

318/7299

पावडी

Original/Duplicate

Tuesday, September 07, 2021

नोंदणी क्र. 129म

1:13 PM

Regn. 59M

पावडी क्र. 9284 दिनांक 07/09/2021

गावाचे नाव: मलवार

दस्तऐवजाचा अनुक्रमांक: ववड1-7299-2021

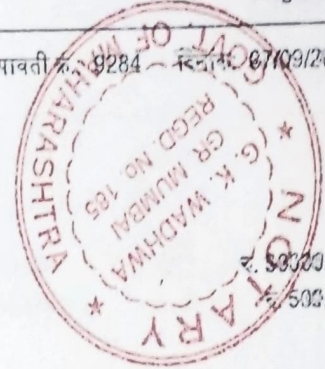
दस्तऐवजाचा प्रकार: वक्षीसपत्र

सादर करणाऱ्याचे नाव: मोहनलाल नारायणप्रसाद डैनी - -

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 25



₹. 50300.00

₹. 503.00

एकूण:

₹. 30500.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:33 PM ह्या वेळेस मिळेल.

दुय्यम निबंधक, मुंबई-1

वाजार मूल्य: ₹. 12535900/-

मोबदला ₹. 0/-

भरलेले मुद्रांक शुल्क: ₹. 376400/-

सह दुय्यम निबंधक

मुंबई महानगरपालिका

1) देयकाचा प्रकार: DHC रकम: ₹. 500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0709202104641 दिनांक: 07/09/2021

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005818906202122M दिनांक: 07/09/2021

वैकेचे नाव व पत्ता:

DELIVERED
11/09/2021



बबई - १

0288	9/24
2021	

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		06 September 2023 12:00:58 PM	
पत्रक ID	202109061492		
वर्ष	2023		
प्लान नंबर	मुंबई (गैंग)		
प्लान विभाग	7-मलबार च खवाला हिल डिव्हीजन		
प्लान क्रमांक	7/61A रस्ता : जमनादास मेहता मार्ग व एल जगमोहनदास मार्ग (नेपथ्य-सी रोड) - मुकेश चौक से बांधीव क्षेत्र मर्यादा		
प्लान क्रमांक	शि टी एस नंबर 238		
मूल्य दर तक्त्यानुसार मूल्यदर रु.			
मिती	निवासी सदनिका	कार्यालय	दुकाने
	869610	956250	1017875
औद्योगिक			869610
व क्षेत्राची माहिती			
प्लान क्षेत्र (Built Up)-	34.57 चौरस मीटर	मिळकतीचा वापर-	तळगजल्यावरील दुकाने
प्लान क्षेत्राचे वर्गीकरण-	1-आर सी सी	मिळकतीचे तथ्य-	41 to 50 वर्षे
प्लान सुविधा-	नाही	मजला -	
प्लान सुविधा -	आहे	को-रवरील दुकाने -	नाही
प्लान तापशाखा इमारतीमधील तळगजल्यावरील दुकाने -	No		
प्लान नुसार मूल्यदर: 1017875			
Type - First Sale			
Resale of built up Property constructed after circular dt.02/01/2018			
प्लानानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * प्लानानुसार टक्केवारी) * खुल्या जमिनीचा दर)		
	= (((1017875-432610) * (50 / 100)) + 432610)		
	= Rs. 725242/-		
प्लान मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 725242 * 34.57		
	Rs. 25071615.94/-		
कृत्रिम अंतिम मूल्य	<p>मुख्य: मिळकतीचे मूल्य - तळघराचे मूल्य - मेझगाईन मजला क्षेत्र मूल्य - लगतच्या गच्चीचे मूल्य - वरील गच्चीचे मूल्य - बॅटिस वाहन तळघराचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य - बॅटिस बात्कनी - मेकॅनिकल वाहनतळ</p> <p>= A + B + C + D + E + F + G + H + I + J</p> <p>= 25071615.94 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>= Rs. 25071615.94/- $\times 50\%$ share .. = 12535807.97 /</p>		



Home Print

10.7 - 12535900 / -

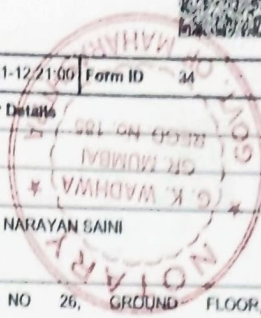


बबई - १	
229	9/24
2029	

CHALLAN
MTR Form Number-6



5818906 202122M		BARCODE	Date	03/09/2021-12/21/00	Form ID	24
Inspector General Of Registration			Payer Details			
Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
BOM1_MUMBAI CITY 1 SUB REGISTRAR			PAN No.(If Applicable)			
MUMBAI			Full Name	MOHANLAL NARAYAN SAINI		
2021-2022 One Time			Flat/Block No.	GARAGE NO 26, GROUND FLOOR,		
Account Head Details		Amount In Rs.	Premises/Building	CHANDRALOK A, CHANDRA BHUVAN CHS LTD		
Stamp Duty		376400.00	Road/Street	97 NEPEAN SEA ROAD		
Registration Fee		30000.00	Area/Locality	MUMBAI		
			Town/City/District			
			PIN	4 0 0 0 0 6		
Remarks (If Any)						
SecondPartyName=NARAYAN DWARKAPRASAD SAINI-						
Amount In		Four Lakh Six Thousand Four Hundred Rupees Only				
Words						
BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.		
			Bank Date	RBI Date	Not Verified with RBI	
			Bank-Branch	BANK OF MAHARASHTRA		
			Scroll No. , Date			



This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000

Government of Maharashtra Business Before 10/09/2021

बबई - १
2/24
2021

MH005818906202122M	Challan Date	03/09/2021	Challan Amount	406400.00
MOHANLAL NARAYAN SAINI				
Four Lakh Six Thousand Four Hundred Rupees Only				
Account Head Details		Payment Details		
Cheque-DD Details		Bank CIN	Ref. No.	
		Bank Date	RBI Date	Not Verified with RBI
		Bank-Branch	BANK OF MAHARASHTRA	
		Scroll No. , Date		

For the list of branches on the HOME PAGE of GRAS site where you can make payment.

any part thereof AND ALL the proportionate portion of his estate, right, interest, claim and demand whatsoever of the DONOR in to and upon the said Premises as aforesaid therein unto and to the use and benefit of the DONEE forever SUBJECT HOWEVER to the payment by the DONEE of the proportionate taxes and outgoings and other

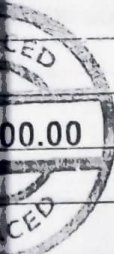
Handwritten signature

MNSaini

CHALLAN
MTR Form Number-6



B189062021222M		BARCODE		Date	03/09/2021 12:21:00	Form ID	34
Inspector General Of Registration				Payer Details			
Stamp Duty		TAX ID / TAN (If Any)					
Registration Fee		PAN No.(If Applicable)					
BOM1_MUMBAI CITY 1 SUB REGISTRAR		Full Name		MOHANLAL NARAYAN SAINI			
MUMBAI		Flat/Block No.		GARAGE NO 26, GROUND FLOOR,			
2021-2022 One Time		Premises/Building		CHANDRALOK-A, CHANDRA BHUVAN CHS LTD			
Account Head Details		Amount In Rs.		Road/Street		97 NEPEAN SEA ROAD	
Stamp Duty		376400.00		Area/Locality		MUMBAI	
Registration Fee		30000.00		Town/City/District			
				PIN		4 0 0 0 0 6	
				Remarks (If Any)			
				Second Party Name: MOHANLAL NARAYAN DWARKAPRASAD SAINI-			
				Amount In Words: Four Lakh Six Thousand Four Hundred Rupees Only			
		4,06,400.00		Words			
BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042021090368894	212462582952		
DD No.		Bank Date	RBI Date	03/09/2021-16:36:58	04/09/2021		
Bank		Bank-Branch		BANK OF MAHARASHTRA			
Branch		Scroll No. , Date		10904 , 04/09/2021			



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

Validity unknown

Digitally signed by
VIRTUAL TREASURY
MUMBAI 03

Defaced Date: 2021-09-07

13:13:41 IST

Reason: Secure

Location: India

Defacement No.	Defacement Date	User Id	Defacement Amount
	07/09/2021-13:13:14	IGR182	30000.00

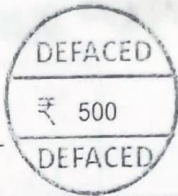


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0709202104641	Receipt Date	07/09/2021
-----	---------------	--------------	------------

Received from MOHANLAL SAINI, Mobile number 9619252508, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 7299 dated 07/09/2021 at the Sub Registrar office S.R. Mumbai City 1 of the District Mumbai District.



Payment Details

Bank Name	SBIN	Payment Date	07/09/2021
Bank CIN	10004152021090703710	REF No.	125012069284
Deface No	0709202104641D	Deface Date	07/09/2021

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

7299 - 2
07/09/21
7299





रु. 500 FIVE HUNDRED RUPEES



Rs. 500

NON JUDICIAL

2021 TRUE COPY

BE 728302

पञ्चम अंकित
प.सं.वि.सं. 60000069
- 3 AUG 2021
सक्षम अधिकारी

वयई - १	
२०२१	२०२१
GIFT DEED	



THIS GIFT DEED ("Deed") executed at Mumbai on this 30th day of August, 2021;

BETWEEN

NARAYAN DWARKAPRASAD SAINI, aged about 76 years, having his address at Garage No. 26, Chandralok A - 97 Nepean Sea Road, Mumbai - 400 006, hereinafter called "THE DONOR" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include his heirs, executors and administrators) of the First Part;

AND

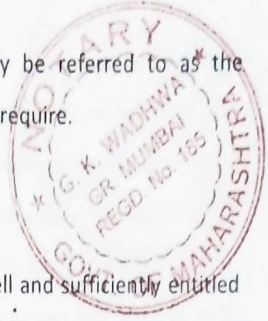
MOHANLAL NARAYAN SAINI, aged about 46 years, residing at Saraswat - A Building, Block No. 5, 2nd Floor, Banganga Tank, Near Kashimath Temple, Walkeshwar, Mumbai - 400006, hereinafter called "THE DONEE" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include his heirs, executors, administrators and assigns) of the Second Part;

नारायण प्रसाद सैनी

1

M.N.Saini

The DONOR and the DONEE shall hereinafter collectively be referred to as the "Parties" and individually as the "Party", as the context may require.



WHEREAS:

A. The DONOR is seized and possessed of or otherwise well and sufficiently entitled to a 50% share, right, title and interest in the 5 (five) shares of the face value of Rs. 50/- each bearing distinctive numbers 411 to 415 (both inclusive) comprised in Share Certificate No.82 dated 10th July 2008 issued by the Chandra Bhuvan Co-operative Housing Society Limited along with the incidental rights to Garage No. 26, Chandralok - A, 97 Nepean Sea Road, Mumbai - 400 006 admeasuring approximately 310 square feet carpet area (collectively referred to as the "said Premises")

अवकाश - २		
२२९	०	२
२००९		

B. The DONEE is the son of the DONOR.

C. In consideration of natural love and affection which the DONOR bears towards the DONEE, the DONOR is desirous of making a gift of 100% of his 50% undivided share right title and interest in the said Premises unto the DONEE in the manner hereinafter appearing.

D. The DONEE has accepted the said gift by executing these presents in witness whereof.

E. The applicable stamp duty has been paid by the DONEE with respect to this Deed.

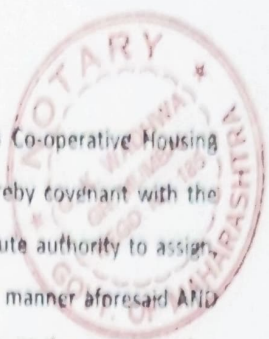


NOW THIS INDENTURE WITNESSETH THAT for effectuating the aforesaid desire and in consideration of natural love and affection which the DONOR bears towards the DONEE, the DONOR doth hereby grants, transfers, conveys and assigns 100% of his 50% undivided share right title and interest in the said Premises i.e. 5 (five) shares of the face value of Rs. 50/- each bearing distinctive numbers 411 to 415 (both inclusive) comprised in Share Certificate No. 82 dated 10th July 2008 issued by the Chandra Bhuvan Co-operative Housing Society Limited along with the incidental rights to Garage No. 26, Chandralok - A, 97 Nepean Sea Road, Mumbai - 400 006 admeasuring approximately 310 square feet carpet area and more particularly described in the Schedule hereunder written unto the DONEE TOGETHER with all of the proportionate rights, credits, advantages, appurtenances whatsoever of and in the said Premises or in any part thereof AND ALL the proportionate portion of his estate, right, interest, claim and demand whatsoever of the DONOR in to and upon the said Premises as aforesaid therein unto and to the use and benefit of the DONEE forever SUBJECT HOWEVER to the payment by the DONEE of the proportionate taxes and outgoings and other

गणेश गिरी

MPS/1

charges now or hereinafter payable to the Chandra Bhuvan Co-operative Housing Society Limited or any other body AND the DONOR doth hereby covenant with the DONEE that the DONOR has good right, full power and absolute authority to assign, transfer and assure the said Premises unto the DONEE in the manner aforesaid AND the DONOR hereby covenants that he shall from time to time, at the request and at the cost of the DONEE do all acts, deeds, matters and things and sign and execute such further deeds, documents, writings and papers which the DONEE may require to effectually transfer and vest 100% of his 50% undivided share right title and interest in the said Premises i.e. 5 (five) shares of the face value of Rs. 50/- each bearing distinctive numbers 411 to 415 (both inclusive) comprised in Share Certificate No. 82 dated 10th July 2008 issued by the Chandra Bhuvan Co-operative Housing Society Limited AND THAT the stamp duty, registration charges, society transfer charges and all other incidental expenses payable on this Deed shall be borne and paid by the DONEE alone.



Handwritten text in a box: 'शुद्ध' (Shuddh) at the top, '2029' at the bottom, and a signature in the middle.

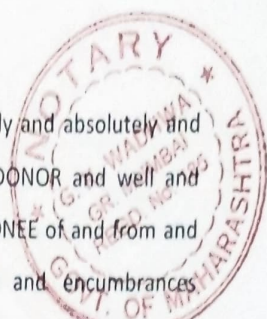
The DONOR hereby declares and represents to the DONEE that:

- a) All the outgoing payments payable by him to the Chandra Bhuvan Co-operative Housing Society Limited in respect of the said Premises have been fully paid up to date.
- b) He is entitled to the said Premises and except for the DONOR no other person has any right, title and interest in the said Premises, either as a co-owner or as an owner of otherwise howsoever.
- c) That the title of the said Premises is clear and marketable and free from all encumbrances.
- d) The DONEE may at all times hereafter peaceably and quietly enter upon, have, occupy, possess and enjoy the 100% of his 50% undivided share right title and interest in the said Premises i.e. 5 (five) shares of the face value of Rs.50/- each bearing distinctive numbers 411 to 415 (both inclusive) comprised in Share Certificate No. 82 dated 10th July 2008 issued by the Chandra Bhuvan Co-operative Housing Society Limited along with the incidental rights to Garage No. 26, Chandralok - A, 97 Nepean Sea Road, Mumbai - 400 006 admeasuring approximately 310 square feet carpet area and receive the benefits in respect of the said Premises and every part thereof to and for his own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the DONOR or his heirs, executors, administrators and assigns or any person or persons lawfully claiming or to claim by from under or in trust for the DONOR.



Handwritten signature and text at the bottom left.

Handwritten signature 'Mansini' at the bottom right.



e) The said Premises is free and clear and freely and clearly and absolutely and forever released and discharged or otherwise by the DONOR and well and sufficiently saved, kept harmless and indemnified the DONEE of and from and against all former and other estate, titles, charges and encumbrances whatsoever, had made executed, occasioned or suffered by the DONEE or by any other person or persons lawfully claiming or to claim by from under or in trust for the DONOR. The DONOR further agrees to indemnify and keep indemnified the DONEE from and against all proceedings that may be initiated by any person challenging the validity and genuineness of this Deed.

f) He, the DONOR and all persons having or lawfully claiming any estate or interest whatsoever in the DONOR's share and right, title and interest in the said Premises or any part thereof from, under or in trust for the DONOR or his heirs, executors, administrators and assigns or any of them shall and will from time to time hereafter at the request and cost of the DONEE do and execute or cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances in law whatsoever for better and more perfectly assuring the 100% of his 50% undivided share right title and interest in the said Premises and every part thereof unto and to the use of the DONEE in the manner aforesaid, as by the DONEE, his respective heirs, executors, administrators and assigns or counsel in law shall be reasonably required.

g) The DONOR has not let nor agreed to be let, nor sub-let nor given or leave any license to any person or persons and or parted with possession of the said Premises or any part or parts thereof to any person or persons.

h) The DONOR is making this gift in sound state of mind and is capable of making this gift.

i) Pursuant to the Deed, the DONEE shall hold 100% of 50% undivided share right title and interest in the said Premises.

- j) The PAN of the Parties are as follows:
- i. The DONOR: AMYPS9245D
 - ii. The DONEE: AMHPS5111R



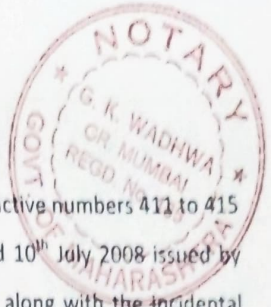
१९३३ - २	
०२९	९/२५
२०२९	

AND THESE PRESENTS FURTHER WITNESSETH that the DONEE has accepted from the DONOR the gift of a portion of the said Premises.

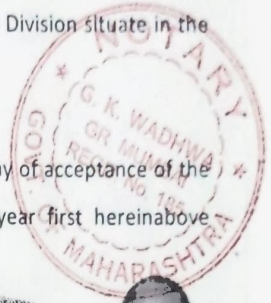
[Handwritten signature]

[Handwritten signature]

SCHEDULE ABOVE REFERRED TO:



5 (five) shares of the face value of Rs. 50/- each bearing distinctive numbers 411 to 415 (both inclusive) comprised in Share Certificate No. 82 dated 10th July 2008 issued by the Chandra Bhuvan Co-operative Housing Society Limited along with the incidental rights to Garage No. 26, Chandralok - A, 97 Nepean Sea Road, Mumbai - 400 006 admeasuring approximately 310 square feet carpet constructed on all that piece and parcel of land bearing Cadastral Survey No. 238 of Malabar Hill Division situate in the Registration Sub-District and District of Mumbai City.



IN WITNESS WHEREOF the DONOR as well as the DONEE by way of acceptance of the said gift, have put their respective hands on the day and year first hereinabove written.

SIGNED AND DELIVERED by)
 the withinnamed DONOR)
 NARAYAN DWARKAPRASAD SAINI)
 in the presence of)



नारयण द्वारकाप्रसाद सैनी

1. Pankaj Pannalal Mohta

Pankaj mohta

2. Mulchand Virji Shah

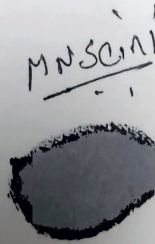
M V Shah

बतल - ३	
७२९९	१० / २५
२०२१	

Pankaj mohta

M V Shah

SIGNED AND DELIVERED by)
 the withinnamed DONEE)
 MOHANLAL NARAYAN SAINI)
 in the presence of)



1. Pankaj Pannalal Mohta

Pankaj mohta

2. Mulchand Virji Shah

M V Shah

Pankaj mohta

M V Shah
 13/11/21



G. K. WADHWA
 NOTARY, G.R. MUMBAI
 321, HIMALAYA HOUSE,
 PALTON ROAD
 MUMBAI - 400 001

Share Certificate

Member's Register Folio No. _____

No. of Shares 5

82

SHARE CERTIFICATE

Chandra Bhuvan Co-op. Housing Society Ltd.

97, J. M. Mehta Marg, Mumbai - 400 006.
 (Registered under the Bombay Co-operative Societies Act VII of 1925)

Capital Rs. 1,00,000/- Divided into 2,000 Shares of Rs. 50/- each

This is to Certify that

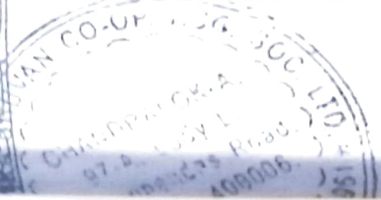
Shri./Smt./M/s. NARAYANPRASAD SAINI & RATNIDEVI SAINI

of Flat / Shop / Garage No. G/26 is/are registered holder/s
 of FIVE fully paid-up Shares of Rupees FIFTY each
 numbered from 411 to 415 both inclusive, in
 Chandra Bhuvan Co-operative Housing Society Ltd. subject to Bye-laws of the said Society.

Rs. 250/-

Given under the Common Seal of the Society this 10th day of July 2008.

For Chandra Bhuvan Co-operative Housing Society Ltd.



Handwritten signatures and scribbles at the bottom of the page.

Chandra Bhuvan Co-op. Housing Society Ltd.

R.No.B-4528 of 1961.

Chandralok 'A', 97 Nepean Sea Road, Mumbai 400006



TO WHOMSOEVER CONCERN

is to certify that, Shri. Narayanprasad Saini and Smt. Ratnidevi N. Saini are the member of Chandrabhuvan Co-Op Hsg.Soc.Ltd., situated on the Ground Floor, Garage No26, Add: Chandralok 'A', 97 Nepean Sea Road, Mumbai 400006.

ils of the premises and building are as under:

- 1) Name Of Bldg. : Chandra Bhuvan Co-Op. Hsg. Soc .Ltd.
- 2) CTS NO : 238. Village Part; Sheet No. 204
- 3) Division : Malabar Hill.
- 4) Municipal ward : 'D'.
- 5) Area of Premises : 310 sq. ft.
- 6) Year of Construction : 1958/1959.
- 7) Lifts : 2.
- 8) Total Floors of the Building : Ground + 5 Floors.
- 9) Total parking with the premises : Nil.
- 10) Shares : Share Certificate No. 82
Distinctive Nos. 411 to 415

वचन - १	
७२९	१२/२५
२०२१	



Yours Faithfully
For, Chandrabhuvan Co-Op. Hsg. Soc. Ltd


Hon. Secretary

ce : Mumbai

ce : 16th August, 2021.

नारायण प्रसाद सैनी

MNSCIN

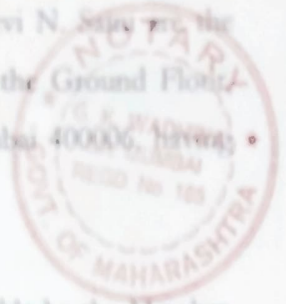
नारायण प्रसाद सैनी

Chandra Bhuvan Co-op. Housing Society Ltd.

R.No.B-428 of 1961

Chandralok 'A', 97 Nepean Sea Road, Mumbai 400006

to certify that, Shri. Narayanprasad Saini & Smt. Ratnadevi N. Saini, the
of Chandrabhuvan Co-Op Hsg. Soc. Ltd., situated on the Ground Floor,
No.26, Add: Chandralok 'A', 97 Nepean Sea Road, Mumbai 400006, having
about 310 Sq. ft. of our Society.



confirm that there are no outstanding dues/ charges payable by the Member
of the said flat till 16.08.2021

For, Chandrabhuvan Co-Op. Hsg. Soc. Ltd

Mumbai

16th August, 2021




Hon. Secretary

खचई - १	
५५	१३/५
२०२१	

५५/१३/५

मंसोई

५५/१३/५