

Sanjay S. Shah

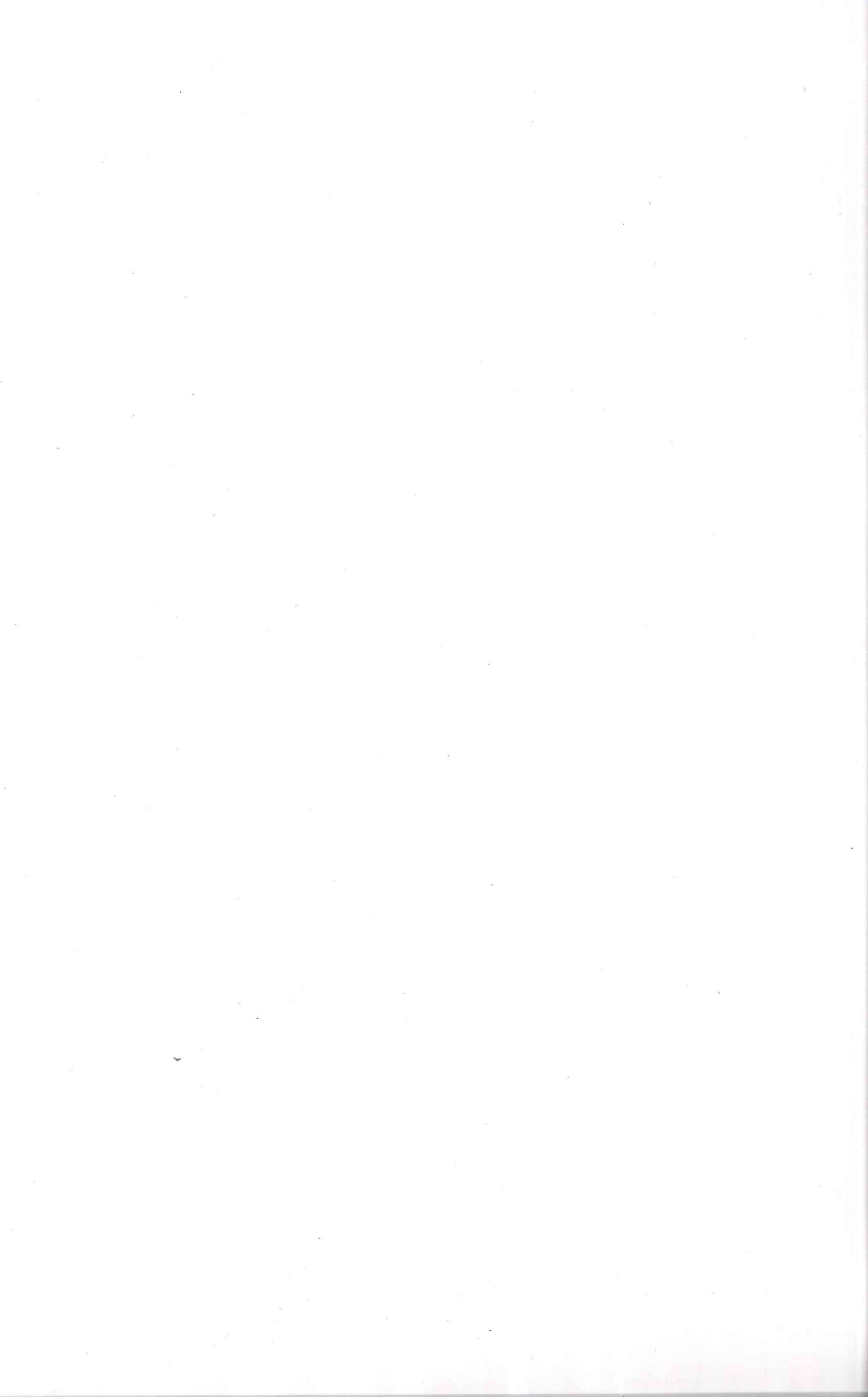
TO

Hetansu e. Shah

Flat no 12.A. Shivajinagar 'H'

18/33

7



Receipt (pavti)

514/18133

Friday, October 20, 2023

1:44 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 19611 दिनांक: 20/10/2023

गावाचे नाव: मोगरा

दस्तऐवजाचा अनुक्रमांक: बदर18-18133-2023

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: हेतांशु चिराग शाह -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:04 PM ह्या वेळेस मिळेल.

Joint S.R. Andheri-7

वाजार मूल्य: रु.17284946.6 /-

मोवदला रु.19000000/-

भरलेले मुद्रांक शुल्क : रु. 1140000/-

सह. दुय्यम निव्वळक. अंधेरी क्र. ७
मुंबई नगरपालिका

1) देयकाचा प्रकार: DHC रकम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023203208498 दिनांक: 20/10/2023

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009783702202324M दिनांक: 20/10/2023

वॅकेचे नाव व पत्ता:

Dshah

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON.....

23/10/2023

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	HETANSHU CHIRAG SHAH	eChallan	03006172023102000009	MH009783702202324M	1140000.00	SD	0005144839202324	20/10/2023
2		DHC		1023203208498	600	RF	1023203208498D	20/10/2023
3	HETANSHU CHIRAG SHAH	eChallan		MH009783702202324M	30000	RF	0005144839202324	20/10/2023

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

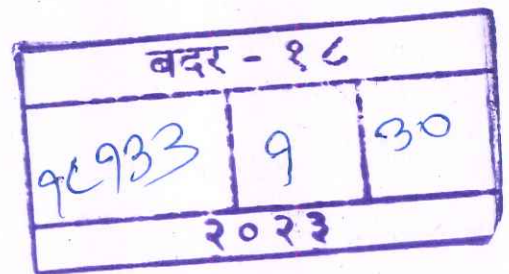


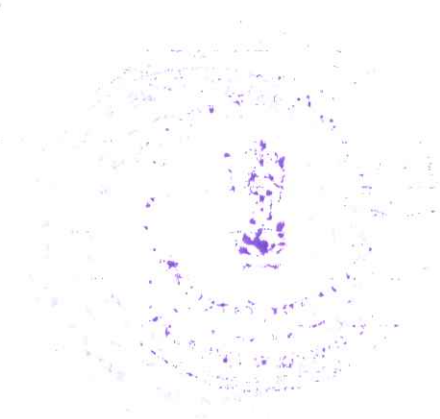
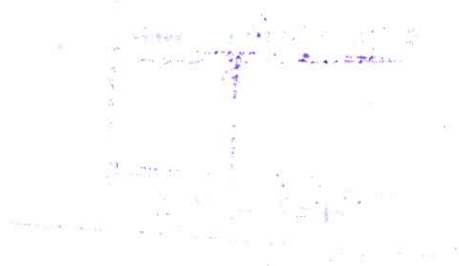
मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202310203152			20,October 2023,12:22:36 PM	
मूल्यांकनाचे वर्ष	2023				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	46-मोगरा (अंधेरी)				
उप मूल्य विभाग	भुभाग: उत्तरेस गावाची हद्द. पुर्वेस द्रुतगती मार्ग. दक्षिणेस रेल्वे सबवे ते द्रुतगती सबवे जोडणारा 18.30 मि.रुंद वि.यो. रस्ता व पश्चिमेस रेल्वे लाईन.				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#132				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	68370	144460	166130	202700	144460
मोजमापनाचे एकक	चौरस मीटर				
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	120.44चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-
	बांधकामाचे वर्गीकरण- उद्ववाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	17 वर्षे 11th floor To 20th floor.	बांधकामाचा दर -
	रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018				बांधीव Rs.30250/-
मजला निहाय घट/वाढ	= 110% apply to rate= Rs.158906/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((158906-68370) * (83 / 100))+68370) = Rs.143515/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 143515 * 120.44 = Rs.17284946.6/-				
Applicable Rules	= .10.4				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मॅझनईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य - वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी - मेकनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 17284946.6 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.17284946.6/-				

Home

Print

सह. दुय्यम निबंधक, अंधेरी क. ७







CHALLAN
MTR Form Number-6



GRN MH 00 9783702 202324M		BARCODE		Date 19/10/2023-20:05:45	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)		
Office Name BDR18 __JT SUB REGISTRAR ANDHERI 7			Full Name	HETANSHU CHIRAG SHAH	
Location MUMBAI			Flat/Block No.	Flat No. 12/A, 12 th Floor, H Building,	
Year 2023-2024 One Time			Premises/Building	Shivkrupa CHSL, Old Nagardas Road,	
Account Head Details		Amount In Rs.	Road/Street	Andheri East, Mumbai	
0030045501	Stamp Duty	1140000.00	Area/Locality	Andheri East, Mumbai	
0030063301	Registration Fee	30000.00	Town/City/District		
			PIN	4	0 0 0 6 9
			Remarks (If Any)	SecondPartyName=SANJAY SEVANTILAL SHAH AND OTHER~	
			Amount In	Eleven Lakh Seventy Thousand Rupees Only	
Total			Words		
11,70,000.00					
Payment Details PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	03006172023102000009
Cheque/DD No.			Bank Date	RBI Date	Not Verified with RBI
Name of Bank			Bank-Branch	PUNJAB NATIONAL BANK	
Name of Branch			Scroll No. , Date	Not Verified with Scroll	

Department ID :

Mobile No. : 9967920142

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

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

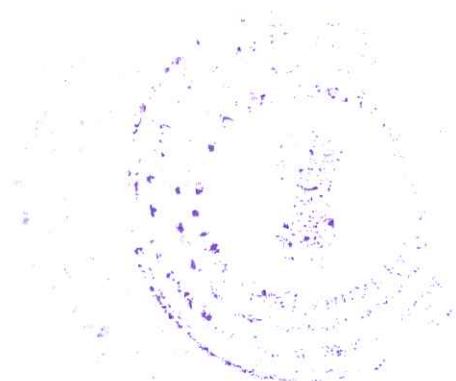
**Make payment at any of the listed branches * of PUNJAB NATIONAL BANK
handling GOVERNMENT OF MAHARASHTRA Business Before 26/10/2023**

-----Cut Here-----Bank Copy-----Cut Here-----

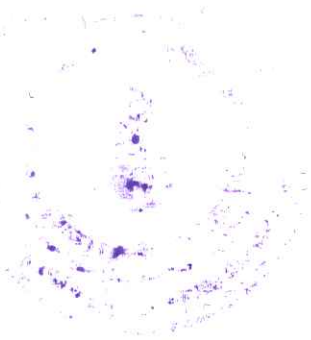
GRN	MH009783702202324M	Challan Date	19/10/2023	Challan Amount	₹ 1170000.00
Party Name	HETANSHU CHIRAG SHAH				
Amount In	Eleven Lakh Seventy Thousand Rupees Only				
Words					
Account Head Details			Payment Details		
Cheque-DD Details			Bank CIN	Ref. No.	03006172023102000009
Cheque/DD No.			Bank Date	RBI Date	Not Verified with RBI
Name of Bank			Bank-Branch	PUNJAB NATIONAL BANK	
Name of Branch			Scroll No. , Date	Not Verified with Scroll	

*Please see the list of branches on the HOME PAGE of GRAS site where you can make payment.

Handwritten notes or a small diagram in the bottom left corner, possibly including a table or list of items.



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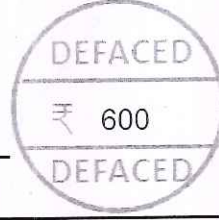
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1023203208498

Receipt Date 20/10/2023

Received from DHC, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 18133 dated 20/10/2023 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.



Payment Details

Bank Name MAHB

Payment Date 20/10/2023

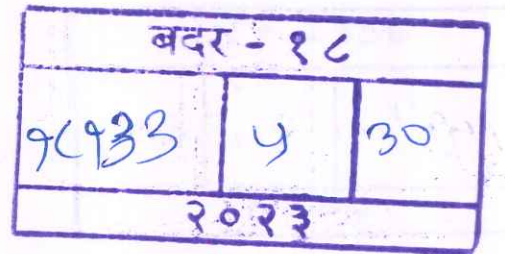
Bank CIN 10004152023102008033

REF. No. 007558669

Deface No 1023203208498D

Deface Date 20/10/2023

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



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पत्र - २८		
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SALE DEED

THIS INDENTURE OF SALE made at Mumbai, on this^{20th} day of October, in the Christian Year Two Thousand Twenty Three (2023)

Hshah
Ketan

BETWEEN:

1. MR. SANJAY SEVANTILAL SHAH and 2. MR. KETAN SEVANTILAL SHAH, both adults, Indian inhabitants of Mumbai, residing at Flat No. 12/A, Shivkrupa "H" Old Nagardas Road, Andheri (East), Mumbai-400 069, hereinafter called "THE VENDORS" (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 **FIRST PART**;

AND

MR. HETANSHU CHIRAG SHAH, adult, Indian inhabitant of Mumbai, residing at Flat No. 12/B/C, Shivkrupa "H" Old Nagardas Road, Andheri (East), Mumbai-400 069, hereinafter called "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **SECOND PART**.

Vendor No. 1	Vendor No. 2	Purchaser

WHEREAS:-

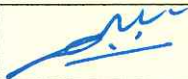


- I. By and under an Agreement dated 18th March 2005, registered with the Sub-Registrar of Assurances, Andheri No.3 at Mumbai under Serial No. BDR-9/3165/2005, made between M/s. Triveni Constructions, therein referred to as the Promoters of the One Part and Sanjay Sevantilal Shah (Vendor No.1 herein) and Sevantilal Popatlal Shah, therein referred to as the Purchasers of the Other Part, the said M/s. Triveni Constructions sold, transferred and assigned unto the Vendor No.1 herein and Sevantilal Popatlal Shah, one residential premises being Flat No. 12A, admeasuring 1296 Square Feet built-up area (inclusive of balconies), on the 12th floor, in the 'H' Wing, of the building known as "Shivkrupa", standing on land bearing C.T.S Nos.132/A, of Village Mogra, Taluka-Andheri, in the Registration District of Mumbai City and Mumbai Suburban, situated at Old Nagardas Road, Andheri (East), Mumbai-400 069 (hereinafter referred to as "**the said Flat**"), at or for the price and consideration and on the terms and conditions contained therein;
- II. Upon completion of construction of the said building by M/S Triveni Constructions, the Municipal Corporation of Greater Mumbai issued the Full Occupancy Certificate Bearing No. CE/7718/WS/AK dated 20th July, 2005, in respect thereof. Hereto annexed and marked as **ANNEXURE- I** is a copy of the said Occupancy Certificate.



M/s. Triveni Construction have on completion construction of the said building and after receiving the full consideration under the said Agreement, handed over possession of the said Flat to the Vendor No.1 herein and Sevantilal Popatlal Shah and since then they were in exclusive use, occupation and possession of the said Flat and every part thereof;

The Co-operative Society known as "**Shivkrupa "H" Co-operative Housing Society Ltd.**", was formed consisting of the purchasers of flats and other premises in the said building, including the Vendor No.1 herein and Sevantilal Popatlal Shah, and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 and Rules made thereunder, under Registration No. MUM/W-KE-/HSG/TC/12978/2005 (hereinafter referred to as "**the said Society**") and the Share Certificate No. 44 in respect

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Vendor No. 1	Vendor No. 2	Purchaser

of 5 Fully Paid Up Shares of ₹ 50/- each, bearing Distinctive Nos. 216 to 220 (both inclusive) (hereinafter referred to as “the said Shares”), was issued on 2nd October 2006 to the Vendor No.1 herein and Sevantilal Popatlal Shah by the said Society;

IV. “The said Flat” and “the said Shares” individually, are hereinafter collectively referred to as “the said Premises” wherever the context or meaning thereof so admit and confirm, and more particularly described in the **Schedule** hereunder written;

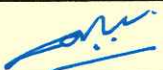


V. Subsequently, by a Gift Deed dated 16th August 2016, registered with the Sub-Registrar of Assurances, Andheri No.1 at Mumbai under Serial No. BDR-1/9127/2016, made between Sevantilal Popatlal Shah, therein referred to as the Donor and Ketan Sevantilal Shah the Vendor No.2 herein, therein referred to as the Donee, Sevantilal Popatlal Shah has out of natural love and affection he bore towards the Vendor No.2 being his son, gifted all his undivided share, rights and interest in the said Premises unto and in favour of the Vendor No.2 herein, on the terms and conditions more particularly stated therein;

VI. In pursuance of the said Gift Deed dated 16th August 2016, the said Society has transmitted the said Shares in the joint names of the Vendors and since then both the Vendors are in joint use, occupation and possession of the said Premises;

VII. The Vendors have now agreed to sell, transfer and assign unto the Purchaser and the Purchaser has agreed to purchase from the Vendors, all their rights, title and interests, benefits and claims in the said Premises more particularly described in the Schedule hereunder written, together with all furniture and fixtures lying in the said Flat, at and for the lump sum price and consideration of ₹ 1,90,00,000/- (Rupees One Crore Ninety Lakh only) and on the terms and conditions mutually agreed upon by and between the Parties and more particularly recorded hereinafter.

NOW THEREFORE THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

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Vendor No. 1	Vendor No. 2	Purchaser

1. Pursuant to the above recited agreement and in consideration of a sum of ₹ 1,88,10,000/- (Rupees One Crore Eighty Eight Lakh Ten Thousand only) paid by the Purchaser to the Vendors on or before the execution hereof (the payment and receipt whereof the Vendors do and each of them doth hereby admit, acknowledge and confirm and forever release and discharge the Purchaser therefrom and from every part thereof) and in consideration of the sum of ₹ 1,90,000/- (Rupees One Lakh Ninety Thousand only) deposited by the Purchaser in the Government Treasury towards the Tax Deductible at Source (TDS) as required under the provisions of Section 194-IA of the Income Tax Act, 1961, both aggregating to ₹ 1,90,00,000/- (Rupees One Crore Ninety Lakhs only) **THEY THE VENDORS** do and each of them doth hereby sell, transfer and assign unto and in favour of **THE PURCHASER**, the said 5 fully paid up Shares of ₹ 50/- each, bearing Distinctive Nos.216 to 220 (both inclusive), under Share Certificate No.44 issued by Shiv Krupa "H" Co-operative Housing Society Ltd., together with the membership of the said Society and all their respective undivided share, rights and interest in the said Flat No.12/A, admeasuring 1296 Square Feet Built-up Area (inclusive of Balconies), on the 12th Floor, of Building Shivkrupa "H", standing on all that piece or parcel of land, bearing C.T.S. No.132/A, of Village Mogra, Taluka-Andheri, in the Registration District of Mumbai City and Mumbai Suburban, situated at Dr. S. Radhakrishnan Road, Old Nagardas Road, Andheri (East), Mumbai- 400 069 and more particularly described in the **Schedule** hereunder written (for brevity's sake the said "Flat" and the said "Shares" are collectively referred to as "the said Premises" wherever the context so admit and confirm), together with all furniture and fixtures lying in the said Flat, and all the beneficial rights and interest therein and thereto of the Vendors including in the deposits, if any, lying with the said Society in the name of the Vendors and all other and incidental rights and entitlement of the Vendors in the said premises and every part thereof.



2. The Vendors have simultaneously with the execution of these presents signed and executed all necessary applications, forms, undertakings and writings to the said Society, with copies thereof to the Purchaser, for

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Vendor No. 1	Vendor No. 2	Purchaser

approval, acceptance and admission of the Purchaser as a Member of the said Society and for transfer of the said Shares and Membership in respect of the said Flat in the name of the Purchaser, and for effectively transferring the said premises unto and to the names of the Purchaser in the records of the said Society, and for the purpose thereof the Vendors doth hereby also agrees and undertakes to do and execute or cause to be done and executed all such other and further lawful acts, deeds, matters and things and applications, forms, writings, documents, deeds and papers, necessary and required at any time hereafter by the said Society and/or the Purchaser, at the costs of the Purchaser.

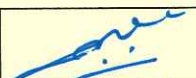
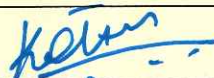
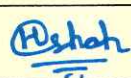
3. The Vendors do and each of them doth hereby, jointly and severally, declare and say as follows:-

- (a) That, the Vendors are the absolute Owners of the said premises, and the Vendors have all rights and powers to dispose off the same as provided in these presents and there is no impediment or prohibition against the right, power, and authority of the Vendors to deal with and dispose off the same.
- (b) That the title to the said premises is clear and marketable and free from all claims and/or encumbrances, and that the Vendors have not done or allowed or permitted to be done any act, deed, matter, or thing that may have resulted or tantamount to result in encumbering, charging, alienating, or creating a lien over the said premises in any manner whatsoever.
- (c) That, notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any other person or persons, lawfully or equitably claiming by, from or through them, committed or omitted or knowingly suffered to the contrary, the Vendors have full power and absolute right and authority to sell the said premises as aforesaid, and that the Vendors have not or anyone else on behalf of the Vendors done any act, deed or omission whereby the Vendors may be prevented from transferring the said premises and handing over to the Purchaser actual, physical and peaceful possession of the said Premises as envisaged in these presents.



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Vendor No. 1	Vendor No. 2	Purchaser

- (d) That, the said Shares and the said flat or any of them have not been the subject matter of any pending litigation or any attachment, either before or after judgement nor the same are or is subject to lis-pendence or custodia legis or attachment or prohibitory order issued by the Income Tax Authority or any other department of the State or Central Government or other Authority, whereby the Vendors are prevented or restrained from assigning or transferring the said premises to the Purchasers as envisaged in these presents.
- (e) The Vendors have not entered into any contract or agreement with any third person or party for the sale, transfer or assignment of the said premises or their rights therein, in any manner whatsoever.
- (f) The Vendors have not at any time and in any manner transferred, gifted alienated and/or offered as security for any loan and/or mortgaged or charged and/or in any manner encumbered the said premises or any part thereof and the same is otherwise free from all encumbrances whatsoever.
- (g) There is no claim or suit, or proceedings or litigation pending or filed by and/or against the Vendors in respect of the said premises in any court or tribunal or judicial or revenue authority.
- (h) No decree and/or order and/or prohibitory order of any court and/or tribunal and/or Judicial Authority has been passed and/or operating against the Vendors in respect of the said premises or any part thereof.
- (i) There is no lispendens or attachment before or after judgement and/or attachment for non-payment of any taxes, cesses, rates, duties, charges, outgoings etc. payable to the said Society or the Municipal Corporation of Greater Mumbai or any other local authority or body and/or Government (Central or State) as also for non-payment of any Estate Duty, Income Tax, Wealth Tax, etc. payable by the Vendors and/or any proceedings is/are filed, taken, levied or registered or pending or subsisting in respect of the said premises or any part thereof.



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- (j) The Vendors have not been declared as Assessee in Default under any provisions of the Income Tax Act 1961 and/or Wealth Tax Act

Vendor No. 1	Vendor No. 2	Purchaser


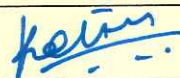
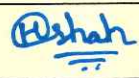
and that no Notice in that behalf and/or in respect thereof has been issued to and/or received by the Vendors.

Relying on the above representations, covenants and warranties, the Purchaser has in good faith agreed to purchase the said Flat from the Vendors and to enter into these presents.

4. The Vendors have on the execution of these presents handed over quiet, vacant and peaceful possession of the said Flat to the Purchaser and the Purchaser shall and will at all times hereafter, peaceably and quietly be entitled to lawfully continue to occupy, use, possess and enjoy the said Flat, with the benefits of the membership of the said Society and the occupancy rights in respect of the said Flat, without any interruption, claim or demand of whatsoever nature by or from the Vendors or any other person or persons claiming by, from, under or in trust for the Vendors.
5. That, the Vendors have paid all the Municipal Taxes, water charges, electricity charges, maintenance charges and all other outgoings payable to the said Society or any other concerned Authority or Authorities in respect of the said premises till 30th September 2023 and all such Municipal Taxes, water charges, electricity charges, maintenance charges and all other outgoings payable to the said Society with effect from 1st October 2023 shall be borne and paid by the Purchaser.
6. The Purchasers have verified the title of the Vendors to the said premises and all such facts of payments and assured themselves that there are no such outstanding dues. The Vendors hereby covenant with the Purchaser and further agree and undertake to indemnify and always keep indemnified the Purchaser and his successors and assigns and his/their estates and effects, from and against all arrears of Municipal Taxes, electricity charges, water charges, maintenance charges, and all other in respect of outgoings if any, outstanding, due and payable by the Vendors to the Municipal Corporation of Greater Mumbai and/or the said Society. ty and/or any other concerned authority or authorities and from and against any claim, demand, liability, expenses, litigation, proceedings, damages or loss that may arise to or against the Purchaser, consequent



447-26		
94983	93	30

		
Vendor No. 1	Vendor No. 2	Purchaser


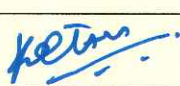
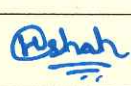
upon any claim being made by any person or persons in respect of or arising out of the transfer envisaged under these presents, including in respect of the said premises.

7. The Purchaser hereby agrees to sign all applications and papers to become a member and shareholder of the said Society in place of the Vendors and thereupon to abide by and observe the rules, regulations and bye-laws of the said Society and to pay all outgoing, including Municipal Taxes, electricity charges, maintenance charges and all other outgoing in respect of the said premises on and from 1st October 2023.
8. The Vendors have handed over to the Purchasers all agreements and documents recited above, the said Share Certificate and other documents of title to the said premises.
9. The Vendors do hereby authorize the said Society to transfer the deposits, if any, standing in the name of the Vendors unto and in the name of the Purchaser. The Transfer fee subject to a maximum of Rs. 25,000/- payable to the said Society for such transfer by whatever name called, shall be paid by the Vendors and Purchaser equally i.e. 50% and 50%.
10. The Vendors hereby also authorize the Adani Electricity Mumbai Ltd. to transfer the deposits, if any, standing in the name of the Vendors in respect of the Electric Meter of the said Flat, together with the said Electric Meter, unto and in the name of the Purchaser.

The parties hereby covenant with each other to sign and execute, at the costs of the Purchaser, all other and further papers, and documents, as may be necessary and required for the effective and complete transfer and/or assignment in favour of the Purchaser of the said Shares and rights, title and interest of the Vendors in the said premises and deposits made with the various authorities.

The Income Tax Permanent Account Numbers of the parties are:

Mr. Sanjay Sevantilal Shah : AAGPS8631K

		
Vendor No. 1	Vendor No. 2	Purchaser

बदर - १०

१८९३३

११ ३०

२१०.२३

Mr. Ketan Sevantilal Shah : AAHPS2809J
Mr. Hetanshu Chirag Shah : DIUPS1791D

13. If any part of these presents is found by any court or other competent authority to be invalid, unlawful or unenforceable then such part shall be severed from the remainder of these presents which shall continue to be valid and enforceable to the fullest extent permitted by law.
15. These presents constitute the entire contract made between the parties and the same shall be read as a whole and not in piece meal. There are no representations, promises, terms, conditions, or obligations, oral or written, express or implied other than those contained in these presents and no variations of these presents shall be effective unless made in writing and signed by or on behalf of all Parties. All prior discussions and writings between the Parties with respect to the subject of these presents are replaced by these presents.
16. It is specifically agreed between the parties hereto that the Stamp Duty and Registration Charges, if any, in respect of these presents and all other deeds and document that may be executed in pursuance hereof shall be borne and paid by the Purchaser alone. Both parties shall, however, bear and pay their respective Advocates' Fees.



IN WITNESS WHEREOF the Parties hereto have hereunto and to the duplicate hereof set and subscribed their respective hands the day and year first herein above written.

बदा - २८		
१८९८३	१५	३०
२०२३		







THE SCHEDULE ABOVE REFERRED TO:

All that 5 fully paid up shares of Rs.50/- each; bearing Distinctive Nos. 216 to 220 (both inclusive), under Share Certificate No.44 issued by Shiv Krupa "H" Co-operative Housing Society Ltd., together with the Premises bearing Flat No.12/A, admeasuring 1296 Square Feet built-up area (inclusive of balconies), on the 12th Floor, of Shivkrupa "H" building, standing on all that piece or parcel of land bearing C.T.S No. 132/A, of Village Mogra, Taluka-Andheri, in the Registration District of Mumbai City and Mumbai



Vendor No. 1	Vendor No. 2	Purchaser

Suburban, situated at Dr.S. Radhakrishnan Road, Old Nagardas Road,
Andheri (East), Mumbai- 400 069.




SIGNED AND DELIVERED by the withinnamed "VENDORS":

 Signature MR. SANJAY SEVANTILAL SHAH		 Left Thumb Impression
 Signature MR. KETAN SEVANTILAL SHAH		 Left Thumb Impression



in the presence of. ...

1. Mukesh K Gangade 
2. C.H. Chauhan 




SIGNED AND DELIVERED by the withinnamed "PURCHASER":

 Signature MR. HETANSHU CHIRAG SHAH		 Left Thumb Impression
---	--	---

in the presence of. ...

1. Mukesh K Gangade 
2. C.H. Chauhan 



		
Vendor No. 1	Vendor No. 2	Purchaser

RECEIPT

RECEIVED of and from the withinnamed Purchaser, a sum of ₹ 15,00,000/- (Rupees Fifteen Lakhs only) being the within mentioned full consideration by him paid to us, by the following Cheques/RTGS/NEFT:

SR.NO.	CHEQUE / UTR NO.	DATE	AMOUNT (₹)	IN FAVOUR OF
1	073026	19/10/2023	7,50,000/-	Ketan Sevantilal Shah
2	073032	19/10/2023	7,50,000/-	Sanjay Sevantilal Shah
TOTAL			15,00,000/-	

WITNESSES:

1. *Mullesh K. Gangde*

2. *C.H. Chauhan*

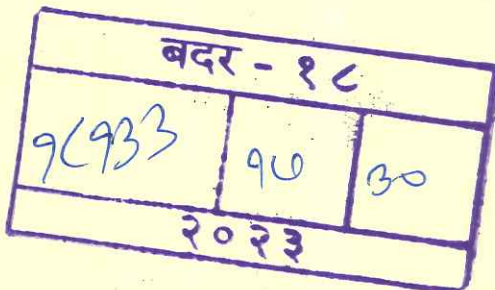
WE SAY RECEIVED

(SANJAY SEVANTILAL SHAH)

(KETAN SEVANTILAL SHAH)

VENDORS

<i>(Signature)</i>	<i>(Signature)</i>	<i>(Signature)</i>
Vendor No. 1	Vendor No. 2	Purchaser





Annexure - I

EX. Engineer Bldg. Proposal [W.S.]
H and K - Wards
Municipal Office, R. K. Patkar Marg,
Sandra (West), Mumbai-400 058.

MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CE / 7718 / WS / AK 20 JUN 2005

FULL OCCUPATION CERTIFICATE

To:
M/s. Triveni Construction,
C.A. to owner,
4-B, Dev Shanti Apts.,
Marve Road, Malad [West],
MUMBAI - 400 064.

Sir,

The full development work of building comprising of Ground + 12 upper floors on plot bearing C.T.S. No.132A of Village Mogra, situated at Old Nagardas Road, Andheri [East], completed under the supervision of Mr. Bhupendra Patrawala, Licensed Architect, Licence No. CA/75/706, may be occupied on the following condition :-

- 1) That the certificate under section 270-A of M.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupation certificate.

A set of certified completion plan is attached herewith.

Yours faithfully,

20/6/05
20/7/05
Executive Engineer (Bldg.Proposals)
Western Subs. [H & K/E]



बदर - २८		
१८१३३	१८	३०
२०२३		



Share Certificate No. 044 Member's Regn. No. 44 No. of Shares FIVE

Share Certificate 12A

SHIVKRUPA 'H' CO-OP. HOUSING SOCIETY LTD.

[REGN. NO: MUM / W-KE-/HSG/TC/12978/2005 DT: 5/7/2005]
CTS NO. 132/A, DR. S. RADHAKRISHNAN MARG, (MOGRA VILLAGE),
OLD NAGARDAS ROAD, ANDHERI (EAST), MUMBAI 400 069.
(Registered under the Maharashtra Co-operative Societies Act, 1960)

AUTHORISED SHARE CAPITAL OF RS. 1,00,000 DIVIDED INTO 2000 SHARES OF RS. 50 EACH

This is to certify that Shri/Smt./M/s. Banjay Sevantilal Shah.
Sevantilal P. Shah. is the Registered Holder of FIVE fully paid up shares of
Rs. FIFTY each numbered from 216 to 220 both inclusive, in
SHIVKRUPA 'H' CO-OP. HOUSING. SOCIETY LTD. ANDHERI (EAST), MUMBAI - 400069,
Subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society on _____
this 2nd day of Oct. 2006.

Rs. 250/-

B.S. Doshi
Authorised
M.C. Member

M. S. ...
Secretary

M. Shah
Chairman

P.T.O.



बदर - १८		
१८९७३	१२	३०
२०२३		

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
30/09 2016	70	44	Sanjay Sevantilal Shah Ketan Sevantilal Shah <i>[Signature]</i> Authorised M. C. Member	<i>[Signature]</i> Chairman <i>[Signature]</i> Secretary
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary



बंदर - २८

१८९८३	२०	३०
२०२२		

3165378

सूची क्र.2

दुय्यम निबंधक : अंधेरी 3 (अंधेरी)

20/10/2023

दस्त क्रमांक : 3165/2005

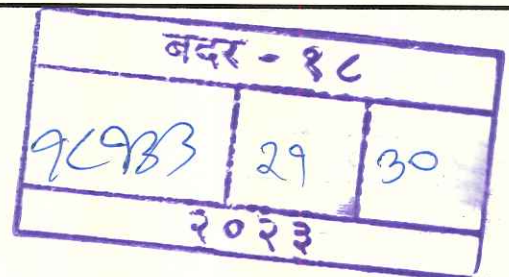
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contact concern SRO office.

नोदणी :

Regn:63m

गावाचे नाव : मोगरा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.2916000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 3975000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :सदनिका क्र 12 अ, 12 वा मजला, शिवकृपा एच,
(5) क्षेत्रफळ	120.44 चौ मि बांधीव
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-त्रिवेणी कन्स्ट्रक्शन चे भागीदार आशिष बाबुलाल शाह तर्फे मुखत्यार रविद्र गजरे -- वय:- 45पत्ता:- बी-६पिन कोड:-पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:- संजय सेवंतीलाल शाह -- वय:- 38पत्ता:- २ अपिन कोड:-५८पॅन नं:- १६ १६ ००३ ००३ ६० ८६३१ ६० 3): नाव:- सेवंतीलाल पोपटलाल शाह -- वय:- 73पत्ता:- वरीलप्रमाणेपिन कोड:-पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	18/03/2005
(10)दस्त नोंदणी केल्याचा दिनांक	24/03/2005
(11)अनुक्रमांक,खंड व पृष्ठ	3165/2005
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	182500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	-



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20/10/2023

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 1

दस्त क्रमांक : 9127/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) मोगरा

(1)विलेखाचा प्रकार	बक्षीसपत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9722000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 12 ए, माळा नं: 12, इमारतीचे नाव: शिवकृपा एच, ब्लॉक नं: अंधेरी पूर्व, रोड नं: ओल्ड नागरदास रोड,मुंबई 400069, इतर माहिती: एकूण क्षेत्र 1620 चौ फूट बांधीव पैकी 50 % अविभाजित हिस्सा((C.T.S. Number : 132A ;))
(5) क्षेत्रफळ	1) 75.28 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सेवंतीलाल पोपटलाल शाह वय:-85; पत्ता:-प्लॉट नं: 2 ए, माळा नं: 2, इमारतीचे नाव: धन रत्न अपार्टमेंट्स को ऑप हौ सोसा ली, ब्लॉक नं: भारदावाडी, अंधेरी प, रोड नं: ऑफ जे पी रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-AAQPS5248C
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-केतन सेवंतीलाल शाह वय:-46; पत्ता:-2 ए, 2, धन रत्न अपार्टमेंट्स को ऑप हौ सोसा ली, भारदावाडी, अंधेरी प, ऑफ जे पी रोड , अन्धेरी राईव्वाई स्टाटीऑण , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400058 पॅन नं:-AAHPS2809J
(9) दस्तऐवज करुन दिल्याचा दिनांक	16/08/2016
(10)दस्त नोंदणी केल्याचा दिनांक	16/08/2016
(11)अनुक्रमांक,खंड व पृष्ठ	9127/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	200
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.



बदर - १८

१८९८३	२२	३०
२०२३		

तालुका अंधेरी, जिल्हा-मुंबई उपनगर, मुंबई (अर्ज क्रमांक १५६८)

शिल्ले सर्व
शिल्ले सर्व
नंबर

मोगरा

क्षेत्रफळ
चौरस मिटर

सत्ता प्रकार

सरकारला भरलेल्या सा-याचा
अथवा छडाया तपशील व
केटहा बदलावयाचा

१३२

७८००-५१
५५१-५५
७०४८-५५
(६६५३ ०५)
(२८०३-५१)

वाहवाटीची रक्कम

सन १९

तपास लागला तोपर्यंत

+ मध्ये न्याय करणा-यास नाव-द्वक प्राप्त झाला ? जोपर्यंत

१) श्री. धनवंतराय मुकराफ भट
२) श्री. विमालु डी भट

पट्टेदार

इतर बोजे

इतर शेरे

बदर - १८

१९९३ २३ ३०

सारोख	व्यवहार	ट्टाल्युम	नवीन धारण करणा-यांचा अथवा इतर बोजा असणारा(ई)	ताक्षी
१	२	३	४	५

८२

मा. अण्णर उप शिल्हाधिकारी मुंबई-३ मुंबई संघेची यांचे
कडील आदेश क्र A No. 1474 दि. ३१/१२/७१ मुळात
सुधारित खिन्ना नं. १५७५ - दाखल केला.

याची र. १००
न ध. अ. क. र. म.



मा. न. भू. अ. ड. मांचा आदेश
मा. अण्णर उप शिल्हाधिकारी मुंबई-३ मुंबई संघेची यांचे
कडील आदेश क्र A No. 1474 दि. ३१/१२/७१ मुळात
सुधारित खिन्ना नं. १५७५ - दाखल केला.

याची र. १००
न ध. अ. क. र. म.

मा. अण्णर उप शिल्हाधिकारी मुंबई-३ मुंबई संघेची यांचे
कडील आदेश क्र A No. 1474 दि. ३१/१२/७१ मुळात
सुधारित खिन्ना नं. १५७५ - दाखल केला.

याची र. १००
न ध. अ. क. र. म.

मा. अण्णर उप शिल्हाधिकारी मुंबई-३ मुंबई संघेची यांचे
कडील आदेश क्र A No. 1474 दि. ३१/१२/७१ मुळात
सुधारित खिन्ना नं. १५७५ - दाखल केला.

याची र. १००
न ध. अ. क. र. म.

मा. अण्णर उप शिल्हाधिकारी मुंबई-३ मुंबई संघेची यांचे
कडील आदेश क्र A No. 1474 दि. ३१/१२/७१ मुळात
सुधारित खिन्ना नं. १५७५ - दाखल केला.

याची र. १००
न ध. अ. क. र. म.

मा. अण्णर उप शिल्हाधिकारी मुंबई-३ मुंबई संघेची यांचे
कडील आदेश क्र A No. 1474 दि. ३१/१२/७१ मुळात
सुधारित खिन्ना नं. १५७५ - दाखल केला.

याची र. १००
न ध. अ. क. र. म.

मा. अण्णर उप शिल्हाधिकारी मुंबई-३ मुंबई संघेची यांचे
कडील आदेश क्र A No. 1474 दि. ३१/१२/७१ मुळात
सुधारित खिन्ना नं. १५७५ - दाखल केला.

याची र. १००
न ध. अ. क. र. म.

मा. अण्णर उप शिल्हाधिकारी मुंबई-३ मुंबई संघेची यांचे
कडील आदेश क्र A No. 1474 दि. ३१/१२/७१ मुळात
सुधारित खिन्ना नं. १५७५ - दाखल केला.

याची र. १००
न ध. अ. क. र. म.

१३२क या सिक्का पत्रिका रख करण न.भू.क. १३२ य ह्येसी
 न.भू.क. १३२ मणी दुहसती करणेन येत आहे. तसेच न.भू.क.
 १३२/१ते म्यया. सिक्कापत्रि पुनर्जितीत करण्यात येत आहेत.

दखी १०००
 २०१२
 न.भू.क. १३२/१

२०१२

सा. मंगी (महसुब) पदराख बाण बांचकरीत पुरतपासणी
 मोह्या लमांक न.भू.मा २२२५/१३०५।स.स. ७/०५ मुंर दिनांक
 २०१२ अन्वये न.भू.क १३२ च्या सिक्का पत्रिकेवर २२५३-९
 चौ. मीटर देवती ००४२-२५ चौ. मीटर क्षेत्र हायल किले

दखी १०००
 २०१२
 न.भू.क. १३२/१

२०१२

सर्ज दि. १९९२ म्य मा त्रिवाडिवादी मुंरु कानगर शिळा बांच-
 करील ल. सी/काशी-७/एफ.सि.ए.ए.ए. २५००
 दि. १९९२ म्य चा अहेष एडिलि मो.र.क. १५५।म्य दि. २०१५ म्य
 अन्वये मोजणी केलेला नकाशा. अगवण बांचा दि. १९९१।२२
 च्या जबाब व तपसुत क. न.भू. मोगया। न.भू.क. १३२, १३३।१-
 ते म्य।२२ च्या मोह्यालये न.भू.क. १३२ वर हायल अवेलेला
 ००४२-२५ चौ. मी. क्षेत्र हायल किले व त्या अनुषंगाने
 न.भू.क. १३३ ते म्य या सिक्का पत्रिका रख केलेला
 एफ.सि.ए.ए. मोह्या हायल जातेल्या २२०२-३५ चौ. मी.
 क्षेत्रातून पोरमिआजनामिड वरि डोगोर एडुण २५००-५
 चौ. मी. क्षेत्र कमी करून ०५३५-२५ चौ. मी. क्षेत्र हायल
 किले. व १३२-अ असा क्षेत्र वळवला. पोरमिआजनामिड
 वरि डोगान्या क्षेत्राच्या न.भू.क. १३२ व प. १३२-क असा

अन्वये सिक्का पत्रिका उचून त्यावर अनुक्रमे १५३६-४ चौ. मी.
 व २२२-२ चौ. मी. क्षेत्र हायल किले व हायलच्या नोवी मुळसापे
 हायल केलेला

दखी १०००
 २०१२
 न.भू.क. १३२/१

बदर-१/२०
 १८१३३ २० ३०
 २०१३

१५०.०००
 २.०००
 १४२.०००



खरी नकल

एएए प्रमाणन अधिकारी, संघेरी





प्रमाण पत्र

मिळविलेला पत्रिका प्रमाणित मुद्रीत पाखळ
 अत्र (७५३७-२५) चौ. मी.
 या ज्ञान ह्याच पत्रिके सहावि पुनर्जितीत नोव्या
 लीटर व ...
 मीमात्रात धरणात आणण्यात आला आहे




बदर-१/
 २०१५
 २००५

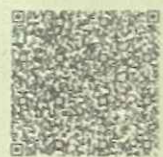



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India


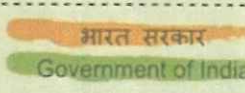
नामांकन क्रम / Enrollment No 1088/16109/00763
 To,
 शाह संजयकुमार सेवतिलाल
 Shah Sanjaykumar Sevantilal
 S/O: Shah Sevantilal
 Flat No 2 A, Dhanratna Apartment, 2nd Floor
 J P Road, Bhardawadi
 Opp Navrang Cinema Andheri West
 Mumbai
 Andheri Railway Station Mumbai Mumbai
 Maharashtra 400058
 9820182098

22/11/2016
 Ref: 259 / 31X / 391271 / 392450 / P



 SB121851947FH



आपका **आधार** क्रमांक / Your **Aadhaar** No. :
2898 2312 4434
 मेरा **आधार**, मेरी पहचान

शाह संजयकुमार सेवतिलाल
 Shah Sanjaykumar Sevantilal
 जन्म तिथि / DOB : 03/06/1967
 पुरुष / Male





2898 2312 4434
 मेरा **आधार**, मेरी पहचान

Sanjay

[Handwritten Signature]







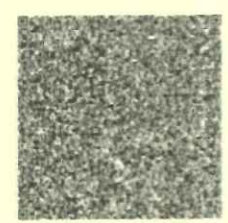
भारत सरकार
 Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India


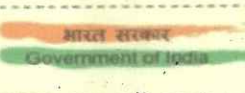
Enrolment No.: 0648/00380/62480

To
 Ketan Sevantilal Shah
 C/O: Sevantilal Shah
 1103 Antariksh Alba, Chs Ltd, Bldg No D-64
 Azad Nagar No-2, Veera Desai Road
 Andhericha Raja Ground
 Andheri West
 Mumbai
 Mumbai Suburban Maharashtra - 400053
 9322235973


Signature Not Verified




आपका **आधार** क्रमांक / Your **Aadhaar** No. :
2284 1454 7175
 VID : 9193 8576 9968 8265
 मेरा **आधार**, मेरी पहचान

Ketan Sevantilal Shah
 Date of Birth/DOB: 11/01/1971
 Male/ MALE



2284 1454 7175
 VID : 9193 8576 9968 8265
 मेरा **आधार**, मेरी पहचान

Ketan

[Handwritten Signature]

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AAGPS8631K

नाम / Name
 SANJAYKUMAR SEVANTILAL SHAH

पिता का नाम / Father's Name
 SEVANTILAL POPATLAL SHAH

जन्म की तारीख / Date of Birth
 03/06/1967


 हस्ताक्षर / Signature





आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

KETAN SEVANTILAL SHAH
 SEVANTILAL POPATLAL SHAH

11/01/1971
 Permanent Account Number
AAHPS2809J


 हस्ताक्षर / Signature





बेधरं = २८

९८९८३	२५	३०
२०२३		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
DIUPS1791D

नाम / Name
HETANSHU CHIRAG SHAH

पिता का नाम / Father's Name
CHIRAG ASHOK SHAH

जन्म की तिथि / Date of Birth
11/11/1998


हस्ताक्षर / Signature

भारत सरकार
GOVERNMENT OF INDIA




Hetanshu Chirag Shah
Hetanshu Chirag Shah
जन्म तिथि/DOB: 11/11/1998
पुरुष/ MALE
Mobile No: 9967920142
2345 6372 0097
VID : 9113 5847 9056 3070

माझे आधार, माझी ओळख


आधार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :
 S/O Chirag Shah, 12 B-12C, Shivcrupa H
 Wing, Old Nagardas Rd, opp. Haveli, Andheri
 (East), Mumbai,
 Maharashtra - 400069



1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001



Hshah



बदर - १८

१८१८३	२६	३०
२०२३		



बदर - १८		
१८९८३	१८	३०
२०२३		

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABNPG9861F

नाम /NAME
MUKESH KANTILAL GANGDEV

पिता का नाम /FATHER'S NAME
KANTILAL HARJIBHAI GANGDEV

जन्म तिथि /DATE OF BIRTH
24-04-1953

हस्ताक्षर /SIGNATURE
M. K. Gangdev

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

Witness

भारत सरकार
 GOVERNMENT OF INDIA

मुकेश कांतीलाल गंगदेव
 Mukesh Kantilal Gangdev
 जन्म तारीख/DOB: 24/04/1953
 पुरुष/ MALE
 Mobile No: 9820669176

5964 1412 9907
 VID : 9155 7257 6490 2498

माझे आधार, माझी ओळख

[Handwritten Signature]



भारतीय विशिष्ट पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
 डी/२०४, निर्माण पॅलेस कॉ-ऑप होसिंग सोसायटी
 लिमिटेड, राजमाता जिजामाता रोड, पी.एन.बी. बँक समोर,
 अंधेरी पूर्व, चाकाला मिडक, मुंबई,
 महाराष्ट्र - 400093

Address :
 D/204, NIRMAN PALACE CO-OP
 HOUSING SOCIETY LTD, RAJMATA
 JIJAMATA ROAD, OPP PNB BANK,
 ANDHERI EAST, Chakala Midc,
 Mumbai,
 Maharashtra - 400093

1947
 1800 300 1947
 help@uidai.gov.in
 www.uidai.gov.in
 P.O. Box No. 1947,
 Bengaluru-560 001

भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

पता:
 कम-०६, दादु केनि चॉल, एम.ए. रोड, चारकस विलाज,
 कान्दिवॉल वेस्ट, मुंबई,
 महाराष्ट्र - 400067

Address:
 Room No-06, Dattu Keni Chawl, M G
 Road, Charakap Village, Kandivall West,
 Mumbai, Mumbai,
 Maharashtra - 400067

3001 0576 6604
 VID : 9180 6326 64 24 24

Witness

भारत सरकार
 Government of India

चेतन हरिचंदन चौधरी
 Chetan Harilal Chauhan
 जन्म तारीख/DOB: 20/01/1983
 पुरुष/ MALE

3001 0576 6604
 VID : 9180 6326 64 24 24

माझे आधार, माझे ओळख

[Handwritten Signature]

96983 26 30
 2023

514/18133

शुक्रवार, 20 ऑक्टोबर 2023 1:44 म.नं.

दस्त गोषवारा भाग-1

बदर 18

दस्त क्रमांक: 18133/2023

दस्त क्रमांक: बदर 18 /18133/2023

बाजार मूल्य: रु. 1,72,84,947/-

मोबदला: रु. 1,90,00,000/-

भरलेले मुद्रांक शुल्क: रु.11,40,000/-

दु. नि. मह. दु. नि. बदर 18 यांचे कार्यालयात

अ. क्र. 18133 वर दि.20-10-2023

रोजी 1:43 म.नं. वा. हजर केला.

पावती:19611

पावती दिनांक: 20/10/2023

मादरकरणाचे नाव: हेतांषु चिराग शाह -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकुण: 30600.00

दस्त हजर करणाऱ्याची मही:

Joint S.R. Andheri-7

सह. दुय्यम निबंधक, अंधेरी क्र. ७

Joint S.R. Andheri-7

सह. दुय्यम निबंधक, अंधेरी क्र. ७

दस्ताचा प्रकार: मेल डीड

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

शिक्रा क्र. 1 20 / 10 / 2023 01 : 43 : 49 PM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 20 / 10 / 2023 01 : 44 : 30 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सद्य दस्तऐवज हा नोंदणी यत्नाने १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तऐवज संपूर्ण यत्नाने निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या फागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर जाणीसाठी दस्त निष्पादक व कम्युलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे

लिहून देणारे

बदर - १८		
१८१३३	२०	३०
२०२३		





दस्त गोपवारा भाग-2

बदर18

दस्त क्रमांक:18133/2023

20/10/2023 1 47:02 PM

दस्त क्रमांक :बदर18/18133/2023

दस्ताचा प्रकार :-सेल डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:संजय सेवांतीलाल शाह - पत्ता:प्लॉट नं: सदनिका क्र. 12 ए, माळा नं: 12 वा मजला, इमारतीचे नाव: शिवकृपा एच, ब्लॉक नं: अंधेरी पूर्व, मुंबई - 400069, रोड नं: ओल्ड नागरदास रोड, महाराष्ट्र, मुंबई. पॅन नंबर:AAGPS8631K	लिहून देणार वय :-56 स्वाक्षरी:-		
2	नाव:केतन सेवांतीलाल शाह - पत्ता:प्लॉट नं: सदनिका क्र. 12 ए, माळा नं: 12 वा मजला, इमारतीचे नाव: शिवकृपा एच, ब्लॉक नं: अंधेरी पूर्व, मुंबई - 400069, रोड नं: ओल्ड नागरदास रोड, महाराष्ट्र, मुंबई. पॅन नंबर:AAHPS2809J	लिहून देणार वय :-53 स्वाक्षरी:-		
3	नाव:हेतांशु चिराग शाह - पत्ता:प्लॉट नं: सदनिका क्र. 12 बी/सी, माळा नं: 12 वा मजला, इमारतीचे नाव: शिवकृपा एच, ब्लॉक नं: अंधेरी पूर्व, मुंबई - 400069, रोड नं: ओल्ड नागरदास रोड, महाराष्ट्र, मुंबई. पॅन नंबर:DIUPS1791D	लिहून देणार वय :-25 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत सेल डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:20 / 10 / 2023 01 : 46 : 01 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:मुकेश के गंगदेव -
वय:71
पत्ता:डी/204, निर्माण पॅलेस, अंधेरी पूर्व, मुंबई.
पिन कोड:400093

स्वाक्षरी

2 नाव:सी. एच. चौहाण -
वय:40
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sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	HETANSHU CHIRAG SHAH	eChallan	08906102023102000009	MH009783702202324M	1140000.00	SD	0005144839202324	20/10/2023
2		DHC		1023203208498	600	RF	1023203208498D	20/10/2023
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