMPLOYEES				
Year	2023-2024 One Time	Premises/Building	NILAMBARI CHSL				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	1200000.00	VEER MAKARAND GHANEKAR ROAD, VILE PARLE EAST	MUMBAI		4 0 0 0 5 7
0030063301 Registration Fee	30000.00				

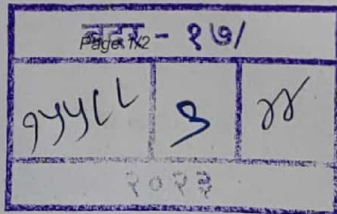
Remarks (If Any)		PAN2=AKPPK2307M-SecondPartyName=NIKHIL SURESH KAPADIA-					
Amount In		Twelve Lakh Thirty Thousand Rupees Only					
Words							
Total		12,30,000.00					

Payment Details		FOR USE IN RECEIVING BANK					
BANK OF MAHARASHTRA		Bank CIN	Ref. No.	02300042023111698581	014220664		
Cheque-DD Details		Bank Date	RBI Date	16/11/2023-17:19:57	Not Verified with RBI		
Cheque/DD No.		Bank-Branch		BANK OF MAHARASHTRA			
Name of Bank		Scroll No. , Date		Not Verified with Scroll			
Name of Branch							

Department ID : Mobile No. : 9820889629
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंदणी करवावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करवावयाच्या दस्त्यासाठी सदर चालान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-513-15588	0005771771202324	16/11/2023-18:40:13	IGR554	30000.00



GRN : MH011031839202324E Amount : 12,30,000.00 Bank : BANK OF MAHARASHTRA Date : 16/11/2023-17:15:11

2	(IS)-513-15588	0005771771202324	16/11/2023-18:40:13	IGR554	1200000
Total Defacement Amount					12,30,000



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

Receipt of Document Handling Charges

PRN 1123166014068

Receipt Date 16/11/2023

Received from JYOTI SHAILESH MOHITE, Mobile number 9999999999, an amount of Rs.880/-, towards Document Handling Charges for the Document to be registered on Document No. 15588 dated 16/11/2023 at the Sub Registrar office Joint S.R. Andheri 6 of the District Mumbai Sub-urban District.

DEFACED

₹ 880

DEFACED

Payment Details

Bank Name SBIN

Payment Date 16/11/2023

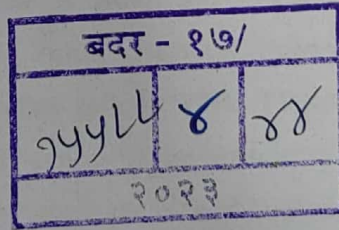
Bank CIN 10004152023111613151

REF No. 332092544370

Deface No 1123166014068D

Deface Date 16/11/2023

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



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Anushite

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AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Mumbai, this 16th day of November, Two Thousand and Twenty Three. (2023);

BETWEEN

MR. NIKHIL SURESH KAPADIA, age 58 years, Pan Card No- AKPPK2307M, Indian Inhabitants, presently residing at **301, Shree Pooja Building, Vile-Parle Model CHS, Gulmohar X Road #7, JVPD Scheme, Vile-Parle (W), Mumbai, Juhu, Mumbai Suburban Maharashtra 400049**, hereinafter called "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors and administrators, and assignees) of the **ONE PART**;

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[Signature]

AND

1. MRS. JYOTI SHAILESH MOHITE AND
 2. DR. SHAILESH CHINTAMAN MOHITE both adult,
 Indian inhabitants both residing at:- HAJI ALI
 GOVERNMENT COLONY, Building No.1, 2nd Floor, Flat
 No.18, Keshavrao Khadye Marg, Mahalaxmi, Mumbai:-400
 034 hereinafter called "THE TRANSFEREES" (which
 expression shall unless it be repugnant to the context or
 meaning thereof shall mean and include his heirs, legal
 representatives, executors, administrators, and assignees) of
 the OTHER PART;

WHEREAS the TRANSFEROR is the registered member of
 SBI EMPLOYEES NILAMBARI CO-OPERATIVE
 HOUSING SOCIETY LTD, A Co-operative Society formed
 and registered under the provisions of the Maharashtra Co-
 operative Societies Act, 1960, under Registration No.
 BDM/HSG/2232 OF 1969 situated at Plot No. 518, City
 Survey No. 1958, Village Vile Parle East, Tal. Andheri Dist.
 Mumbai Suburban Mumbai 400 057, (hereinafter called "the
 said Society") and holding (05) fully paid share of Rs. 100
 each, vide Share Certificate No. 04. Dated 24.09.2017, vide
 Shares Distinctive Nos. 016 to 020 (both inclusive) by the said
 Society (hereinafter collectively referred to as "the said
 Shares");

बंदर - १७/		
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AND WHEREAS the TRANSFEROR being members of the
 said Society, are absolutely seized and possessed of an
 otherwise well and sufficiently entitled to Flat No. 302,
 admeasuring 775 Sq.ft. (Carpet Area) an area on the 3rd floor,

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the building known as **SBI EMPLOYEES NILAMBARI CO-OPERATIVE HOUSING SOCIETY LTD**, situated at Plot No. 518, City Survey No. 1958, Village Vile Parle East, Tal. Andheri Dist. Mumbai Suburban Mumbai 400 057.

AND WHEREAS Vide **AGREEMENT FOR PERMANENT ALTERNATE ACCOMODATION** dated 31st day of **December, 2013**, duly stamped and registered with the Office of Joint Sub Registrar Andheri No. 1 under Serial No. 15-672-2014 dated 22nd Januray, 2014, made and executed by and between **MR. SURESH MANGALDAS KAPADIA** residing at **SBI EMLPOYEES NILAMBARI CO-OPERATIVE HOUSING SOCIETY LTD**, Flat No. 7 on first floor referred as the **"THE MEMBER"** of **FIRST PART AND M/s. CHAINTANYA ENTERPRISES**, partnership Firm registered under the Indian Partership Act, 1932, situated at Mary Land Complex, Next to Corporation Bank, I. C. Colony, Borivali (West), Mumbai 400 103 though its Partners **MR. GURUDAS DESAI** and **MR. PRASHANT PAWAR** hereinafter referred to as the **"BUILDER AND THE DEVELOPERS"** of the **SECOND PART, AND SBI EMPLOYEES NILAMBARI CO-OPERATIVE HOUSING SOCIETY LTD.**, situated at Plot No. 518, Veer Makarand Ghanekar Marg, Vile Parle East , Mumbai 400 057, through its Chairman and Secretary respectively referred to the **"THE SOCIETY"**.

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AND WHEREAS the **TRANSFEROR** being members of the said Society, are absolutely seized and possessed of an otherwise well and sufficiently entitled to Flat No. 302, admeasuring 775 Sq.ft. (Carpet Area) an area on the 3rd floor,

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the building known as **SBI EMPLOYEES NILAMBARI CO-OPERATIVE HOUSING SOCIETY LTD**, situated at Plot No. 518, City Survey No. 1958, Village Vile Parle East, Tal. Andheri Dist. Mumbai Suburban Mumbai 400 057.

MR SURESH MANGALDAS KAPADIA, therein referred to as "THE MEMBER", of the FIRST PART, the Builders therein agree to give alternate permanent accommodation, the Residential premises on ownership basis being Flat No. 302, admeasuring 775 Sq.ft. (Carpet Area) an area on the 3rd floor, the building known as **SBI EMPLOYEES NILAMBARI CO-OPERATIVE HOUSING SOCIETY LTD**, situated at Plot No. 518, City Survey No. 1958, Village Vile Parle East, Tal. Andheri Dist. Mumbai Suburban Mumbai 400 057, (hereinafter referred to as "the said Flat")

AND WHEREAS the TRANSFEROR MR. NIKHIL SURESH KAPADIA is not having documents as the same are lost or misplaced in respect of previous flat premise viz; Flat No.7, 1st Floor, admeasuring 536.50 sq. ft. carpet area of STATE BANK OF INDIA EMPLOYEES NILAMBARI CO-OPERATIVE HOUSING SOCIETY LIMITED situated at Plot No. 518, Veer Makarand Ghanekar Marg, Vile Parle East , Mumbai 400 057 which was thereafter redeveloped and the present existing flat premise viz; Flat no.302, 3rd Floor, admeasuring 775 sq. ft. carpet area of STATE BANK OF INDIA EMPLOYEES NILAMBARI CO-OPERATIVE HOUSING SOCIETY LIMITED situated at Plot No. 518, Veer Makarand Ghanekar Marg, Vile Parle East , Mumbai 400 057 came to be constructed and allotted to the father of the TRANSFEROR viz;

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MR. SURESH MANGALDAS KAPADIA	
बंदर - १७/	
१५५८८	<i>[Signature]</i>
<i>[Signature]</i>	<i>[Signature]</i>



KAPADIA. The TRANSFEROR shall give N. C. Complaint with _____ police station in respect of loss of documents in respect of flat premise viz; Flat No.7, 1st Floor, admeasuring 536.50 sq. ft. carpet area of STATE BANK OF INDIA EMPLOYEES NILAMBARI CO-OPERATIVE HOUSING SOCIETY LIMITED situated at Plot No. 518, Veer Makarand Ghanekar Marg, Vile Parle East , Mumbai 400 057.

AND WHEREAS the TRANSFEROR MR. NIKHIL SURESH KAPADIA also hereby agrees to give Public Notice in two local newspapers one English and one Marathi language in respect of the loss /misplace of documents in respect of Flat No.7, 1st Floor, admeasuring 536.50 sq. ft. carpet area of STATE BANK OF INDIA EMPLOYEES NILAMBARI CO-OPERATIVE HOUSING SOCIETY LIMITED situated at Plot No. 518, Veer Makarand Ghanekar Marg, Vile Parle East, Mumbai 400 057.

AND WHEREAS by virtue of the said Agreements, the MR SURESH MANGALDAS KAPADIA the father of the MR. NIKHIL SURESH KAPADIA was absolutely seized and possessed of and are otherwise well and sufficiently entitled to the said Flat in the said Building of the said Society.

AND WHEREAS MR SURESH MANGALDAS KAPADIA has died on 19.06.2020, leaving behind three legal heirs namely
1. Smt Renuka Suresh Kapadia (Widow), 2. Nikhil Suresh Kapadia (Son), 3. Mrs. Hema Mehul Shah (nee) Hema Suresh Kapadia (Married Daughter).

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<i>Suresh</i>		



AND WHEREAS the wife of the deceased Late Suresh Mangaldas Kapadia namely Mrs. Renuka Suresh Kapadia died on 05.02.2022 at Mumbai

AND WHEREAS the daughter of the deceased Late Suresh Mangaldas Kapadia and Late Mrs. Renuka Suresh Kapadia namely Mrs. Hema Mehul Shah (nee) Hema Suresh Kapadia executed **RELEASE DEED** dated 19.01.2023 which is duly registered with Joint Sub Registrar Andheri No. 1 vide Document No. 975/2023, released her rights in favour of her brother Mr. Nikhil Suresh Kapadia i.e. **TRANSFEROR**.

AND WHEREAS the **TRANSFEROR** became the member of the said Society and is absolutely seized and possessed of an otherwise well and sufficiently entitled to Flat No. 302, admeasuring 775 Sq.ft. (Carpet Area) an area on the 3rd floor, the building known as **SBI EMPLOYEES NILAMBARI CO-OPERATIVE HOUSING SOCIETY LTD**, situated at Plot No. 518, City Survey No. 1958, Village Vile Parle East, Tal. Andheri Dist. Mumbai Suburban Mumbai 400 057 and the society admitted him as a member on 15.04.2023 and his name is entered into share certificate.

AND WHEREAS the **TRANSFEREES** through their advocate had requested to take search of the property and the advocate has appointed search clerk Santosh Nachankar to take search of the property and search clerk Santosh Nachankar has given search report dated:-07th October, 2023 wherein he has taken search of the property in Sub-Registrars offices at Andheri SRO for the period from 2013 to 2023 (11years).

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बदर - १७/	
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AND WHEREAS the TRANSFEREES have given a public notice in FREE PRESS JOURNAL and NAV SHAKTI duly published on 27th October, 2023 on page nos. 12 and 10 respectively. That there are no any objections received with the office of the advocate of the TRANSFEREES till date in respect of the said property.

AND WHEREAS the TRANSFEROR herein have agreed to transfer and the TRANSFEREES has agreed to acquire all right, title and interest of the TRANSFEROR in the said Flat, the said proposed Shares together with all permanent fixtures, fittings such as Modular Kitchen, Bathroom fittings, parking etc. and the right of occupation of the said Flat in the said building of the said Society for a total full and final consideration of **Rs.2,00,00,000/- (Rupees Two Crores only)**.

AND WHEREAS the parties hereto have agreed to reduce into writing the Terms and Conditions on which the TRANSFEROR have agreed to transfer and the TRANSFEREES have agreed to purchase and acquire the right, title, and interest of the TRANSFEROR in the said Flat including the entire interest of the TRANSFEROR in the said Society;

NOW IT IS HEREBY AGREED BY AND BETWEEN
THE PARTIES HERETO AS FOLLOWS:

पत्र - १७१		
१५५६६	११	७४
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- 1) The TRANSFEROR doth hereby agrees to transfer unto the TRANSFEREES and the TRANSFEREES doth

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hereby agrees to purchase and acquire all the right, title, and interest of the TRANSFEROR in the said Society in respect of the said Flat No. 302, admeasuring 775 Sq.ft. (Carpet Area) an area on the 3rd floor, the building known as **SBI EMPLOYEES NILAMBARI CO-OPERATIVE HOUSING SOCIETY LTD**, situated at Plot No. 518, City Survey No. 1958, Village Vile Parle East, Tal. Andheri Dist. Mumbai Suburban Mumbai 400 057, together with proposed shares and Membership and all the right of the TRANSFEROR as to the use, occupation and enjoyment and ownership of the said Flat together with all rights, title and interest of the TRANSFEROR in the said Society for a total consideration of Rs.2,00,00,000/- (Rupees Two Crores only) to be paid by the TRANSFEREES to the TRANSFEROR in the manner hereinafter mentioned.

2) **The said consideration will be paid by the TRANSFEREES to the TRANSFEROR as follows that is to say:-**

(a) Rs. 5,00,000/- (Rupees Five Lakhs Only) by way of Cheque No. 646944 Dated:-28th September, 2023 from THE MUNICIPAL CO-OP BANK LTD; MUMBAI Account No:- 000101200009248 towards Earnest Money/First part payment against the full cost/consideration amount of Rs.2,00,00,000/- (Rupees Two Crores Only).

(b) Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs) out of which Rs.40,00,000/- (Rupees Forty Lakhs) is paid by way of RTGS /NEFT bearing UTR NO. MUBLL23320111972 drawn of THE MUNICIPAL CO-OP BANK LTD; MUMBAI Nair Hospital Branch Dated:-19/09/2023

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November, 2023 from the Account of Mrs. Jyoti Shailesh Mohite (TRANSFEREES) bearing her account no. 101200014588 to Mr. Nikhil Suresh Kapadia (TRANSFEROR) in his bank account bearing no. 001101508294 maintained with ICICI Bank, Andheri Branch on 16th November, 2023 towards part payment against the full cost/consideration amount of Rs.2,00,00,000/-(Rupees Two Crores Only).

That the remaining amount of Rs. 80,00,000/- (Rupees Eighty Lakhs) out of Rs.1, 20,00,000/-(Rupees One Crore Twenty Lakh) is paid by from the account of Dr. Shailesh Chintaman Mohite (TRANSFEREES) by way of RTGS /NEFT bearing UTR NO.MUMBAILL23320111970 drawn of THE MUNICIPAL CO-OP BANK LTD; MUMBAI Nair Hospital Branch Dated:-16th November, 2023 from his account no. 101200009248 to Mr. Nikhil Suresh Kapadia (TRANSFEROR) in his bank account bearing no. 001101508294 maintained with ICICI Bank, Andheri Branch on 16th November, 2023 towards part payment against the full cost/consideration amount of Rs.2,00,00,000/-(Rupees Two Crores Only).

(c) A balance sum of Rs. 75,00,000/- (Rupees Seventy Five Laks Only) shall be paid by the TRANSFEREES to the TRANSFEROR as and by way of full and final consideration towards the Purchase of the said Flat by availing housing loan from UNION BANK OF INDIA, having File No. _____ on or before 15 days from the date of execution hereof, provided the TRANSFEROR/Transferors produce all

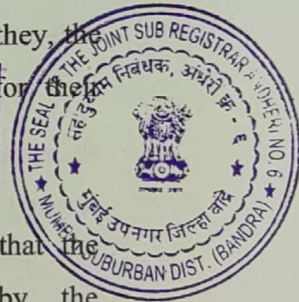
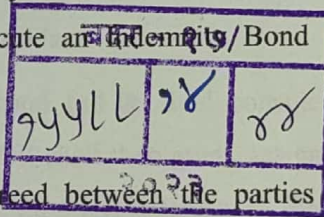
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बदल १९७१		
१५५८८	१३	४४
२०२३		



the original title documents and NOC of the society's letter required by the TRANSFEREE/TRANSFEREES' bank for availing housing loan. (a copy of said sanction letter is hereby enclosed) Time is the essence of the contract.

(d) And the FULL AND FINAL SETTLEMENT be paid by TRANSFEREES to the TRANSFEROR by availing Loan of Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) from Union Bank of India, Prabhadevi Branch, shall be paid by TRANSFEREES to the TRANSFEROR, after the payment of Stamp Duty and Registration fees duly paid, the payment can be made by way of Pay order / Banker's Cheque/Neft by the TRANSFEREES to the TRANSFEROR. On receipt of the balance consideration in the full and final settlement, only the TRANSFEROR shall hand over the vacant and peaceful possession of the said Flat together with documents, deeds, papers to the TRANSFEREES. If the TRANSFEROR fails to give the physical possession of the said Flat to the TRANSFEREES on receiving the full and final payment, the TRANSFEROR shall pay to the TRANSFEREES a rate of interest @ 15% p.a. till they vacate the Flat and also they, the TRANSFEROR will execute an Indemnity/Bond for the continuous overstay.



(e) It is hereby agreed between the parties that the Original Documents shall be handed over by the TRANSFEROR to the TRANSFEREE/TRANSFEREES at the time of the receipt of the entire consideration amount as mentioned above.

(f) That the TRANSFEROR doth hereby declares that the TRANSFEROR has full right and absolute authority to sell,

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transfer and assign the proposed shares, the above said Flat and all their rights, title, interest, claims and benefits in the said Society, and that the TRANSFEROR has no other co-holder, partner or any other person having any right, title, claim, interest or benefit of any nature whatsoever in the said flat or any part thereof, and the TRANSFEROR hereby further declares that neither they the TRANSFEROR nor any person on their behalf has encumbered, charged mortgaged, assigned, transferred or otherwise dealt with the said flat, as to affect or impair the rights of the TRANSFEREES and the TRANSFEROR doth hereby agrees and undertakes to reimburse and indemnify the TRANSFEREES fully, in case if any damage or loss be suffered by the TRANSFEREES and/or any of them due to any encumbrances.

3) The TRANSFEROR ~~has~~ ^{is} represented
TRANSFEREES :-

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- That the TRANSFEROR has paid all the dues and outgoings & repair funds in respect of the said Flat up-to-date the of possession of the said Flat.
- Only on receipt of total full & final consideration as aforesaid the TRANSFEROR shall then grant, assign, transfer and assure all their rights, title, and interests in the said flat along with proposed shares and possession.
- That the said Flat belongs to the TRANSFEROR absolutely and that no other person or persons have any right, title, or interest whatsoever therein by way of sale, gift, exchange, inheritance, lease, lien, or otherwise in the said shares / said flat.

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d. That notwithstanding anything herein contained, any act, deed matter or thing of whatsoever nature done by the TRANSFEROR or any person or persons lawfully or equitably claiming by from through or in trust for them, the TRANSFEROR have themselves full right, power and absolute authority to sell or transfer to the TRANSFEREES the said Flat and their right, title and interest in the said Society and that the TRANSFEROR has not done or committed or omitted to do any act, deed, matter or thing whereby the ownership, possession and/or occupation of the said Flat by the TRANSFEROR may be rendered illegal and/or unauthorized for any reason or on any account.

e. That the TRANSFEROR has obtained the necessary No Objection Certificate from the said Society for transfer, sale of the interest of the TRANSFEROR in the said Society, as well as the right title and interest of the TRANSFEROR in the said Flat as herein contained to the TRANSFEREES and also to the admission of the TRANSFEREES to the membership of the said Society in place and instead of the TRANSFEROR when the sale herein is completed by delivering the vacant and peaceful possession of the said flat to the TRANSFEREES.

f. The TRANSFEROR shall not hereafter transfer, alienate, encumber or deal with the said Flat or any part thereof in any manner whatsoever to anyone else.

g. The TRANSFEROR is not restricted by either Income Tax Act, Gift Tax Act, Wealth Tax Act, or any other statute from disposing of the said Flat.

h. That the TRANSFEROR hereby declares that no Court proceedings of any nature whatsoever are pending in respect of the present flat premise in any Court of law.

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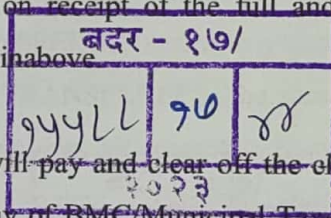
बंदर - १७/१
१५५११६



4) The TRANSFEROR doth hereby declare that the said Flat is free from all encumbrances, claims, and demands whatsoever and that they are fully entitled to deal with or dispose of the same and undertake to keep the TRANSFEREES indemnified on this behalf. The TRANSFEROR also agrees to remain present before Sub-Registrar, Andheri and to sign and execute all such Deeds, Agreement, Rectification Deed, transfer forms papers and documents as may be necessary for the favor of the TRANSFEREES or their nominee and has put the TRANSFEREES or their nominee in quiet, vacant and peaceful possession of the said Flat on receipt of the full and final consideration mentioned hereinabove.

5) The TRANSFEROR shall deliver to the TRANSFEREES the vacant and peaceful possession of the said Flat along with the permanent fixtures and fittings on completion of the Sale i.e. on receipt of the full and final consideration mentioned hereinabove.

6) The TRANSFEROR will pay and clear off the charges payable to the Society by way of BMC/Municipal Taxes and other dues, and outgoings relating to the said Flat No.302 upto the date of handing over the possession to the TRANSFEREES as per the Society bills and Electricity bills of MSEDCL, or any other dues in respect of the said Society, Flat No. 302 hereby agree to keep the TRANSFEREES indemnified against any claim that may be made by the said Society or anyone else in respect of the said Flat for the above period at a later date.



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7) The TRANSFEROR on receipt of full and final payment doth hereby release, relinquish, give up, and surrenders all their rights, title, and interest in the membership of the said Society, including share certificate issued by the society in respect of said Flat in favor of the TRANSFEREES forever.

8) Should there be any claim in respect of the said Flat from any person or persons or any authority pertaining to any period prior to the transfer of the said Flat in the name of the TRANSFEREES, the TRANSFEROR hereby agreed to indemnify the TRANSFEREES against such claims by settling such claims from his own funds only and taking all the legal responsibilities upon him.

9) The TRANSFEROR hereby undertakes and declares that in case any nomination, assignment, lien, or charge in respect of the said flat and the said shares has/have been made and/or created by the TRANSFEROR and/or any person or persons other than the said TRANSFEREES, the same shall after the execution of these presents, be deemed to be null and not binding upon the said Society, Builders and/or TRANSFEREES.

बदर - १७/		
१५५११	१८	४४
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10) The TRANSFEROR doth hereby agree to sign and execute any deed or writing, as well as other papers and documents as may be required by the TRANSFEREES for transferring the, said Flat and the said shares to the name of the TRANSFEREES in pursuance of this Agreement only on receipt of the full and final sale price.

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11) That the TRANSFEROR further declares that they have not received any notice either from the said Society or from the Registrar of Co-operative Societies for the State of Maharashtra or from any other Authorities, affecting the right, title, and interest of the TRANSFEROR in respect of the said Flat.

12) Only on receipt of full and final payment, the TRANSFEREES doth hereby covenant with the TRANSFEROR that they shall become members and always abide by the Rules, Regulations, and bye-laws of the said Society and shall pay the BMC/Municipal Taxes and Maintenance Charges, Electricity charges in respect of the said Flat from the day the TRANSFEROR delivers possession of the said Flat to the TRANSFEREES. That the TRANSFEROR declares that their Membership of the said Society is subsisting and is in full force and has not been terminated.

13) The TRANSFEROR has represented to the TRANSFEREES that the total transfer fee/transfer premium/donation payable to the said Society for transfer of the said flat / said proposed shares of the said society in the name of the TRANSFEREES shall be borne and paid by the TRANSFEREES and TRANSFEROR equally by (50% each) both the parties.

बदर - १७/		
११५६	२८	४४
२०२३		

14) It is agreed between the TRANSFEROR and the TRANSFEREES that the expenses for stamp duty on these presents and registration charges in respect of this transfer shall be borne and paid by the TRANSFEREES alone and the TRANSFEROR shall not be liable to pay the same or any part thereof. However, the stamp duty or duties in respect of all



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previous transfers in respect of the said flat shall be the responsibility of the TRANSFEROR.

15) The TRANSFEROR doth hereby undertake to do and to execute all acts, deeds, matters and things as are or may be necessary, proper or expedient for full and effectually transferring the said Flat and the said proposed Shares of the said Society to and in favor of the TRANSFEREES in the record of the said Society to enable the TRANSFEREES to have and to hold the said Flat and the said proposed Shares absolutely on receipt of full payment only.

16) The TRANSFEROR doth hereby covenant with the TRANSFEREES that all the amounts standing to the credit of the TRANSFEROR till this day in the Books of the said Society towards Loan, Sinking Fund, Dividend, share money, entrance fees to which the TRANSFEROR are legitimately entitled to, shall be transferred to the names of the TRANSFEREES in the records of the said Society of the said flat.

बंदर - १७/		
१५५८८	२०	४४



17) The TRANSFEROR hereby undertakes to furnish any other documents, which may be required by the TRANSFEREES to make the title of the said Flat complete and absolute without claiming any extra charges or compensation. The TRANSFEROR also agrees and undertakes to sign any other documents or forms with regards to the transfer of the said Flat and/or for the payment of Stamp Duty to be paid on this Agreement, and also undertakes to pay the Stamp Duty on all the earlier transaction, if any.

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18) The TRANSFEROR shall, on request of the TRANSFEREES present themselves at the office of the Sub-Registrar of Assurances, Andheri, at Andheri and admit execution of this agreement.

19) This Agreement shall always be subject to provisions contained in Maharashtra Ownership of Flat (Regulation of the Promotion of the Construction, Sale, Management & Transfer) Act 1963 & Rules 1964 and Maharashtra Co-operative Societies Act, 1960 & Rules 1961, thereunder or any modification, amendments or re-enactment, thereof, the time being in force or any other provisions of law applicable thereto.

20) This Agreement has been executed in Andheri (Mumbai). The Property is situated at Andheri (Sub-Mumbai) and the payments are made in Mumbai (Sub-Mumbai). Hence it is subject to the jurisdiction of Mumbai Courts of Law.

बदर - १७/		
१५५८८	२९	४४
SCHEDULE OF PROPERTY		
२०२३		



A Residential Flat No.302, the Building known as **SBI EMPLOYEES NILAMBARI CO-OPERATIVE HOUSING SOCIETY LTD**, a Co-operative Society formed and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, under Registration No. BDM/HSG/2232 OF 1969 situated at Plot No. 518, City Survey No. 1958, Village Vile Parle East, Tal. Andheri Dist. Mumbai Suburban Mumbai 400 057, admeasuring 775 Sq.ft. (Carpet Area) an area on the 3rd floor, the building consisting of Ground + Part First Floor for Gymnasium purpose and Part

Rajendra S.

Anshika

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1 to 6 Upper floors for residential purpose, with lift, lying, and being on F.P. No. 518, City Survey No. 1958(pt) of T.P.S., Village Vile Parle V of the Vile Parle(East) at Veer Makarand Ghanekar Road, Vile Parle (East), Mumbai 400 057, Constructed in the year 2016.

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

SIGNED, SEALED AND DELIVERED]

by the within named TRANSFEROR]

MR. NIKHIL SURESH KAPADIA]

TRANSFEROR

Kapadia N.S.

In the presence of]

1. *[Signature]*



2. *[Signature]*

SIGNED, SEALED AND DELIVERED]

by the within named "TRANSFEREES"]

1. MRS. JYOTI SHAILESH MOHITE]



Mohite



2. DR. SHAILESH CHINTAMAN MOHITE]

TRANSFEREES

In the presence of.....

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2023		

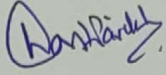


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बदर - १७/		
१५५८८	२३	४४
२०२३		



बदर - १७/		
RECEIPT	२४	४४
२०२३		



(a) RECEIVED from TRANSFEREE/TRANSFEREES within named as DR. SHAILESH CHINTAMAN MOHITE a sum of Rs. 5,00,000/- (Rupees Five Lakhs only) by way of cheque no. 646944 Dated 28th September, 2023 drawn of THE MUNICIPAL CO-OP BANK LTD; MUMBAI Nair Hospital Branch from his account no.000101200009248 & a sum of Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs only) out of which the amount of Rs. 80,00,000/- (Rupees Eighty Lakhs) is paid from the account of Dr. Shailesh Chintaman Mohite (TRANSFEREES) by way of RTGS /NEFT bearing UTR NO.MUMBAILL23320111970 drawn of THE MUNICIPAL CO-OP BANK LTD; MUMBAI Nair Hospital Branch Dated:-16th November, 2023 from his account no. 101200009248 to Mr. Nikhil Suresh Kapadia (TRANSFEROR) in his bank account bearing no. 001101508294 maintained with ICICI Bank, Andheri Branch on 16th November, 2023 towards part payment against the full cost/consideration amount of Rs.2,00,00,000/-(Rupees Two Crores Only).

That remaining amount of Rs.40,00,000/-(Rupees Forty Lakhs) out of Rs.1,20,00,000/-(Rupees One Crore Twenty Lakhs) is paid by way of RTGS/NEFT bearing UTR NO. MUBLL23320111972 drawn of THE MUNICIPAL CO-OP BANK LTD; MUMBAI Nair Hospital Branch Dated:-16th November, 2023 from the Account of Mrs. Jyoti Shailesh Mohite (TRANSFEREES) bearing her account no. 101200014588 to Mr. Nikhil Suresh Kapadia (TRANSFEROR) in his bank account bearing no. 001101508294 maintained with ICICI Bank, Andheri Branch on 16th November, 2023 towards part payment against the full cost/consideration amount of Rs.2,00,00,000/-(Rupees Two Crores Only) in respect of Sale and Transfer Flat No.302, admeasuring 775 Sq.ft.. (Carpet Area) an area on the 3rd Floor of building known as SBI EMPLOYEES NILAMBARI CO-OPERATIVE HOUSING SOCIETY LTD., situated at Plot No. 518, City Survey No. 1958, Village Vile Parle

East, Tal. Andheri Dist. Mumbai Suburban Mumbai 400 057 paid by them to us as mentioned above as under :

CHEQUE/RTGS/NEFT.UT R No.	Date	Drawn on Bank	Branch	Amount(Rs)
646944	28 TH SEPTEMBER, 2023	THE MUNICIPAL CO-OP BANK LTD	NAIR HOSPITAL	Rs. 5,00,000/- (Rupees Five Lakhs)
MUBLL23320 111970	16 TH NOVEMBER, 2023	THE MUNICIPAL CO-OP BANK LTD	NAIR HOSPITAL	80,00,000/- (Rupees Eighty Lakhs)
MUBLL23320 111972	16 TH NOVEMBER, 2023	THE MUNICIPAL CO-OP BANK LTD	NAIR HOSPITAL	40,00,000/- (Rupees Forty Lakhs)

Kapadia N.S.

I, SAY RECEIVED,

(Rs,1,25,00,000/-)

MR. NIKHIL SURESH KAPADIA (TRANSFEROR)

WITNESSES:-

- [Signature]*
- [Signature]*

बदर - १७/		
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16-11-2023

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 6

दस्त क्रमांक : 975/2023

नोंदणी :

Regn:63m

गावाचे नाव : 1) विलेपार्ले

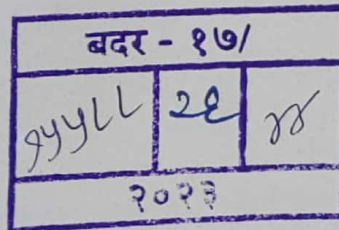
(1) विलेखाचा प्रकार	रिलीज डीड
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0.1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं. 302, स्टेट बँक ऑफ इंडिया एम्प्लॉइज निलंबरी को ऑप हौ सो ली. 518, वीर मकरंद घाणेकर मार्ग, विलेपार्ले पूर्व, मुंबई- 400057, वडिलोपार्जित मिळणाऱ्या संपत्तीमध्ये वारसाने प्राप्त होणारा हक्क बहिण आपल्या भावाला विना मोबदला हक्क सोडत आहेत. ((C.T.S. Number : 1958 ;))
(5) क्षेत्रफळ	1) 86.40 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:- हेमा मेहुल शाह (लग्नापूर्वीचे नाव) नी हेमा सुरेश कपाडिया - - वय:- 54 पत्ता:- प्लॉट नं:-, माळा नं: 2 रा मजला, इमारतीचे नाव: सेठना हाऊस, ब्लॉक नं: ताडदेव कोर्ट च्या पुढे, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:- 400007 पॅन नं:- AHAPS0106Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- निखील सुरेश कपाडिया - - वय:- 57; पत्ता:- प्लॉट नं: सदनिका नं. 301, श्री पूजा, माळा नं:-, इमारतीचे नाव: विले-पार्ले मॉडेल टारुन को ऑप हौ सो, ब्लॉक नं: गुलमोहर क्रॉस रोड नं. 7, जे. व्ही. पी. डी. स्कीम, रोड नं: विले पार्ले पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:- 400049 पॅन नं:- AKPPK2307M
(9) दस्तऐवज करून दिल्याचा दिनांक	19/01/2023
(10) दस्त नोंदणी केल्याचा दिनांक	19/01/2023
(11) अनुक्रमांक, खंड व पृष्ठ	975/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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.



State Bank of India Employees'
NILAMBARI Co-operative Housing Society Ltd.
(Regd. No. BOM/HSG/2232 of 1969)

518, Veer Makarand Ghanekar Road,
Vile Parle (East), MUMBAI - 400 057.

Date: 4th November, 2023

TO WHOMSOEVER IT MAY CONCERN

SUB : No Objection for sale of flat in the Society

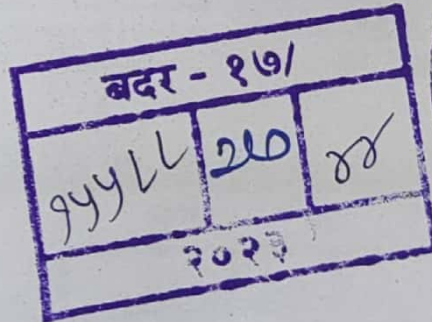
We are in receipt of an application from Nikhil Suresh Kapadia regarding sale of his flat no. 302 to Dr. Shailesh Mohite in our society.

We state that as on date he has cleared all his outstanding maintenance or repairs charges in respect of the said flat. To the best of our knowledge he has not taken loan from any person Dr. Shailesh Mohite completing the required formalities towards the sale as per the laws and bye laws prescribed by the relevant authorities.

For SBI Employees Nilambari Co-operative Housing Society, Ltd.



Hon. Secretary



Share Certificate No. 04

Members Reg No. 04

No. of Shares 05

Share Certificate

SBI EMPLOYEES NILAMBARI CO-OPERATIVE HOUSING SOCIETY LIMITED

Veer Makarand Ghanekar
Registered under the Maharashtra Co-operative Societies Act, 1960
Mumbai (E), Mumbai - 400 057.
Co-operative Society Act, 1960
Reg. No. 80M/PSG/2232 OF 1969

This is to certify that Mr./ Mrs/ Miss Mr. Anandresh Mangaldas Kapadia

SBI EMPLOYEES NILAMBARI Co-operative Housing Society Limited is the Registered

holders of 5 (Five) fully paid-up Share Numbers from 016 To 020 both (Inclusive)

of Rupees 100/- (Hundred) each in the above named Society Subject to the Bye-laws thereof.

Given under the Common Seal of the Said Society at
Mumbai this 27 TH day of SEPTEMBER 2023



[Signature]
Chairman

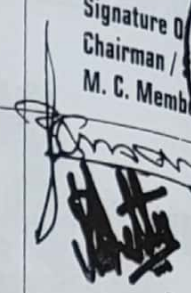

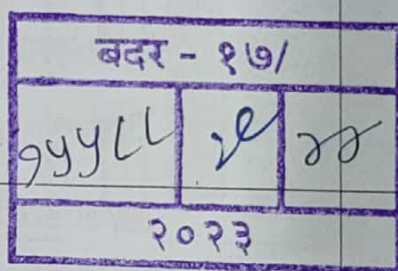

[Signature]
Hon. Secretary

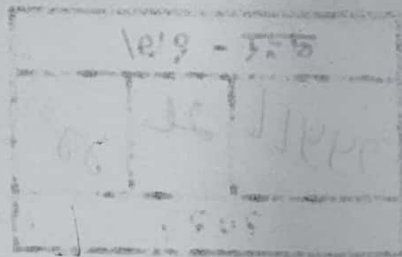
[Signature]
Hon. Treasurer

बंदर - १७/
१५५६ २२ ४४
२०२३



MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr. No. of Transfer	Date Of Transfer	To Whom Transferred	Reg No. Of Transferred	Signature Of Chairman / Secretary M. C. Member
1	15/4/2023.	NIKHIL.SURESH KAPADIA.	26.	  S. Bhamare
2				
3				
4				
5				



बदर-१७/		
२७५	१२	३०
२०२३		

मालमत्ता पत्रक

विलेगार्ल (३)

सालुका/न.भु.मा.बा. -- न.भु.अ.विलेगार्ल

सालुका नं. १२५८
 विलेगार्ल नं. १२५८
 विलेगार्ल नं. १२५८
 विलेगार्ल नं. १२५८

जिल्हा -- मुंबई उपनगर जिल्हा
 मालमत्ता दिवस -- मालमत्ता दिवस
 मालमत्ता दिवस -- मालमत्ता दिवस

बदर - १७/		
१५५५५	३०	४४
२०२३		



१५/०१/१९०० संबंधी कायदानुसार क्षेत्र आगार, ची रुपांतर केले. १९५८ अमलवजावणी कायदानुसार व भा.स.च्या नाव संबंधी कायदानुसार क्षेत्र आकाराचे रद्दपत्र केले.

१५/०१/१९८८ म.ए.डि. वि.अ. कलेक्टर अंधेरी उपनगर मुंबई महानगर विलेगार्ल आदेश क्र. ADC/LND/C - १३०८ दि. ०३-११-८० अन्वये सुधारित विलेगार्ल वारा क्षेत्र १२३८.०

१५/०३/१९८२ विपरीत वारा नोंद ६३५.

१५/०३/१९८२ म.न.भु.अ.क्र.९ चाचणी करीत आदेश क्र. १९५८/दि. १५-०३-८२ चे आदेशानुसार, कानूनवार व इतर व्यवस्था नोंद केली.

१५/०३/१९८२ म.न.भु.अ.क्र.९ चाचणी करीत आदेश क्र. १९५८/दि. १५-०३-८२ चे आदेशानुसार कानूनवार व इतर व्यवस्था नोंद केली.

मालमत्ता दिवस (मा) पड्डार (१) कित्या भार (२)

१५/०३/१९८२ म.ए.डि. वि.अ. कलेक्टर अंधेरी उपनगर मुंबई महानगर विलेगार्ल आदेश क्र. ADC/LND/C - १३०८ दि. ०३-११-८० अन्वये सुधारित विलेगार्ल वारा क्षेत्र १२३८.०

१५/०३/१९८२ म.न.भु.अ.क्र.९ चाचणी करीत आदेश क्र. १९५८/दि. १५-०३-८२ चे आदेशानुसार, कानूनवार व इतर व्यवस्था नोंद केली.

१५/०३/१९८२ म.न.भु.अ.क्र.९ चाचणी करीत आदेश क्र. १९५८/दि. १५-०३-८२ चे आदेशानुसार कानूनवार व इतर व्यवस्था नोंद केली.



Kapadia
 Mr. Nikhil Suresh Kapadia

Hemshah
 Mrs. Hema Mehul Shah

बदर-१७/

२७५	१४	३०
२०२३		

मालमत्ता पत्रक

क्र.	विवरण	श्रेणिक	मूल्य (रु.)	शुल्क (रु.)
११५८	श्री. संतुभा लक्ष्मण च श्रीमती. चोखाम्बा यन्ते ५८७ रोमी विलोदा जवाम व ड. ख. क्र. ३३२५ दि. ०५-०२-१९९२ क्र. ६८४२०/ला श्री. जैम विवाहापता भारता व श्री. संतुभा विवाहापता लक्षात कायदा व वि. नि. नं. ३३२५ न. मु. अ. क्र. १९९२ आदेश क्र. वि. ५८७ (५)/१९९८ दि. १४-०८-९० अन्वये क्षेत्र ६७४.७ चौ.मी. सह नोंद घ्यावया	S.I.	(H) स्टेट बँक ऑफ इंडिया एम्बेस्सी विलोदा रो. ऑ. हा. नो. वि.	१९८०-९८-९९ ६८५५८.५८
११५९	श्री. संतुभा लक्ष्मण च श्रीमती. चोखाम्बा यन्ते ५८७ रोमी विलोदा जवाम व ड. ख. क्र. ३३२५ दि. ०५-०२-१९९२ क्र. ६८४२०/ला श्री. जैम विवाहापता भारता व श्री. संतुभा विवाहापता लक्षात कायदा व वि. नि. नं. ३३२५ न. मु. अ. क्र. १९९२ आदेश क्र. वि. ५८७ (५)/१९९८ दि. १४-०८-९० अन्वये क्षेत्र ६७४.७ चौ.मी. सह नोंद घ्यावया	S.I.	(H) स्टेट बँक ऑफ इंडिया एम्बेस्सी विलोदा रो. ऑ. हा. नो. वि.	१९८०-९८-९९ ६८५५८.५८
११६०	श्री. संतुभा लक्ष्मण च श्रीमती. चोखाम्बा यन्ते ५८७ रोमी विलोदा जवाम व ड. ख. क्र. ३३२५ दि. ०५-०२-१९९२ क्र. ६८४२०/ला श्री. जैम विवाहापता भारता व श्री. संतुभा विवाहापता लक्षात कायदा व वि. नि. नं. ३३२५ न. मु. अ. क्र. १९९२ आदेश क्र. वि. ५८७ (५)/१९९८ दि. १४-०८-९० अन्वये क्षेत्र ६७४.७ चौ.मी. सह नोंद घ्यावया	S.I.	(H) स्टेट बँक ऑफ इंडिया एम्बेस्सी विलोदा रो. ऑ. हा. नो. वि.	१९८०-९८-९९ ६८५५८.५८

बदर - १७/

१५५८ ३२ ४४

२०२३



न. मु. अ. विलोदा, मुंबई उपनगर जिल्हा

सत्य-प्रतिलिपी

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२७३०८ HMY



Kap. Suresh

Mr. Nikhil Suresh Kapadia

Hemshah

Mrs. Hema Mehul Shah

बदर-१७/		
२०४	१५	३०
२०२३		

मालमत्ता पत्रक

जिल्हापालिका (३) सातकुवा/न.भु.ना.प.ा. -- न.भु.अ.विलिंगवेली जिल्हा -- मुंबई उपनगर जिल्हा
 मालमत्ता पत्रक सं. १७/१५/३०
 दि. २०/०८/२३

क्र.सं.	व्यवहार	डॉक क्रमांक	नविन करक (भा.) पट्टेदार (२) किंवा भात (२)	साक्षरित
२८०८१२८८	श्री. वंदुमान लाला व श्रीमती. वंदुमाना बंनेरी ५८१९ रोगी विलेला वाचक व डी.आर. ३३३ दि. २२-७-१९ इ. ४६६६२२२४/६० श्री. वंदुमान लाला व श्री. वंदुमाना बंनेरी	S.I	(H) रेट्ट ये न अँगम हींयम पणवेड्डा निम्बोयेरी को अं हा तो नि	१००-२०६-१६ ११३५.५२.५८ २४/०८/२३
	श्री. वंदुमान लाला व श्रीमती. वंदुमाना बंनेरी ५८१९ रोगी विलेला वाचक व डी.आर. ३३३ दि. २२-७-१९ इ. ४६६६२२२४/६० श्री. वंदुमान लाला व श्री. वंदुमाना बंनेरी	S.I	(H) रेट्ट ये न अँगम हींयम पणवेड्डा निम्बोयेरी को अं हा तो नि	१००-२०६-१६ ११३५.५२.५८ २४/०८/२३

बदर - १७/

२०४	३३	१४
२०२३		



३४४१८
 २२१२०८
 ११३१०८

न.भु.अ. विलेपालिका
 मुंबई उपनगर जिल्हा
 मत्त्य-प्रतिलिपी



Kapadia

Mr. Nikhil Suresh Kapadia

Hmshah

Mrs. Hema Mehul Shah

बदर-१७/
२७५ १६ ३०
२०२३

बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक
बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

वेळा क्रमांक: KE0100360050000
मालमत्ता करवर्ष: २०२२-२०२३

देयक क्रमांक: २०२२०१०१६१६०२५९५०
२०२२०१०१६१६०२५९५१

देयक दिनांक: ०१/१०/२०२२

प्रत्येक -
Asstt. Assessor & Collector, K East Ward, Municipal Office Building,
Aazad Road, Gundavali, Andheri (East), Mumbai - ४०० ०६९.

ईमेल - nacko.ac@mcmgm.gov.in दूरध्वनी क्र. ०२२ २६८४ ३३९२

प्रथम करनिर्धारण दिनांक: ०१/०५/१९७२ जलजोडणी क्रमांक:
एकूण भांडवली मूल्य: ₹ Thirteen Crore Eighty Eight Lakh Seventy Thousand Nine Hundred Only
एकूण भांडवली मूल्य: ₹ १३८८७०९००

दि. ३१/०३/२०१० या तारखेपर्यंतची थकवाची ₹ ०
दि. ०१/०४/२०१० ते ३१/०३/२०२२ या तारखेपर्यंतची थकवाची ₹ २५५४५२८

कराचे नाव	०१/०४/२०२२	३०/०९/२०२२	०१/१०/२०२२
सर्वसाधारण कर			
जम कर		५८०५२	
जम साध कर		०	
मलनिःसारण कर		३६४१५	
मलनिःसारण साध कर		०	
म.न.पा. शिक्षण उपकर		२२६००	
पारल शिक्षण उपकर		२११११	
राजस्व हद्दी उपकर		१८४७४	
पुंध उपकर		०	
पथ कर		१०५८	
एकूण देयक रक्कम		२८३८८	
कलम १५२ अ नुसार देवाची रक्कम		१८४१८३	
परिवारवास्तव्य श्रमिकांची वसुली		०	
आयकर अधिदागाने ममाप्राप्त		०	
भराव्याची निव्वळ रक्कम		०	
प्रतिदागाने निव्वळ रक्कम		१८४१८३	
अधरी रुपये		०	१८४१८३
अंतिम देय दिनांक		३१/१२/२०२२	३१/१२/२०२२

बदर - १७/
१५५५५ ३०
२०२३



"To make payment through NEFT:
IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTKE0100360050000, Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

बृहन्मुंबई महानगरपालिका अधिनियम १८८८ मधील कलम १५२ अ अन्वये, असेल बांधकामांवर मानमत्ता कर व शास्ती वसवणे व ती मालमत्ता कर देणे, याचा, असेल बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात असतानाच कोणत्याही कालावधीसाठी विनियमित झाले आहे, असा अर्थवार्थ वाचवा जाणार नाही.

महाराष्ट्र आग प्रतिबंधक व जीव संरक्षक उपाययोजना अधिनियम २००६ मधील तरतुदीनुसार, इमारतीचे मालक / भाड्यादार बांधकाम / भाड्यादार बांधकाम प्रतिबंधक व अधिमानत येथे सुविधेने अन्वये "प्रथम-बा" अधिमानत द्यायाने प्रत्येकी जाणवारी व जुने मध्ये सादर करावे.

बदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, १८८८ मध्ये कलम १५४ (१) अ) च्या अंतर्भागेत होण्यासोपेच जारी करण्यात येत आहे.

महेश पाटील
करनिर्धारक व संकलक



User Category :- rRnR E & O E



Mr. Nikhil Suresh Kapadia

Mrs. Hema Mehul Shah

बदर-१७/		
२७५	१७	३०
२०२३		

12

OCCUPATION CERTIFICATE / BUILDING COMPLETION CERTIFICATE
APPENDIX XXII

MUNICIPAL CORPORATION OF GREATER MUMBAI
No. CHE/WS/0695/K/337(NEW)

FULL OCCUPATION Under Regulation 5(7) and
BUILDING COMPLETION CERTIFICATE Under Regulation 5(6)

16 JUN 2016

To
Shri Gurudas Desai, Partner of
M/s Chaitanya Enterprises, C.A. to Owner
S.B.I. Employees Nilambari Co-op. Hsg. Socy, Ltd.
Radhakunj Bungalow, Maryland Complex
I.C. Colony, Borivali (West)
MUMBAI 400 013.

Ex. Engineer Bldg. Proposal (W.S.)
H and K - Wards
Municipal Office, R. 1st Floor Marg.
Bandra (West) Mumbai

Gentleman,

The full development work of a residential building comprising of Ground + part 1st floor for Gymnasium purpose and part 1st to 6th upper floors for residential purpose on plot bearing U.T.S. No. 19-58(pu), F.P. No. 518 of T.P.S. Vile Parle V of Vile Parle (East) at Veer Makarand Chembur Road, Vile Parle (East), Mumbai is completed under the supervision of Shri Ravi P. Hingoo, Architect Lic. No. CA/84/8385, and Shri Kaivant C. Shah of M/s K.C. Shah Consultants, RCC Consultant Lic. No. STR/S/103 and Shri Chakor B. Raut, Lic. Site Supervisor, Lic. No. R/27/SS-III and as per Development Completion Certificate submitted by Architect and per completion certificate issued by Chief Fire Officer u/no FB/LR/R-III/265 dated 21.03.2016, the same may be occupied and completion certificate submitted by you is hereby accepted.

A set of certified completion plan is attached herewith
(3 sheets)

Yours faithfully

P.V. Sheth
16-6-2016
Executive Engineer
(Building Proposals) "K" Ward



बदर - १७/		
१५५८८	३५	४४
२०२३		



Nikhil Suresh Kapadia

Mr. Nikhil Suresh Kapadia

Hemshah

Mrs. Hema Mehul Shah

OCCUPATION CERTIFICATE / BUILDING COMPLETION CERTIFICATE
APPENDIX XXII

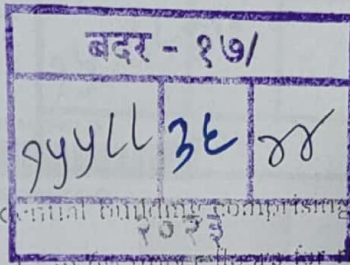
MUNICIPAL CORPORATION OF GREATER MUMBAI
No CHE/WS/0695/K/337(NEW)

FULL OCCUPATION Under Regulation 6(7)* and
BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*

16 JUN 2016

Chaturdas Desai, Partner of
Chaitanya Enterprises, C.A. to Owner
Employees Nilambari Co-op Hsg. Socy Ltd.
Bhamburda Bungalow, Maryland Complex
Colony, Borivali (West)
MUMBAI 400 013.

Ex. Engineer Bldg. Proposal (W.S.)
H and K - Wards
Municipal Office, R. J. ... Marg.
B...



The full development work of a residential building comprising of
floor for Gymnasium purpose and part 1 to the upper floors for residential
plot bearing C.T.S No 1958(pt). F.P. No.518 of T.P.S. Vile Parle V of Vile Parle (East)
near Makarand Ghanehar Road, Vile Parle (East), Mumbai is completed under the
supervision of Shri Rasik P. Hingoo, Architect Lic. No.CA/84/8385, and Shri. Kaivani
Shah of M/s K.C. Shah Consultants, RCC Consultant Lic. No STR/S/103 and Shri
Rahul R Raul, Lic. Site Supervisor, Lic. No R/27/SS-III and as per Development
Completion Certificate submitted by Architect and per completion certificate issued by
Chief Fire Officer u/no FB/LR/R-III/265 dated 21.03.2016, the same may be occupied
and completion certificate submitted by you is hereby accepted.

A set of certified completion plan is attached herewith
(3 sheets)

Yours faithfully
P.V. Sheth
16-6-2016
Executive Engineer
(Building Proposals) "K" Ward

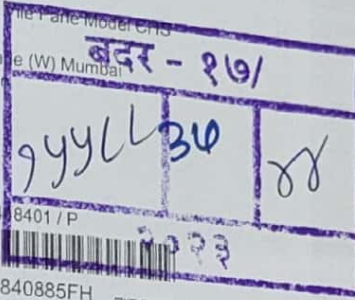


भारतीय विशिष्ट ओळख प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 0000/00584/05717

To,
 निखिल सुरेश कापडिया
 Nikhil Suresh Kapadia
 301 Shree Pooja Bldg,
 Gulmohar X Road #7
 JVPD Scheme, Vile Par
 Juhu Mumbai Suburban
 Maharashtra 400049
 9820146181

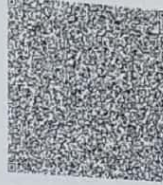
19/01/2012



Ref: 4809 / 18S / 448398 / 48401 / P



SB974840885FH



आपला आधार क्रमांक / Your Aadhaar No. :

7390 3341 0513
 माझे आधार, माझी ओळख



भारत सरकार

Government of India



निखिल सुरेश कापडिया
 Nikhil Suresh Kapadia
 जन्म तारीख / DOB : 24/02/1965
 पुरुष / Male



7390 3341 0513

माझे आधार, माझी ओळख

Kapadia

आयकर विभाग
INCOME TAX DEPARTMENT

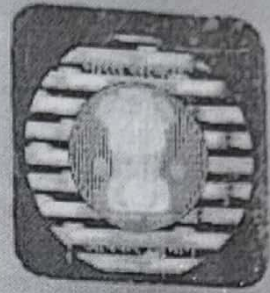


भारत सरकार
GOVT. OF INDIA

NIKHIL KAPADIA
SURESH MANGNLDAS KAPADIA

24/02/1965
Permanent Account Number

AKPPK2307M



Kapadia
Signature

Kapadia

बंदर - १७/		
१५५८८	३८	४४
२०२३		



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFXPM0545E



नाम /NAME
JYOTI SHAILESH MOHITE

पिता का नाम /FATHER'S NAME
SANDU BHUJANGRAO HIWARALE

जन्म तिथि /DATE OF BIRTH
23-02-1970

PCO

हस्ताक्षर /SIGNATURE
Amohite

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



भारत सरकार
Government of India



ज्योती शैलेश मोहिते
Jyoti Shailesh Mohite
जन्म तारीख / DOB : 23/02/1970
स्त्री / Female

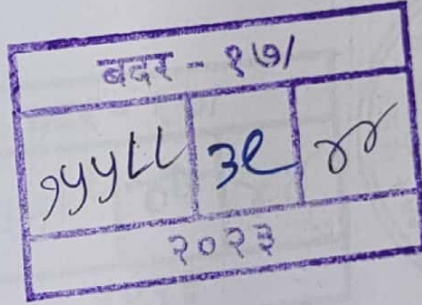


4271 2307 7829

आधार - सामान्य माणसाचा अधिकार

Amohite

Amohite



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता W/O: शैलेश मोहिते, 1/17,
शासकीय वसाहत, के.के. मार्ग,
महालक्ष्मी रेस कोर्स, हाजी अली, मुंबई,
तुळसीवाडी, महाराष्ट्र, 400034

Address: W/O: Shailesh Mohite, 1/17, Govt
Colony, K.K Marg, Mahalaxmi Race
Course, Haj Ali, Mumbai, Tulsiwadi,
Maharashtra, 400034

4271 2307 7829

1947
1800 300 1947

help@uidai.gov.in

www.
www.uidai.gov.in

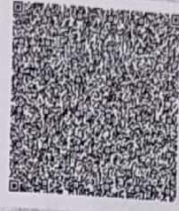
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHDPM9263F



02112018

नाम / Name
MOHITE SHAILESH CHINTAMAN

पिता का नाम / Father's Name
CHINTAMAN MAHADEO MOHITE

जन्म की तारीख /
Date of Birth
08/12/1966

हस्ताक्षर / Signature



भारत सरकार
Government of India



डॉ. शैलेश चिंतामन मोहिते
Dr. Shaleesh Chintaman Mohite
जन्म तारीख / DOB : 08/12/1966
पुरुष / Male



2255 7531 1789

आधार - सामान्य माणसाचा अधिकार

बदर - १७/		
१५५८८	७०	४४
२०२३		



आधार

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता S/O: चिंतामन मोहिते, 1/17, शासकीय वसाहत, के.के. मार्ग, महालक्ष्मी रेस कोर्स, हाजी अली, मुंबई, तुळसीवाडी, महाराष्ट्र, 400034
Address: S/O: Chintaman Mohite, 1/17, Govt Colony, K.K Marg, Mahalaxmi Race Course, Haji Ali, Mumbai, Tulsiwadi, Maharashtra, 400034

2255 7531 1789

1947
1800 300 1947

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Government of India



Issue Date: 07/08/2011



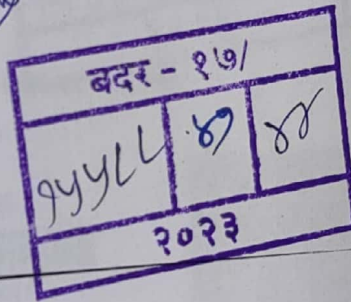
Harsh Ajay Parikh
Date of Birth/DOB: 02/06/1987
Male/ MALE

2455 4872 6760

VID : 9149 9901 2939 0266

मेरा आधार, मेरी पहचान

Handwritten signature

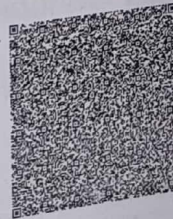


भारतीय विशिष्ट पहचान अधिकरण
Unique Identification Authority of India



Address:
S/O Ajay Parikh, 2/ 35 Juhu Gulmohar,
Gulmohar Main Road, Opp Gulmohar Cross
Road No 12 Near Juhu Circle, J V P D Scheme
Juhu, Mumbai, Mumbai Suburban,
Maharashtra - 400049

Download Date: 05/04/2022



2455 4872 6760

VID : 9149 9901 2939 0266



1947 | help@uidai.gov.in | www.uidai.gov.in



भारत सरकार
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आधार

भारत सरकार
Government of India

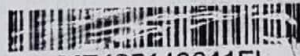
भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrollment No.: 0013/37002/00377

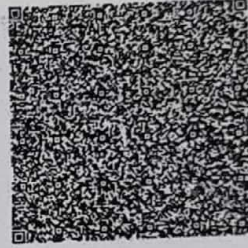
To
विशाल प्रकाश शिंदे
Vishal Prakash Shinde
S/O Prakash Shinde,
E-301, Yeshwant Gaurav Apple No 1, Fun Fiesta Road,
Shanti Nagar, Nallasopara West,
VTC: Nale,
PO: Sopara,
Sub District: Vasai, District: Palghar,

42514364

State: Maharashtra,
PIN Code: 401203,
Mobile: 8652386365



MF425143641F1



आपला आधार क्रमांक / Your Aadhaar No. :

3343 6296 4557

माझे आधार, माझी ओळख



भारत सरकार
Government of India



आधार

Issue Date : 20/01/2012



विशाल प्रकाश शिंदे
Vishal Prakash Shinde
जन्म तारीख / DOB : 15/08/1994
पुरुष / Male

3343 6296 4557

माझे आधार, माझी ओळख

513/15588

गुरुवार, 16 नोव्हेंबर 2023 6:40 म.नं.

दस्त गोपवारा भाग-1

बदर 17

दस्त क्रमांक: 15588/2023

दस्त क्रमांक: बदर 17 / 15588/2023

बाजार मूल्य: रु. 1,86,49,440/-

मोबदला: रु. 2,00,00,000/-

भरलेले मुद्रांक शुल्क: रु. 12,00,000/-

दु. नि. सह. दु. नि. बदर 17 यांचे कार्यालयात

पावती: 16857

पावती दिनांक: 16/11/2023

अ. क्र. 15588 वर दि. 16-11-2023

सादरकरणाराचे नाव: ज्योती शैलेश मोहिते

रोजी 6:39 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 880.00

पृष्ठांची संख्या: 44

एकूण: 30880.00

दस्त हजर करणाऱ्याची सही:

Amolite

सह. दु. नि. सह. ज्योती-6
दुय्यम निबंधक, अंधेरी - 8
मुंबई उपनगर जिल्हा.

Amolite

सह. दु. नि. सह. अंधेरी-6
सह. दुय्यम निबंधक, अंधेरी - 8
मुंबई उपनगर जिल्हा.

स्ताचा प्रकार: करारनामा

द्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न
लेल्या कोणत्याही नागरी क्षेत्रात

पत्रा क्र. 1 16 / 11 / 2023 06 : 39 : 07 PM ची वेळ: (सादरीकरण)

पत्रा क्र. 2 16 / 11 / 2023 06 : 40 : 01 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणी
दाखल केलेला आहे. दस्तातील मजकूर, निष्पादक व्यक्ती, साक्षीदार व
सोपट कोणत्याही कायदाद्वारे किंवा तपासली आहे. दस्ताची सत्यता वैधता
कायदाद्वारे दस्त निष्पादक व साक्षीदारांक जे संपूर्णपणे जबाबदार राहतील

Kop-2023

Amolite

लिहून देणारे (दिनांकासहीत स्वाक्षरी)

लिहून घेणारे (दिनांकासहीत रु)

बदर - १७/	
१५५८८	४३४४
२०२३	



प्रमाणित करण्यात येते की, या
दस्तामध्ये एकूण...४४...पाने आहेत

Amolite

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



दस्त गोपवारा भाग-2

बदर 17
दस्त क्रमांक: 15588/2023

दस्त क्रमांक: बदर 17/15588/2023
स्ताचा प्रकार :- करारनामा

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: ज्योती शैलेश मोहिते पत्ता: प्लॉट नं: सदनिका नं. 18, माळा नं: 2 रा मजला, इमारतीचे नाव: बिल्डींग नं. 1, हाजी अली गव्हर्नमेंट कॉलोनी, ब्लॉक नं: महालक्ष्मी, मुंबई, रोड नं: केशवराव खाडे मार्ग, महाराष्ट्र, मुम्बई. पिन नंबर: AFXPM0545E	लिहून घेणार वय :- 53 स्वाक्षरी:- <i>Anmolite</i>		
2	नाव: शैलेश चिंतामण मोहिते पत्ता: प्लॉट नं: सदनिका नं. 18, माळा नं: 2 रा मजला, इमारतीचे नाव: बिल्डींग नं. 1, हाजी अली गव्हर्नमेंट कॉलोनी, ब्लॉक नं: महालक्ष्मी, मुंबई, रोड नं: केशवराव खाडे मार्ग, महाराष्ट्र, मुम्बई. पिन नंबर: AHDPM9263F	लिहून घेणार वय :- 57 स्वाक्षरी:- <i>[Signature]</i>		
3	नाव: निखिल सुरेश कापडिया पत्ता: प्लॉट नं: सदनिका नं. 301, माळा नं: -, इमारतीचे नाव: श्री पूजा बिल्डींग, विलेपार्ले मॉडेल को-ऑप ही सो ली, ब्लॉक नं: विलेपार्ले पश्चिम, मुंबई, रोड नं: गुलमोहर 7 रोड, जेव्हीपीडी स्कीम, जुहू, महाराष्ट्र, मुम्बई. पिन नंबर: AKPPK2307M	लिहून घेणार वय :- 58 स्वाक्षरी:- <i>[Signature]</i>		

न दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
क्र. 3 ची वेळ: 16 / 11 / 2023 06 : 41 : 14 PM

ख:-
ोल इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: विशाल शिंदे वय: 29 पत्ता: शांनं. 2, त्रिवेदी निवास, न्यू नागरदास रोड, अंधेरी पूर्व, मुंबई पिन कोड: 400069	लिहून घेणार वय :- 29 स्वाक्षरी:- <i>[Signature]</i>		
2	नाव: हर्ष अजय पारीख वय: 36 पत्ता: 2/35, जुहू गुलमोहर, गुलमोहर मेन रोड, गुलमोहर क्रॉस रोड नं. 12 समोर, जुहू सकल जवळ, जुहू, मुंबई पिन कोड: 400049	लिहून घेणार वय :- 36 स्वाक्षरी:- <i>[Signature]</i>		

क्र. 4 ची वेळ: 16 / 11 / 2023 06 : 41 : 39 PM

[Signature]
सह-पुष्पम निबंधक, अंधेरी - १
मुंबई उपनगर जिल्हा.

बदर-१७/ १५५८८ / २०२३
पुस्तक क्रमांक १, क्रमांक १५५८८ चर/ २०२३
नोंदला.
दिनांक: १६ नोव्हेंबर २०२३

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Deface	Deface Date
JYOTI SHAILESH MOHITE AND DR SHAILESH CHINTAMAN MOHITE	eChallan	02300042023111698581	MH011031839202324E	1200000.00	SD	0005771771202324 16/11/2023
	DHC		1123166014068	880	RF	1123166014068D 16/11/2023
JYOTI SHAILESH MOHITE AND DR SHAILESH CHINTAMAN MOHITE	eChallan		MH011031839202324E		RF	0005771771202324 16/11/2023

बदर - १७/
१५५८८ ४४ ४४
२०२३

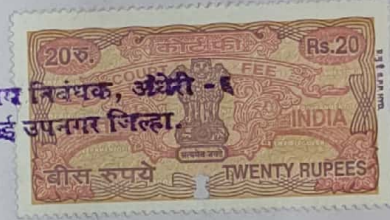


Stamp Duty [RF: Registration Fee] DHC: Document Handling Charges

गावाचे नाव : विलेपार्ले

विलेखाचा प्रकार	करारनामा
मोबदला	20000000
वाजारभाव(भाडेपट्ट्याच्या अनितपट्टाकार आकारणी देतो की पट्टेदार ते द करावे)	18649440
भू-मापन,पोटहिम्मा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: सदनिका नं.302, माळा नं: 3 रा मजला, इमारतीचे नाव: एसवीआय एम्प्लॉईस निलांवरी को-ऑप हौ सो ली, ब्लॉक नं: विलेपार्ले पूर्व,मुंबई - 400057, रोड : वीर मकरंद घाणेकर रोड, इतर माहिती: (झोन - 36/183) PUI: KE0100360050000 ((C.T.S. Number : 1958(pt) ;))
क्षेत्रफळ	1) 86.40 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
दस्तऐवज करून देणा-या/लिहून ठेवणा-या हाराचे नाव किंवा दिवाणी न्यायालयाचा ननामा किंवा आदेश अमल्यास,प्रतिवादिचे व पत्ता.	1): नाव:-निखिल सुरेश कापडिया वय:-58; पत्ता:-प्लॉट नं: सदनिका नं.301, माळा नं: -, इमारतीचे नाव: श्री पूजा बिल्डींग, विलेपार्ले मॉडेल को-ऑप हौ सो ली, ब्लॉक नं: विलेपार्ले पश्चिम, मुंबई, रोड नं: गुलमोहर 7 रोड,, जेव्हीपीडी स्कीम, जुहू, महाराष्ट्र, मुंबई. पिन कोड:-400049 पॅन नं:-AKPPK2307M
दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा णी न्यायालयाचा हुकुमनामा किंवा आदेश न्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ज्योती शैलेश मोहिते वय:-53; पत्ता:-प्लॉट नं: सदनिका नं.18, माळा नं: 2 रा मजला, इमारतीचे नाव: बिल्डींग नं.1, हाजी अली गव्हर्नमेंट कॉलोनी, ब्लॉक नं: महालक्ष्मी, मुंबई, रोड नं: केशवराव खाडे मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400034 पॅन नं:-AFXPM0545E 2): नाव:-शैलेश चिंतामण मोहिते वय:-57; पत्ता:-प्लॉट नं: सदनिका नं.18, माळा नं: 2 रा मजला, इमारतीचे नाव: बिल्डींग नं.1, हाजी अली गव्हर्नमेंट कॉलोनी, ब्लॉक नं: महालक्ष्मी, मुंबई, रोड नं: केशवराव खाडे मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400034 पॅन नं:-AHDPM9263F
दस्तऐवज करून दिल्याचा दिनांक	16/11/2023
दस्त नोंदणी केल्याचा दिनांक	16/11/2023
अनुक्रमांक,खंड व पृष्ठ	15588/2023
वाजारभावाप्रमाणे मुद्रांक शुल्क	1200000
वाजारभावाप्रमाणे नोंदणी शुल्क	30000
शेरा	

सह. दुय्यम निबंधक, अंधेरी - 6
मुंबई उपनगर जिल्हा.



किनामाठी विचारात घेतलेला तपशील:-

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




सह. दुय्यम निबंधक, अंधेरी - 6
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface D
1	JYOTI SHAILESH MOHITE AND DR SHAILESH CHINTAMAN MOHITE	eChallan	02300042023111698581	MH011031839202324E	1200000.00	SD	0005771771202324	16/11/2023
2		DHC		1123166014068	880	RF	1123166014068D	16/11/2023
3	JYOTI SHAILESH MOHITE AND DR SHAILESH CHINTAMAN MOHITE	eChallan		MH011031839202324E	30000	RF	0005771771202324	16/11/2023

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


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