

318/6407

पावती

Original/Duplicate

Thursday, September 21, 2023

नोंदणी क्र. :39म

1:21 PM

Regn.:39M

पावती क्र.: 8662 दिनांक: 21/09/2023

गावाचे नाव: ताडदेव

दस्तऐवजाचा अनुक्रमांक: बबई-6407-2023

दस्तऐवजाचा प्रकार : ट्रान्सफर डीड

सादर करणाऱ्याचे नाव: अरविंद कुमार जसवंतराज जैन - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

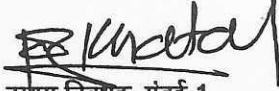
रु. 820.00

पृष्ठांची संख्या: 41

एकूण:

रु. 30820.00

आपणास मूळ दस्त ,धंबनेल प्रिंट,सूची-२ अंदाजे
1:41 PM ह्या वेळेस मिळेल.


दुय्यम निबंधक, मुंबई-1

बाजार मुल्य: रु.13387585.68 /-

मोबदला रु.30000000/-

भरलेले मुद्रांक शुल्क : रु. 1800000/-

सह दुय्यम निबंधक
मुंबई शहर क्र. १

1) देयकाचा प्रकार: DHC रकम: रु.820/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0923212004743 दिनांक: 21/09/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008226989202324M दिनांक: 21/09/2023

बँकेचे नाव व पत्ता:





21/09/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि.मुंबई शहर 1

दस्त क्रमांक : 6407/2023

नोंदणी :

Regn:63m

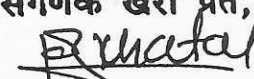
गावाचे नाव : ताडदेव

(1)विलेखाचा प्रकार	ट्रान्सफर डीड
(2)मोबदला	30000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13387585.68
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : , इतर माहिती: फ्लॅट क्र. 1504,15 वा मजला,प्रतीक्षा टॉवर्स को-ऑपरेटिव्ह हाउसिंग सोसायटी लिमिटेड,प्रतीक्षा टॉवर,ए-विंग,आर.एस. निमकर मार्ग,मुंबई 400008....क्षेत्रफळ 750चौफूट कारपेट PUI: DX1304120550060 ((C.T.S. Number : 1/255 ;))
(5) क्षेत्रफळ	1) 83.64 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:-सुआबेन हस्तीमल जैन -- वय:-69; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट क्र. 1504 , 15 वा मजला, प्रतीक्षा टॉवर्स को-ऑपरेटिव्ह हाउसिंग सोसायटी लिमिटेड, प्रतीक्षा टॉवर, ए-विंग, आर.एस. निमकर मार्ग, मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400008 पॅन नं:-AATPJ5207H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अरविंद कुमार जसवंतराज जैन -- वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट क्र. 404, चौथा मजला,सी विंग, प्रतीक्षा टॉवर्स को-ऑपरेटिव्ह हाउसिंग सोसायटी लिमिटेड, प्रतीक्षा टॉवर, ए-विंग, आर.एस. निमकर मार्ग, मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400008 पॅन नं:-AAAPJ6193M
(9) दस्तऐवज करून दिल्याचा दिनांक	21/09/2023
(10)दस्त नोंदणी केल्याचा दिनांक	21/09/2023
(11)अनुक्रमांक,खंड व पृष्ठ	6407/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1800000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



संगणक खरी प्रत,

 (कृष्ण भि. खताळ)
 सह. दुय्यम निबंधक
 मुंबई शहर क्र. १.

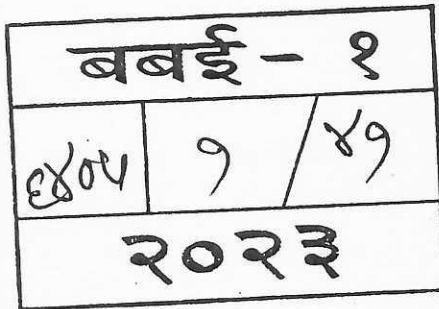
Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ARVIND KUMAR J JAIN	eChallan	02300042023091678071	MH008226989202324M	1800000.00	SD	0004410441202324	21/09/2023
2		DHC		0923212004743	820	RF	0923212004743D	21/09/2023
3	ARVIND KUMAR J JAIN	eChallan		MH008226989202324M	30000	RF	0004410441202324	21/09/2023

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

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202309203215	20 September 2023,01:37:25 PM			
मूल्यांकनाचे वर्ष	2023				
जिल्हा	मुंबई(मेन)				
मूल्य विभाग	8-ताडदेव डिव्हीजन				
उप मूल्य विभाग	8/68 भूभाग : पश्चिमेस पश्चिम रेल्वे लाईन, पुर्वेस शुक्लाजी स्टीट,दक्षिणेस मौ.शौकत अली मार्ग व उत्तरेस जहांगीर बोमन बेहराम मार्ग				
सर्व्हे नंबर /न. भू. क्रमांक :	इतर #				
वार्षिक मूल्य दर तक्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
81250	172010	205300	371700	172370	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	83.64चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	27 वर्षे	बांधकामाचा दर -	Rs.30250/-
उद्दवाहन सुविधा-	आहे	मजला -	11th floor To 20th floor		
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 110% apply to rate= Rs.189211/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((189211-81250) * (73 / 100))+81250) = Rs.160062/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 160062 * 83.64 = Rs.13387585.68/-					
Applicable Rules = .10.4					
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनार्डन मजला क्षेत्र मूल्य + तगत्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 13387585.68 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.13387585.68/-					

Home Print



Primateel
सह दुय्यम निबंधक
मुंबई शहर क्र. १

CHALLAN
MTR Form Number-6



GRN	MH008226989202324M	BARCODE			Date	16/09/2023-13:30:24	Form ID	25.2
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR	PAN No.(If Applicable)	AAAPJ6193M					
Location	MUMBAI	Full Name	ARVIND KUMAR J JAIN					
Year	2023-2024 One Time	Flat/Block No.	FLAT NO.1504 ON 15TH FLOOR IN A WING OF					
		Premises/Building	PRATIKSHA TOWERS, CS NO.1/255 OF					
			TARDEO DIVISION					
Account Head Details	Amount In Rs.	Road/Street	R.S.NIMKAR MAR, OPP.TARDEO BUS DEPOT,					
0030045501 Stamp Duty	1800000.00	Area/Locality	MUMBAI					
0030063301 Registration Fee	30000.00	Town/City/District						
		PIN	4	0	0	0	0	8
		Remarks (If Any)	PAN2=AATPJ5207H~SecondPartyName=MRS SUABEN HASTIMAL JAIN~CA=30000000					
		Amount In	Eighteen Lakh Thirty Thousand Rupees Only					
Total	18,30,000.00	Words						
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	02300042023091678071		010913562		
Cheque/DD No.		Bank Date	RBI Date	16/09/2023-15:44:34		Not Verified with RBI		
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

Department ID :

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

Mobile No. : 9820687709

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे . नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही .



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CHALLAN
MTR Form Number-6



GRN	MH008226989202324M	BARCODE		Date	16/09/2023-13:30:24	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)	
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR	PAN No.(If Applicable)	AAAPJ6193M
Location	MUMBAI	Full Name	ARVIND KUMAR J JAIN
Year	2023-2024 One Time	Flat/Block No.	FLAT NO.1504 ON 15TH FLOOR IN A WING OF
		Premises/Building	PRATIKSHA TOWERS, CS NO.1/255 OF

Account Head Details	Amount In Rs.	Remarks (If Any)	
0030045501 Stamp Duty	1800000.00	Road/Street	TARDEO DIVISION R.S.NIMKAR MAR, OPP.TARDEO BUS DEPOT,
0030063301 Registration Fee	30000.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 0 8
		Remarks (If Any)	
		PAN2=AATPJ5207H~SecondPartyName=MRS SUABEN HASTIMAL JAIN~CA=30000000	
Total	18,30,000.00	Amount In Words	Eighteen Lakh Thirty Thousand Rupees Only

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	Ref. No.
Cheque/DD No.		Bank Date	RBI Date
Name of Bank		Bank-Branch	
Name of Branch		Scroll No. , Date	

Department ID :
NOTE:- This challan is a document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल उपरोक्त कार्यालयत नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी चालन लागू नाही.
Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02 Date: 2023.09.16 13:23:03 IST
Reason: GRAS Secure Document Location: India
Signature Not Verified
Mobile No. 9820687709
बबई २/१९
२०२३

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-318-6407	0004410441202324	21/09/2023-13:21:38	IGR182	30000.00



Print Date 21-09-2023 01:23:03

2	(IS)-318-6407	0004410441202324	21/09/2023-13:21:38	IGR182	1800000.00
Total Defacement Amount					18,30,000.00

बबई - १

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Signature Not Verified

Digitally signed by DS
 DIRECTORATE OF
 ACCOUNTS AND
 TREASURIES MUMBAI 02
 Date: 2023.09.21 13:23:04
 IST
 Reason: GRAS Secure
 Document
 Location: India



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0923212004743	Date 21/09/2023
Received from DHC, Mobile number 0000000000, an amount of Rs.820/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Mumbai City 1 of the District Mumbai District.	
Payment Details	
Bank Name SBIN	Date 21/09/2023
Bank CIN 10004152023092104409	REF No. 326473805488
This is computer generated receipt, hence no signature is required.	



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

Receipt of Document Handling Charges

PRN 0923212004743

Receipt Date 21/09/2023

Received from DHC, Mobile number 0000000000, an amount of Rs.820/-, towards Document Handling Charges for the Document to be registered on Document No. 6407 dated 21/09/2023 at the Sub Registrar office S.R. Mumbai City 1 of the District Mumbai District.

DEFACED

₹ 820

DEFACED

Payment Details

Bank Name SBIN

Payment Date 21/09/2023

Bank CIN 10004152023092104409

REF No. 326473805488

Deface No 0923212004743D

Deface Date 21/09/2023

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



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बवई - १		
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DEED OF TRANSFER

THIS DEED OF TRANSFER is made, executed and entered into at **MUMBAI** on this 21st day of **September, 2023**;

BETWEEN

MRS.SUABEN HASTIMAL JAIN (PAN AATPJ5207H) aged 69 years Adult of Mumbai Indian Inhabitants having her residential address at 1504/A, Pratiksha Tower Co-operative Housing Society Limited, Dr. R.S. Nimkar Marg, Mumbai – 400 008 hereinafter referred to as the “**Transferor**” (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include her respective heirs, legal representatives, executors and administrators and successors) **OF THE ONE PART**;

AND

MR ARVIND KUMAR JASWANTRAI JAIN (PAN AAAPJ6193M) aged 47 years a Adult Mumbai Indian Inhabitant of Mumbai residing at Flat No.404 on 4th floor, C wing, Pratiksha Towers, R.S.Nimkar Marg, Opp.Bus Depo. Mumbai-400 008 hereinafter referred to as the “**Transferee**” (which expression shall, unless it be repugnant to the context, include his heirs, legal representatives, executors, administrators and assigns) **OF THE OTHER PART**.

WHEREAS :-

- A. By an Agreement for Sale dated 15th November, 1996 (hereinafter referred to as the “**said Agreement**”) executed between M/s. Pratiksha Associates (therein referred to as “**The Developer**”) and Mrs. Suaben Hastimal Jain (therein referred to as “**The Flat Purchaser**”) wherein the said M/s. Pratiksha Associates sold to Mrs.Suaben Hastimal Jain a **Flat bearing No.1504** admeasuring **975 square feet built up area** which is inclusive proportionate common area as well as proportionate service areas equivalent to **750 square feet carpet area** on the **15th Floor** of the ‘**A**’ Wing of the building known as **Pratiksha Tower** constructed on the plot of land bearing **C.S. No. 1/255 of Tardeo Division** situate, lying and being at **R. S. Nimkar Marg, Mumbai – 400 008** and being in Registration District

सुअबेन

Arvind



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and sub-District of Mumbai City and Mumbai Suburban ("said Flat") for a total consideration of Rs.9,26,250/- and on the terms and conditions as mentioned therein. Under the said Agreement for Sale dated 15th November,1996, the said Mrs.Suaben Hastimal Jain has made the payment of Rs.9,26,250/- and obtain the possession of the said Flat from M/s. Pratiksha Associates vide Possession letter dated 20th January,1997. The said Agreement for Sale dated 15th November, 1996 has been registered with the Sub Registrar vide No.PBBE-1-1997, dated 01-01-1997.

B. In the meantime, the Developer M/s. Pratiksha Associates had constructed 'A', 'B' and 'C' Wings on C. S. No. 1/255 of Tardeo Division and handed over possession of the various premises constructed therein to the various Flat Purchasers. The Flat Purchasers of Pratiksha Tower 'A', 'B' and 'C' Wings applied for and formed a society known as "Pratiksha Towers Co-operative Housing Society Limited", a society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. MUM/WD/(T.C)/8946/ 2009-10 of year 2010 dated 1st January 2010 (hereinafter referred to as the "said Society").

C. The said Society issued Five (5) fully paid up shares of Rs.50/- each bearing Distinctive Nos.311 to 315 (both inclusive) and evidenced by the Share Certificate No.60 issued by the Pratiksha Towers Co-operative Housing Society Limited on 1st January 2011 and presently standing in the name of the Transferor herein (hereinafter referred to as the "said Shares").

D. Unless referred to individually the said Flat, the said Shares and the membership rights in the said Society and all the undivided share, right, title and interest of the Transferor in the capital and property of the said Society are hereinafter collectively referred to as the "said Premises" and are more particularly described in the Schedule hereunder written.

The Transferor have represented to the Transferee that the said Premises is free from all encumbrances and she is full right and power



Jain

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to sell, transfer, convey and assign the said Premises to the Transferee.

- F. The Transferor have made full and complete payment of all outgoing including society maintenance charges and other ancillary charges in respect for the said Premises upto 30th September,2023 and municipal property taxes and cess upto 30th September,2023 and the said Society by its letter dated 12-09-2023 have issued No Objection for sale and transfer of the said Premises unto and in favour of the Transferee and also confirmed that No Dues are pending from Transferor in respect of the said Premises including the said Flat.
- G. In view of the representations and covenants of the Transferor and the title documents as enumerated at Clause 4 herein below pertaining to the said Premises provided by the Transferor to the Transferee, the Transferee have agreed to purchase and acquire the said Premises from the Transferor and the Transferor have agreed to grant, sell, transfer, assign, convey and assure unto and in favour of the Transferee the said Premises and all the share, rights, title, interest benefits etc. in respect thereof together with all other deposits of the Transferor lying with the said Society as well as all the other rights and/or incidental or consequential to the membership of the Transferor in the said Society along with all amounts and/or deposits lying to the credit of the Transferor with BEST, MCGM and other authorities at and for lump sum consideration of **Rs.3,00,00,000/- (Rupees Three Crores Only)** and on terms and conditions mentioned hereinafter. The Transferor have further agreed to assist the Transferee in transferring her membership rights in the said Society transferred to the Transferee in his name.
- H. At the request of the Transferee, the Transferor have handed over quiet, physical, vacant and peaceful possession of the said Premises to the Transferee on execution of this Deed of Transfer.

NOW THIS DEED OF TRANSFER WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

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1. That all that is stated in the recitals hereinabove is true and correct and the recitals shall form an integral and operative part of this Deed, as if the same were specifically set out and incorporated verbatim and shall form the basis of this Deed.
2. In pursuance of the aforestated agreement and in consideration of the sum of **Rs.3,00,00,000/- (Rupees Three Crores Only)** (inclusive of Tax Deducted at Source under the provisions of the Income Tax Act, 1961) as mentioned in Clause 3 hereinbelow as full and final consideration, the Transferor hereby grant, convey, sell, transfer, assign and assure absolutely and forever unto the Transferee and the Transferee hereby purchase and acquire from the Transferor the said Premises being the said Shares i.e. **Five (5) fully paid up shares of Rs.50/- each bearing Distinctive Nos.311 to 315 (both inclusive)** and evidenced by the **Share Certificate No.60** issued by the said Society on **1st January 2011** in the name of the Transferor herein and the undivided share, rights, title and interest and the occupancy and ownership right of the Transferor into and upon the **said Flat** being a residential **Flat bearing No.1504** admeasuring **975 square feet built up area** which is inclusive proportionate common area as well as proportionate service areas equivalent to **750 square feet carpet area** on the **15th Floor** of the '**A**' Wing of the building known as **Pratiksha Tower** constructed on the plot of land bearing **C.S. No. 1/255 of Tardeo Division** situate, lying and being at '**R. S. Nimkar Marg, Mumbai - 400 008** and being in Registration District and sub-District of Mumbai City and being assessed by the '**D**' Ward of the Municipal Corporation of Greater Mumbai bearing **Municipal Assessment No.DX1304120550060** and which is more particularly described in the Schedule hereunder written together with all the share, rights, interest and benefits attached thereto and accruing from ownership of the said Premises and the said Shares including the membership rights of the said Society and the right to use, occupy and possess the said Flat together with all other amounts and deposits lying to the credit of the Transferor with the said Society and/or BEST, MCGM and other authorities in respect of the said Premises, as all other rights attached to and/or incidental or consequential to the membership of the Transferor in the said Society



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free from all encumbrances, lien, charges or claims whatsoever. On the basis of the representations and covenants of the Transferor and the title documents as enumerated at Clause 4 herein below pertaining to the said Premises provided by the Transferor to the Transferee and the permission and No Objection granted by the said Society for the sale and transfer of the said Premises, the Transferee have acquired and purchased the said Premises, free from all encumbrances for a total consideration of **Rs.3,00,00,000/- (Rupees Three Crores Only)**.

3. The entire consideration amount of **Rs.3,00,00,000/- (Rupees Three Crores Only)** towards the purchase of the said Premises paid by the Transferee to the Transferor as under :-

- a. **Rs.1,50,00,000/- (Rupees One Crores Fifty Lakhs Only)** paid to the Transferor on or before execution hereof (the payment and receipt whereof the Transferor hereby confirm, admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and discharge the Transferee forever);
- b. **Rs.1,47,00,000/- (Rupees One Crores Fourty Seven Lakhs Only)** paid to the Transferor ~~on or before execution hereof.~~
 ~~hereof.~~
 (the payment and receipt whereof the Transferor hereby confirm, admit and acknowledge and of and from the same and every part thereof hereby acquit, release and discharge the Transferee forever);
- c. **Rs. 3,00,000/- (Rupees Three Lakhs Only)** being Tax Deducted at Source (TDS) at the rate of 1% under Section 194-IA of the Income Tax Act, 1961 on the consideration amount paid to Transferor, which will be deposited by the Transferee with the Income Tax Authorities to the credit of the Transferor;

The said consideration of **Rs.3,00,00,000/- (Rupees Three Crores Only)** (less Tax Deducted at Source (TDS) of under the provisions of the Income Tax Act, 1961) is inclusive of all the deposits etc. lying



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and being at the credit of the Transferor in the books of the said Society and BEST/Electricity Supplying Company as on the date of execution of the Deed of Transfer in favour of the Transferee.

4. The Transferor have simultaneously on execution hereof handed over and delivered to the Transferee the following documents :-
- Original Agreement for Sale dated 15th November, 1996;
 - Original Share Certificate No. 60 issued by the Pratiksha Towers Co-operative Housing Society Limited on 1st January 2011;
 - Last Maintenance Bill of the said Society with payment Receipt;
 - Last paid Electricity Bill;
 - Last paid Property Tax Payment Receipt with Bill;
 - Original** No Objection dated 12-09-2023 of the Pratiksha Towers Co-operative Housing Society Limited for the sale and transfer of the said Premises in favour of the Transferee; and
 - The duly executed share transfer forms required under the Maharashtra Co-operative Societies Act, 1960, for effective transfer of the said Premises in favour of the Transferee.
5. The Transferor have simultaneously on execution hereof placed the Transferee in actual, quiet, vacant, peaceful and physical possession of the said Premises which the Transferee confirms having received from the Transferor.



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The Transferor hereby covenant and warrant with the Transferee that

the Transferee shall on execution hereof be fully entitled to quietly and peacefully possess, occupy, enjoy and hold and enter upon and remain in possession of the said Premises together with all deposits and amounts lying to the credit of the Transferor in the said Society's account for unto and the

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use and benefit of the Transferee without any hindrance, lien, charge, interest, denial, demand, interruption, eviction or claim of whatsoever nature from the Transferor or any person or persons lawfully and equitably claiming through, under or in trust for the Transferor;

- b. notwithstanding any act, deed, matter or thing whatsoever done, committed or omitted by the Transferor or any person or persons lawfully or equitably claiming by, from, through, under or in trust for her made, done, committed or knowingly or willingly suffered to the contrary, SHE the Transferor have in herself good right, full power and absolute authority to grant, sell, release, convey and assure the said Premises hereby granted, sold, released, conveyed or assured or intended so to be and all her undivided share, rights, title, interest, advantages, benefits, claims and/or demands thereto unto and to the use of the Transferee and the Transferor shall keep indemnified the Transferee from or against all actions, suits and proceedings and all claims, demands, expenses or other liabilities of whatsoever nature made or suffered by or brought against or incurred by the Transferee by reason or by virtue of the non-performance or non-observance by the Transferor of any of the terms and conditions on which she holds and occupy the said Premises and/or otherwise in relation thereto and that it shall be lawful for the Transferee from time to time and at all times hereafter peaceably and quietly to hold, have, occupy, possess and enjoy the said Premises hereby granted with her appurtenances and receive the rent, issues, and profits thereof and of every part thereof to and for his own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Transferor or any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for her and in this respect the Transferor have placed the Transferee in quiet and peaceful possession of the said Premises;

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- c. the Transferor having or lawfully or equitably claiming any estate, right, title, benefit, advantage or interest at law or in equity in the said Premises hereby sold, conveyed, assured, transferred and assigned or expressed so to be or any part thereof by or under or in trust for the Transferor or any one on her respective behalf shall and will from time to time and at all times hereafter at the request and cost of the Transferee do, execute or cause to be done and executed all such further and other acts, deeds, matters, things, conveyances and assurances in the law whatsoever including the Instrument of Transfer prescribed by and required to be submitted to any authority together with all applications, undertaking, letters and communications that may be required to be addressed to any authority for the transfer and more perfectly vesting the said Premises unto and in favour of the Transferee at the cost of the Transferee. It is further expressly agreed that all the amounts standing to the credit of the Transferor including refundable and/or non-refundable deposits in the books of the said Society shall belong to the Transferee and the Transferor shall cause to be executed necessary documents, writings etc. for effectual transfer of the said amounts/deposits in the name of the Transferee and the Transferor shall have no objection to the same and shall not require the Transferee to reimburse the same to the Transferor; and

- d. at any time hereafter if any objection and/or claim is made or received, and/or any proceedings is filed against or in respect of the said Premises and/or any part thereof pertaining to the period prior to the execution of this Deed, the Transferor shall at her own costs, charges and expenses and risk remove, clear and settle such objections and/or claims and/or proceedings, within 21 (twenty one) days from the date of such objection being made or claim is received to the satisfaction of the Transferee.

7. The Transferor hereby represent, warrant, covenant and undertake to the Transferee that :-

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- a. the Transferor is member of the said Society and the said membership is valid and subsisting;
- b. the Transferor is absolute owner and entitled to the said Premises and all the undivided share, rights, title, interest, benefit including ownership rights therein and that no other person or party has any share, right, title, interest, claim or demand over or upon the same or any part thereof either by way of sale, mortgage, charge, trust, inheritance, pledge, lien or otherwise howsoever;
- c. neither of the Transferor nor have any other person on her respective behalf entered into and/or executed any agreement or arrangement orally or written or understanding or commitment or created any adverse right or interest with any party in respect of sale or any other transaction in relation to the said Premises or any part thereof in any manner whatsoever;
- d. the Transferor have duly observed and performed the rules and regulations of the said Society in respect of the said Premises and not committed any breach of the terms of the bye-laws, rules and regulations of the said Society or any statutory enactment till date and paid all statutory dues, electricity charges, maintenance charges and out goings payable in respect of the said Premises upto 30th September, 2023 and the property tax and repair cess pertaining to the said Premises upto 30th September, 2023 and any arrears or outstanding related to the said Society and property tax, repair charges thereof shall be to the sole account of the Transferor;
- e. the said Premises is neither subject to any encumbrance, charge, lien, mortgage, litigation, judicial or quasi-judicial proceedings nor are the same attached in execution of any decree and are not affected by any notice or order of requisition, acquisition or injunction or attachment either before or after judgment;

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- f. there is no restriction, impediments etc. for sale, assignment, assurance, conveyance, transfer, grant etc. of the said Premises unto and in favour of the Transferee;
- g. no notice/notices is/are issued for requisition and/or acquisition of the said Premises or any part thereof from any Government Authority or Court of Law or any statute etc. has been received or served upon the Transferor and the Transferor is in a position to sell, assign, convey, assure and transfer the said Premises and every part thereof to the Transferee;
- h. there are no injunction or prohibitory or any attachment orders or any other order or otherwise from any court, collector, revenue authority, Municipal Corporation or any Taxation Authority for any taxes or any liabilities in respect of the said Premises or any part thereof or any award or order or judgment restraining the Transferor to deal with or dispose of the said Premises;
- i. there are no Estate Duty, Wealth Tax, Sales Tax, Income Tax or other taxation proceedings whether for recovery or otherwise initiated by any Taxation Authorities or local Authorities or pending whereby the rights of the Transferor to deal with the said Premises are in any way affected;
- j. the Transferor have good right, full power and absolute authority to sell and transfer the said Premises and all her rights, title and interest including ownership rights in respect thereof and all the rights and benefits attached thereto including the right to use, occupy enjoy and possess the said Premises, free from all encumbrances, to the Transferee;
- k. the Transferor have not received any claim from anyone in respect of the said Premises and there is no *lis pendens* notice in respect of the said Premises; and
- l. the said Premises which are described in the Schedule hereunder written is in possession of the Transferor and no



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other person has any possessory or occupancy right in respect of the said Premises and the title of the Transferor to the said Premises is clear and marketable which is free from all encumbrances.

8. On execution hereof, the Transferee shall be the absolute owner of the said Premises and be entitled to deal with and/or dispose of the said Premises in such manner as he deems fit and do and execute and/or cause to be done and executed all the acts, deeds, matter and things and sign and/or execute all the deeds, documents, writings etc. in respect of the said Premises.
9. The Transferor hereby irrevocably indemnifies the Transferee against all claims, demands, dues, liabilities, suits, proceedings that may be preferred or instituted by any person or persons against the Transferor and/or Transferee in respect of the said Premises and also any of the representation made by Transferor in respect of the said Premises turns out to false or incorrect and/or the Transferor fail to comply with any of her respective obligations, the Transferor shall indemnify and keep indemnified the Transferee against the same till perpetuity.
10. The Transferor hereby irrevocably indemnifies the Transferee against all claims, demands, dues, liabilities, suits, proceedings that may be preferred or instituted by any person or persons or government authority, agency or institution against the Transferor and/or Transferee in respect of the said Premises, the Transferor shall jointly and/or severally indemnify and keep indemnified the Transferee against the same including the costs and expenses incurred, if any.
11. The Transferor will, at the request and cost of the Transferee, execute all such deeds, documents, writings, forms applications whatsoever as may be necessary, and as may be prescribed under the Maharashtra Co-operative Societies Act, 1960 and the rules framed there under in respect of the said Premises unto and in favour of the Transferee for effective transfer of the said Premises in the names of and for the exclusive use and benefit of the Transferee.

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12. To enable the Transferee to effectually transfer the said Premises to his name/s in the relevant records and to further obtain all the necessary permissions from the concerned authorities in respect thereof, the Transferor hereby nominate, constitute and authorize the Transferee to do and execute and/or caused to be done and executed for and on behalf of the Transferor all the acts, deeds, matters and things explicitly specified at sub-clauses (a) to (c) hereunder :-

- a) To sign, seal and execute all the necessary writings, forms, undertakings, indemnity, applications etc. for the purposes of obtaining the effective transfer of the said Flat to the name of the said Transferee in the records of the said Society, local authorities and/or concerned government authorities and in this regard, to pay the requisite charges/fees to such concerned local or government authorities;
- b) To change the name and other details in the records of the BEST Undertaking, M.T.N.L, Gas and/or other relevant utility providers to the name of the said Transferee and in that regards to sign, seal and execute all applications, letters and/or writings as and when required or necessitated by the occasions; and
- c) To pay the requisite charges and/or other compensations to the relevant officials and to facilitate and/or effectuate the transfer to the name of the said Transferee in all government records and/or the said Society.



The Transferee shall pay all maintenance charges, outgoings and all other charges payable to the said Society and shall observe bye-laws and rules and regulations of the said Society that may be in force from time to time.

14. All costs, charges and expenses for transfer of the said Premises from the name of the Transferor to the name of the Transferee including transfer fees payable to the said Society for transfer of the membership of the said Society and the said Premises shall be borne and paid jointly by the Transferor and the Transferee.

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15. The Transferor hereby undertake and declare that any nomination/s or any other instructions given to the said Society with regard to the membership of the said Society or the said Premises or the said Flat which is/are not in conformity with these presents and which may have been made by the Transferor or her respective constituted attorney or her predecessor in title, prior to the execution of this Deed of Transfer, in favour of any persons or body, other than the Transferee herein shall hereafter to be deemed to be in-operative, canceled, withdrawn and null and void.
16. The Transferor will pay her respective taxes including the Income Tax on the consideration paid or payable by the Transferee to the Transferor hereunder and shall indemnify the Transferee for the same.
17. The stamp duty and registration charges / fees payable in respect of this Deed of Transfer shall be borne and paid by the Transferee.

THE SCHEDULE ABOVE REFERRED TO:

(Description of the "said Premises")

ALL THAT Five (5) fully paid up shares of Rs.50/- each bearing Distinctive Nos.311 to 315 (both inclusive) and evidenced by the Share Certificate No.60 issued by the Pratiksha Towers Co-operative Housing Society Limited on 1st January 2011 in the name of the Transferor herein and a residential Flat bearing No.1504 admeasuring 975 square feet built up area which is inclusive proportionate common area as well as proportionate service areas equivalent to 750 square feet carpet area on the 15th Floor of the 'A' Wing of the building known as Pratiksha Tower constructed on the plot of land bearing C.S. No. 1/255 of Tardeo Division situate, lying and being at R. S. Nimkar Marg, Mumbai – 400 008 and being in Registration District and sub-District of Mumbai City and Mumbai Suburban and the said Flat being assessed by the "D" Ward of the Municipal Corporation of Greater Mumbai bearing Municipal Assessment No. DX1304120550060 with all the rights and benefits attached thereto and accruing from the ownership of the said Premises including the membership rights of the said Society and the right to use, occupy enjoy and possess the said Flat and all

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RECEIPT

RECEIVED of and from the withinnamed "Transferee" MR.ARVIND KUMAR J. JAIN on or before execution hereof, a sum of Rs.3,00,00,000/- (Rupees One Crores Only) by RTGS/Cheque payable in favour of the Transferor, being entire consideration paid by the Transferee to the Transferor in respect of the said Premises, the further details whereof is mentioned hereinbelow :-

Cheque/ RTGS	Date	Amount (Rs.)	Bank Branch	Drawn in favour of	Remarks
000106	15-09-23	75,00,000/-	Bank of Baroda, Gulalwadi Branch	Mrs.Suaben H.Jain	
000107	18-09-23	50,00,000/-	Bank of Baroda, Gulalwadi Branch	Mrs.Suaben H.Jain	
000108	21-09-23	22,00,000/-	Bank of Baroda, Gulalwadi Branch	Mrs.Suaben H.Jain	
000100	21-09-23	75,00,000/-	Bank of Baroda, Gulalwadi Branch	Mrs.Suaben H.Jain	
000101	21-09-23	75,00,000/-	Bank of Baroda, Gulalwadi Branch	Mrs.Suaben H.Jain	
		3,00,000/-			1%TDS on Consideration of Rs.3,00,00,000/ -
		3,00,00,000/-			Full Consideration

RUPEES THREE CRORES ONLY.

Place :- Mumbai

Date :- 21-09-2023

I SAY RECEIVED



Witness :-

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(MRS.SUABEN HASTIMAL JAIN)

① Su

② A.P. Chedga

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Agreement for Sale

THIS AGREEMENT made at Bombay, this 15th day of November One Thousand Nine Hundred Ninety Six BETWEEN: Messrs. Pratiksha Associates a partnership firm duly constituted under the Indian Partnership Act, 1932 and having its registered office at 402, Dalamal House, Nariman Point, Bombay - 400 021 hereinafter called "The Developer" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners or partner for the time being of the said firm the survivors or survivor of them the heirs, executors and administrators of the last surviving partner and their, his or her assigns) of the One Part: AND Messrs. Suaben H. Jain

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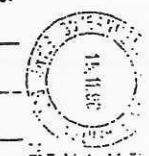
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Bombay
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of Bombay Indian Inhabitant/s residing at/having its office at 2, Husain Building, 73 Khatwadi Main Road, Mumbai 400004

hereinafter referred to as "The Flat Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and assigns) of the Other Part:

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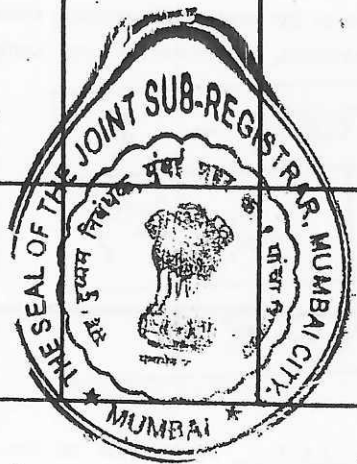
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equivalent to carpet area admeasuring 750 square feet on the 15th Floor as shown in the floor plan thereof hereto annexed and marked Annexure "C" in the A Wing/Building in the project to be known as Pratiksha Towers (hereinafter referred to as "the Flat") for the price of Rs. 9,26,250/- (Rupees Nine Lacs Twenty Six Thousand Two Hundred and Fifty only) inclusive of the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common/limited common areas and facilities/limited common areas



MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES				
Transfer No.	Date of Transfer	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
			Authorised M. C. Member	Chairman 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



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Ref. : _____

Date : _____

September 12, 2023

TO WHOM IT MAY CONCERN

This is to certify that Flat No. A / 1504 of the Society stands in the name of . Mrs. Sauben Hastimal Jain in our Society and the details of the said property are as follows.

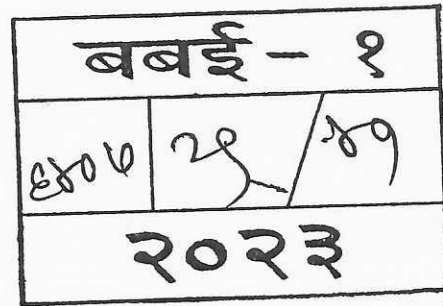
- | | |
|-----------------------------|---|
| 1) Ward | : D Ward |
| 2) Wing / Flat No. | : A Wing Flat No.1504 15 th floor |
| 3) Flat Area | : Approximately 750 Sq Ft Carpet |
| 4) Year of Construction | : 1995 |
| 5) No. of Floors | : Stilt + 15 Floors |
| 6) Lift | : Yes. Two Lifts Available |
| 7) C S No. | : C T Survey No. 1/255 of Tardeo Division |
| 8) Address | : Pratiksha Tower 15 th Floor
: Dr. R. S. Nimkar Marg Tardeo
: Mumbai 400008 |
| 9) Share Certificate No. | : 60 (Distinctive Nos. 311 to 315 Both Inclusive) |
| 10) Occupation Certificate | : EB/655/A dated 20.05.1995 |
| 11) Registration of Society | : MUM/WD/(TC)/8946/2009-10 YEAR 2010
: DATED 01.01.2010 |

We confirm that the said members . Mrs. Sauben Hastimal Jain does not have any dues to the society as of date.

This no objection certificate is being issued at the specific request of, Mrs. Sauben Hastimal Jain Dated 09/09/2023.

For Pratiksha Tower CHS LTD

Hon Chairman Hon Secretary





बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक DX1304120550060	मालमत्ता करवर्ष 2022-2023	देयक क्रमांक 202210BIL17172679 202220BIL17172680	देयक दिनांक 10/11/2022
पक्षकाराचे नाव व पत्ता : SAUBEN H JAIN FLAT NO, 1504, PRATIKSHA TOWER CO-OP HSG SOCIETY LTD., 138, E.B., FORAS ROAD,, R.S. NIMKAR MARG, MUMBAI CENTRAL EAST, MUMBAI-400008		प्रेषक - Asstt. Assessor & Collector, D Ward, Municipal Office Building, Jobanputra Compound, Nana Chowk, Grant Road (West), Mumbai - 400 007. ईमेल - aacd.ac@mcgm.gov.in दूरध्वनी क्र. 022 2386 5643	
मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे. D-4872-96(6)/138EA FORAS ROAD PRATIKSHA TOWER A THE MAFATLAL FINE SPG & MFG CO LTD			
प्रथम करनिर्धारण दिनांक:	23/11/1995	जलजोडणी क्रमांक :	-
एकूण भांडवली मूल्य: ₹ Fifty One Lakh Seventy Five Thousand Eight Hundred Ten Only (अक्षरी)		एकूण भांडवली मूल्य: ₹ 5175810	
दि.31/03/2010 या तारखेपर्यंतची थकवाकी	₹ 0	दि. 01/04/2010 ते 31/03/2022 या तारखेपर्यंतची थकवाकी	₹ 0
देयक कालावधी:	01/04/2022	ते	31/03/2023

कराचे नाव	01/04/2022	ते	30/09/2022	01/10/2022	ते	31/03/2023
सर्वसाधारण कर			2847			2847
जल कर			0			0
जल लाभ कर			1786			1786
मलनिःसारण कर			0			0
मलनिःसारण लाभ कर			1113			1113
म.न.पा. शिक्षण उपकर			1035			1035
राज्य शिक्षण उपकर			906			906
रोजगार हमी उपकर			0			0
वृक्ष उपकर			52			52
पथ कर			1294			1294
एकूण देयक रक्कम			9033			9033
कलम 152 अ नुसार दंडाची रक्कम			0			0
परतान्यावरील व्याजाची वसुली			0			0
आगाऊ अधिदानाचे समायोजन			0			0
भरावयाची निव्वळ रक्कम			9033			9033
प्रतिदानाची निव्वळ रक्कम			0			0
अक्षरी रुपये	₹ Nine Thousand Thirty Three Only			₹ Nine Thousand Thirty Three Only		
अंतिम देय दिनांक	10/02/2023			10/02/2023		

"To make payment through NEFT:
IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTDX1304120550060, 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 1888 मधील कलम 152 अ अन्वये, अवैध बांधकामांवर मालमत्ता कर व शास्ती बसविणे व ती गोळा करणे, यांचा, असे अवैध बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात असेतोपर्यंतच्या कोणत्याही कालावधीसाठी विनियमित झाले आहे असा अन्वयार्थ लावला जाणार नाही.



महाराष्ट्र आण प्रतिबंधक व जीव संरक्षक उपाययोजना अधिनियम 2006 मधील तरतुदीनुसार,
इमारतीचे मालक / भोगवटादार यांनी अधिनियम 2006 अन्वये अतिशयन यंत्रणा सुस्थितीत असल्याचे
'प्रपत्र-ब' अतिशयन दलास प्रतिक्रिया देण्यासाठी व जल मध्ये अतिशयन करावे.

सदरचे मालमत्ता कर देण्यासाठी बृहन्मुंबई महानगरपालिका अधिनियम 1888 मध्ये कलम 154 (1 ड)
चा अंतर्भाव होण्यासाठी कालावधीत येणे.



Prif

महेश पाटील
करनिर्धारक व संकलक

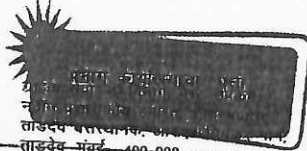




बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

बेस्ट भवन, पो.बा.नं. ११२, बेस्ट मार्ग, कुलाबा, मुंबई - ४००००१



नाव : SMT SUABEN H JAIN Mobile No : 99XXXX727 Email Id : XXXXXXXXXXXXess@hotmail.com	देयक महिना : Aug-2023	देयक दिनांक : 09/08/2023	तासदेव - मुंबई - 480-088. दुरध्वनी देयक क्र. 3026749 / 23026757 308840553059
1504, FLOOR-15, PLOT-1/255, A, PRATIKSHA TOWER, R S NIMKAR MARG, MUMBAI CENTRAL, MUMBAI-400008	पुस्तक पृष्ठ क्र. : 840553	ग्राहक क्र. : 840-553-059*3	
वीज पुरवठ्याचा पत्ता : 1504, FLOOR-15, PLOT-1/255, A, PRATIKSHA TOWER, R S NIMKAR MARG, MUMBAI CENTRAL, MUMBAI-400008	चक्र : 07	करार खाते क्र. : 1325460	
	पुरवठ्याचा प्रकार : 3P	देयकाचा कालावधी : 04/07/2023	
	संघारणा क्र. : 699800-X-X	दर प्रवर्ग : 02/08/2023	
	यंत्रणा क्र. : 0025128	ग्राहक प्रवर्ग : LTIB	
	मंजूर भार : 8.880	प्रभाग : RESIDENTIAL	
	अनामत रक्कम जमा : 3000.00		
	मागील देयकाची प्राप्त रक्कम 4380.00	मागील रक्कम प्राप्त दिनांक 10/07/2023	

5449.81	4283.86	01/09/2023	9730.00	9801
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*देय दिनांक फक्त प्राली महिन्याच्या देयकाच्या स्वमेवर ग्राह्य आहे. ** थकबाकी असल्यास व्याज आकारले जाईल. मार्गप्रकाश तक्रारीसाठी : 9097584815 / 7208836089

वीज खंडीत तक्रारीकरिता 23094242 / 23018169 8828871847	वीज देयक तक्रारी संबंधी 8657906865 / 8097585141 / 8097585150	वीज चोरी/अनाधिकृत वापर 22814996	फॉल्ट कटौत 22066661 / 22066611
---	--	------------------------------------	-----------------------------------

"IMPORTANT MESSAGE"

NEFT / RTGS Electricity Bill Payment (IDFC First Bank)

1) Name of Beneficiary : BEST Undertaking
2) Beneficiary Account Number : BEST(CXXXXXXXX)=9 digit Consumer No.)
3) Bank Name and Branch : IDFC First Bank Ltd, Chennai, R K Sarai.
4) IFSC Code : IDFB000101

Meter No : L204466

457	Jul-23
459	Jun-23
431	May-23
463	Apr-23
319	Mar-23
355	Feb-23
359	Jan-23
182	Dec-22
225	Nov-22
236	Oct-22
199	Sep-22

आपल्या विभागातील बिलदेयक भरणा

कामाचीपुत्र
पंचशिल इमारतीसमोर, मानाजी रायू मार्ग, मुंबई 400 008.
ताडदेव पाडे कंपाउंड, ताडदेव, कुलाबा मुंबई 400 004

नामा चौक
श्रींट रोड
गोल देउळ
ताडदेव बसस्थानक
छेतवाडी
वाळकेवर

पंचशिल इमारतीसमोर, मानाजी रायू मार्ग, मुंबई 400 008.
ताडदेव पाडे कंपाउंड, ताडदेव, कुलाबा मुंबई 400 004
जनपुत्र कंपाउंड, महानगरपालिका चिन्हासमोर, मानाजी रायू मार्ग, मुंबई 400 007.
सुपर सिनेमाजवळ, गोकुल अली मार्ग, मुंबई 400 004
संत मेना महाराज मार्ग, दुसरा कुमारावाडा, मुंबई 400 004
नवजीवन सोसायटीजवळ, आर.एस. निमकर मार्ग, मुंबई 400 004
अलंकार सिनेमाजवळ, सरदार बल्लभभाई पटेल मार्ग, मुंबई 400 004.
बेस्ट हाउस, वाळकेवर बस स्थानक, वाळकेवर.

NEFT / RTGS Additional Security Deposit Payment (IDFC First Bank)

1) Name of Beneficiary : BEST Undertaking
2) Beneficiary Account Number : BEST(CXXXXXXXX)=9 digit Consumer No.)
3) Bank Name and Branch : IDFC First Bank Ltd, Chennai, R K Sarai.
4) IFSC Code : IDFB000101

NEFT / RTGS Electricity Bill Payment (SB)

5 SEP 2023

BEST UNDER TAKING

REMAINDER सिस्टम वापर (RWH)

COUNTER NO. 15

Aug-23 538

180

CASH / CHEQUE / D.D.

Received Rs. 538

Sign. of Clerk

Scan this QR code for Payment through UPI Apps.

हे विजदेयक को-त्याही मालामत्तेची किंवा जागेची मालकी हक्क सिद्ध करण्यासाठी वापरण्यात येऊ नये.

कृपया फसव्या संदेशां पासून सावध रहा.
बेस्ट फक्त BEST SM वरूनच संदेश पाठवतो.

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

LIFE
Lifestyle for Environment

मिशन लाईफ :
पर्यावरणपूरक जीवनशैली

माझी वसुंधरा...
पर्यावरण संवर्धनाचे नवे पर्व...

पर्यावरण व वातावरणीय बदल विभाग

संकल्प ऊर्जा बचतीचा...
निश्चय स्वतंत्र्याचे अमृत महोत्सवाचा!




M/S. GAJANAN IMAGING PRINT SOLUTIONS

animagingsolutions@gmail.com

भारत सरकार
GOVERNMENT OF INDIA

Issued Date: 30/09/2021



Suaben Hastmal Jain
DOB: 02/03/1954
FEMALE
Mobile No: 9819814006

Issue Date: 17/09/2021

3943 0677 5544
VID : 9164 0074 7794 1093

माझे आधार, माझी ओळख

AADHAAR
भारतीय नॅशनल पहचान आधिकारण
UNION MINISTRY OF SOCIAL JUSTICE AND EMPLOYMENT ASSURANCE AUTHORITY OF INDIA

Address :
W/O Hastmal Jain, A-1503/1504, Pratiksha
Tower, R.S. Nimkar Marg, Opp Tardeo Bus
Depot, Grant Road, Mumbai, Mumbai,
Maharashtra - 400008

3943 0677 5544
VID : 9164 0074 7794 1093

1947

PO. Box No. 1947
New Delhi-110011

सुअबेन

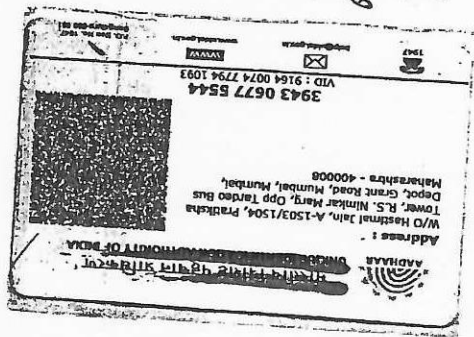


बबई - १	
६४०४	३५ / ४९
२०२३	

२०२३	
६८/३५/२९	१
१ - १	



१०११११



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARVIND KUMAR J JAIN

JASWANTRAI JAIN

08/02/1976

Permanent Account Number

AAAPJ6193M

Signature



01/02/2012

		१
६४०४	३६	४९
२०२३		

Arvind

इस कार्ड में जोने / पाने पर कृपया सूचित करें / लौटाएं
आयकर पैन सेवा इकाई, एन एस डी एल
कोरप्री गंजील, साफायर चेंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in





अरविंद जसवंतराज जैन
Arvind Jaswantraaj Jain
जन्म तारीख / DOB : 08/02/1976
पुल्लिंग / MALE

8598 3217 4670

अधार - सामान्य माणसाचा अधिकार

१	
१०४	३६
२०२३	



माहितीय विशिष्ट पहचान प्राधिकरण

पत्ता:
प्रतिष्ठा टॉवर्स, सी विंग, चौथे मजला,
रूम नं.404,, अर. एस. निम्कर
मार्ग,, बस डेपो समोर,, मुंबई, मुंबई
महाराष्ट्र, 400008

Address:
Pratiksha Towers, C Wing, 4th
Floor, Room No.404,, R. S.
Nimkar Marg,, Opp. Bus Depo.,
Mumbai, Mumbai, Maharashtra,
400008



1847
1800 300 1947



www.uidai.gov.in

P.O. Box No. 1947
Bangalore-560 091

बबई -- १		
६०५	३५	४९
२०२३		





भारत सरकार
GOVERNMENT OF INDIA



अजित प्रल्हाद घाडगे
Ajit Pralhad Ghadge
DOB: 26-01-1974
Gender: Male



2959 2405 1374

आधार - आम आदमी का अधिकार

A. Pralhad Ghadge



बवई - १		
६०७	८५	०९
२०२३		



भारत सरकार
Government of India



Issue Date: 27/09/2013



सुरेश माणिकचंद जैन
Suresh Manikchand Jain
जन्म तारीख/DOB: 01/06/1965
पुरुष/ MALE

S

2233 3361 0275

VID : 9160 0723 2709 6519

माझे आधार, माझी ओळख

318/6407

सुदवार 21 सप्टेंबर 2023 1:22 म.न.

दस्त गीषवारा भाग-1

बबई 1
दस्त क्रमांक: 6407/2023

दस्त क्रमांक: बबई 1/6407/2023

बाजार मुल्य: रु. 1,33,87,586/-

शीबदला: रु. 3,00,00,000/-

भरलेल मुद्रांक शुल्क: रु. 18,00,000/-

ड. नि. सह. ड. नि. बबई 1 यांचे कार्यालय

अ. क्र. 6407 बर दि. 21-09-2023

रोजी 1:20 म.न. वा. हजर केला.

पावती क्रमांक: 8662

पावती दिनांक: 21/09/2023

सादरकरणाऱ्याचे नाव: अरविंद कुमार जसवंतराज जैन --

नोंदणी फी

रु. 30000.00

दस्त होताळणी फी

रु. 820.00

पुढाची संख्या: 41

एकुण: 30820.00

दस्त हजर करणाऱ्याची सही:

(Signature)

(Signature)
दस्त गीषवारा भाग-1
बबई 1
मुद्रांक शुल्क

(Signature)
दस्त गीषवारा भाग-1
बबई-1

सह मुख्य निबंधक

मुंबई शहर क्र. 8

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

शिक्का क्र. 1 21 / 09 / 2023 01 : 20 : 34 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 21 / 09 / 2023 01 : 21 : 41 PM ची वेळ: (फी)



(Signature)
मुद्रांक शुल्क
शिक्का क्र. 2 21 / 09 / 2023 01 : 21 : 41 PM ची वेळ: (फी)



21/09/2023 1 25:32 PM

दस्त गोषवारा भाग-2

बवई 1

दस्त क्रमांक:6407/2023

89/89

दस्त क्रमांक :बवई1/6407/2023

दस्ताचा प्रकार :-ट्रान्सफर डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:सुआबेन हस्तीमल जैन -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट क्र. 1504 , 15 वा मजला, प्रतीक्षा टॉवर्स को-ऑपरेटिव्ह हाउसिंग सोसायटी लिमिटेड, प्रतीक्षा टॉवर, ए-विंग, आर.एस. निमकर मार्ग, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AATPJ5207H	लिहून देणार वय :-69 स्वाक्षरी:- <i>सुआबेन</i>		
2	नाव:अरविंद कुमार जसवंतराज जैन -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट क्र. 404, चौथा मजला, सी विंग, प्रतीक्षा टॉवर्स को-ऑपरेटिव्ह हाउसिंग सोसायटी लिमिटेड, प्रतीक्षा टॉवर, ए-विंग, आर.एस. निमकर मार्ग, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AAAPJ6193M	लिहून घेणार वय :-47 स्वाक्षरी:- <i>Arvind</i>		

वरील दस्तऐवज करून देणार तथाकथित ट्रान्सफर डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:21 / 09 / 2023 01 : 22 : 59 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:- सुरेश जैन - वय:53 पत्ता:बी एम सी बिल्डींग, बाप्ती रोड, मुंबई पिन कोड:400008	<i>Suresh</i>		
2	नाव:- अजित घाडगे - वय:53 पत्ता:विना चेम्बर्स, फोर्ट मुंबई पिन कोड:400001	<i>Ajit</i>		

प्रमाणित करणेत येते की या

दस्तामध्ये एकूण.....०७.....पाने आहेत.

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अन्वेय नोंदला. 21 SEP 2023

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(कुण्या भि. खताळ)

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