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इतर पावती

Original/Duplicate

Wednesday, 19 April 2023 7:11 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5612 दिनांक: 19/04/2023

गावाचे नाव:

दम्तपेवजाचा अनुक्रमांक: पवल4-0-2023

दम्तपेवजाचा प्रकार :

मादर करणाऱ्याचे नाव: अजय रा. मोंडे

वर्णन अर्ज क्र. 335/2023 दस्ताची प्रमाणीत प्रत दस्त क्र. 5436/2020 एकूण पाने 50

दासताचि परत

₹. 250.00

एकूण:

₹. 250.00

Joint Sub Registrar Pānvel 4

1); देयकाचा प्रकार: eChallan रक्कम: ₹.250/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000826402202324E दिनांक: 19/04/2023

र्वकेचे नाव व पत्ता:

सह दुय्यम निबंधक पानवेल ४

528 5436

बुधवार, 14 ऑक्टोबर 2020 12:24 म.सं.

दस्त गोश्वारा भाग-1

पंचल 4

9190

दस्त क्रमांक: 5436/2020

दस्त क्रमांक: पंचल 4 /5436/2020

वाजार मूल्य: रु. 2,23,95,000/- गोचदला: रु. 4,61,00,000/-

मसलये मद्रांक शुल्क: रु. 13,83,000/-

दु. नि. मद्र. दु. नि. पंचल 4 याचे कार्यालय

पावनी: 5894

पावनी दिनांक: 14/10/2020

अ. सं. 5436 थर दि. 14-10-2020

मादर करणाऱ्याचे नाव: मेधराज मिंग - -

रो. ती 12:19 म.सं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हानाळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकुण: 31000.00

दस्त हजर करणाऱ्याची मंत्री:

Joint Sub Registrar Panvel 4

Joint Sub Registrar Panvel 4

दस्ताचा प्रकार: अभिलेखांतरणापत्र

मद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही नगर क्षेत्राच्या हद्दीत किंवा उप-नगर (टोन) मध्ये मसूद न केलेल्या कोणत्याही नामरी क्षेत्रात

अिक्र. सं. 14 / 10 / 2020 12 : 19 : 59 PM ची वेळ: (मादरीकरण)

अिक्र. सं. 24 / 10 / 2020 12 : 21 : 41 PM ची वेळ: (फी)

प्रमाणित करण्यात येते की, या

दस्तामध्ये

50

पृष्ठे आहेत.

सह दुय्यम निबंधक पनवेल ४

दस्त ऐवजासोबत जोडलेले कागदपत्रे कुळमुखत्यार पत्र व्यक्ती इत्यादी वस्तुवट आढळून आल्यास याची संपूर्ण जबाबदारी निमादकाची राहिल.

लिहून देणार

लिहून देणार



मूल्यांकन पत्रक (बाहरी क्षेत्र - वाणीव)

Valuation ID	20200141273		11/06/2020 10:27 AM		
मूल्यांकन वर्ष	2020	राज्य	सर्वे नंबर - न भू क्रमांक		
मुख्य विभाग	तासुका पनवेल	कार्यालय	दुकाने	भौगोलिक	भौगोलिक स्थिति
उप मूल्य विभाग	19/21-सावरकर सिडको रोड 21	1021001	1205881	1021001	तो मीटर
क्षेत्राचे नाव	A Class Palika				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
मूली (जमीन)	निवासी सदनिका	कार्यालय	दुकाने	भौगोलिक	भौगोलिक स्थिति
159700	89700	1021001	1205881	1021001	तो मीटर
वाणीव क्षेत्राची माहिती					
वाणिज्य क्षेत्र (Built Up)	15973ची मीटर	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचा प्रकार	मूली
वाणिज्य क्षेत्राचे वर्गीकरण	1 आर सो सी	मिळकतीचे तप	0 100 2थर्य	मूल्यदर वाचकानुसार दर	89700
उद्देशाने स्वीकार	अदे	मजला	Sub floor Or Ground floor		
Sale Type - Free Sale					
Sale Result of Built up Property constructed after circular dt 02/01/2018					
भरण यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	वार्षिक मूल्यदर • घसा यानुसार टक्केवारी 10 मजला निहाय घट वाट				
	$159700 \times 100 = 15970000$ $Rs. 8970000$				
अ) मूली मिळकतीचे मूल्य	वरील घराचे मूल्य दर • मिळकतीचे क्षेत्र				
	89700×15973 $Rs. 17915781/-$				
Applicable Rules	3 18, 19				
एकत्रित अंतिम मूल्य	<p>मूली मिळकतीचे मूल्य तक्त्यानुसार मूल्य घटवाटून घेतले होते मूल्य तक्त्यानुसार मूल्य मूली वाचकी • वाचकानुसार मूल्य</p> <p>मूली मिळकतीचे मूल्य • मूल्य तक्त्यानुसार मूल्य घटवाटून घेतले होते मूल्य तक्त्यानुसार मूल्य मूली वाचकी • वाचकानुसार मूल्य</p> <p>A + B + C + D + E + F + G + H + I</p> $17915781 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ $Rs. 17915781/- + 25\% = 2,23,94,726/-$				

पत्रक - 8
 18/06/2020
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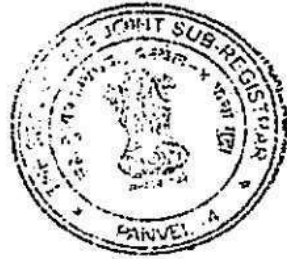
i.e 2,23,95,000/-



प व ल - ४
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1210202010345	Date 12/10/2020
Received from MEGHRAJ SINGH, Mobile number 9324744813, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Panvel 4 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 12/10/2020
Bank CIN 10004152020101208451	REF No. 2637567476
This is computer generated receipt, hence no signature is required.	

Prakash
Devi

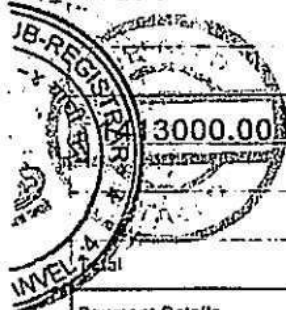


पक्षल - ४
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CHALLAN
MTR Form Number-6

GRN	AIH005454566202021E	BARCODE	II 6201 12 10 20 20 14 51 43	Date	12/10/2020-14:51:43	Form ID	25.1
Department	Inspector General Of Registration			Payer Details			
Stamp Duty	Registration Fee			TAX ID / TAN (If Any)			
Type of Payment	Registration Fee			PAN No.(If Applicable)	DDIPS2402H		
Office Name	PNLA PANVEL NO 4 SUB REGISTRAR			Full Name	MEGHRAJ SINGH		
Location	RAIGAD			Flat/Block No.	BUNGALOW PLOT NO 104 SECTOR 21		
Year	2020-2021 One Time			Promises/Building	KHARGHAR		
Account Head Details		Amount In Rs.		Road/Street	TAI PANVEL DIST. RAIGAD		
0030046401	Stamp Duty	1383000.00		Area/Locality	PANVEL		
0030063301	Registration Fee	3000.00		Town/City/District			
				Pin	4	1	0 2 1 0
				Remarks (If Any)	PAN2=AAI CS4860L-SecondPartyName=SHAH GROUP BUILDERS AND INF RARPOJ CTS ITD-CA-46100000		
				Amount In	Fourteen Lakh Thirteen Thousand Rupees Only		
				Words	14 13 000 00		



Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD No.				Bank CIN	Ref. No.	69103332020101214262	2635083104
Name of Bank				Bank Date	RBI Date	12/10/2020-14:52:44	Not Verified with RBI
Name of Branch				Bank-Branch	IDBI BANK		
				Scroll No.	Date	100	13/10/2020



Department ID: PANVEL 4
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चालान फेकळ दुरवण नितिशक कार्यालयत मोदणी करायच्या दर्तासाठी लागू आहे. मोदणी न करायच्या दर्तासाठी सादर चालान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-528-5436	0002479815202021	14/10/2020-12:24:44	IGR547	30000.00

GRN : MH005454566202021E Amount : 14,13,000.00

Bank : IDBI BANK

Date : 12/10/2020-14 51 43

2	(IS)-528-5436	(002479815202021	14/10/2020 12 24 44	IGR547	1383000 00
Total Debitment Amount					14,13,000 00

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पत्र - ४
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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1210202010345 Receipt Date 14/10/2020

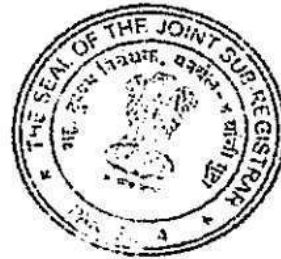
Received from MEGHRAJ SINGH, Mobile number 9324744813, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 5436 dated 14/10/2020 at the Sub Registrar office Joint S.R. Panvel 4 of the District Raigarh.



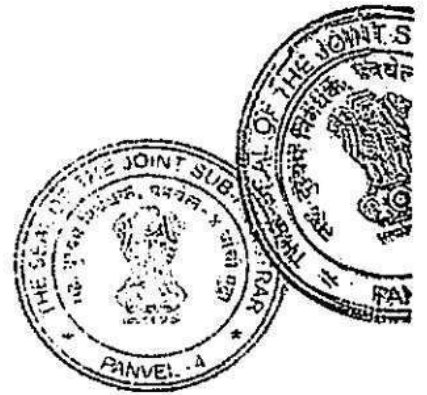
Payment Details

Bank Name IBKL	Payment Date 12/10/2020
Bank CIN 10004152020101208451	REF No. 2637567476
Deface No 1210202010345D	Deface Date 14/10/2020

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पत्र - ४
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DEED OF ASSIGNMENT

Plot No.104 and Semi Detached Bungalow

THIS DEED OF ASSIGNMENT made and entered into at Navi Mumbai, on this
14 day of October 2020.

**MIS. SHAH GROUP BUILDERS &
INFRAPROJECTS LIMITED**

N.A. Shah
Authorised Signatory

X *Shah*

✓ *Shah*

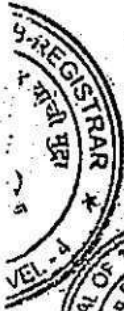
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BETWEEN

SHAH GROUP BUILDERS & INFRAPROJECTS LTD a company registered under the Companies Act 1956 through its Chairman **NALIN V.SHAH** & having its office address at 323-329, Arenja Corner, Sector-17, Vashi, Navi Mumbai-400 703 hereinafter referred to as "THE VENDOR/ ASSIGNOR" (Which expression shall where the context so admits, be deemed to & include its directors, executors, administrators, attorney and assigns of the ONE PART).

AND

1) **MEGHRAJ SINGH** Age _____ years & 2) **SEEMA SINGH** Age _____, both adults of Panvel, Navi Mumbai, Indian Inhabitant residing at A-403, Simran Residency, Sector-7, Kharghar, Maharashtra - 410210, hereinafter referred to as "THE PURCHASERS /ASSIGNEES" (Which expression shall where the context so admits, be deemed to include his/their heirs, executors, administrators and assigns of the OTHER PART)



THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., A company incorporated under the Companies Act, 1956 (I of 1956) hereinafter referred as 'THE CORPORATION') is the New Town Development Authority declare for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its Powers under Sub-Sections (I) and (3-A) of Section 113 of the Maharashtra Regional Town Planning Act 1966 (Maharashtra XXXVII of 1966).

2. **THE STATE** Government, in pursuant to Section 113-A of said Act has acquired lands and subsequently vested with Corporation for its development and disposal, and the Corporation, one of such piece or parcel

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of land described in the Schedule hereunder written, being leased to its intending leases.

3. By an Agreement to Lease dated 2nd June 2008 executed between Corporation and SHAH GROUP BUILDERS & INFRAPROJECTS LTD, (herein referred as THE ORIGINAL LICENSEES) (hereinafter referred to as 'THE SAID AGREEMENT TO LEASE') The Corporation has agreed to Lease Plot No. 104, admeasuring about 200 Sq.Mtrs, Situated at Sector 21, Kharghar, Navi Mumbai, Tal. Panvel & Dist. Raigad, (hereinafter referred to as the said "PLOT") subject to observance of the terms and conditions mentioned in the said Agreement to Lease. The said agreement to lease duly registered with sub-registrar office Panvel 3 on 2nd June 2008 vide document No. PVL3-05381-2008. The Corporation granted permission and/or license to the Assignor to enter upon the said Plot of Land for the purpose of erecting residential unit.
4. In pursuant to the said Agreement to Lease and approved plan, a semi detached bungalow consisting of ground plus three upper floors admeasuring area about 199.73 sq.mtrs as described in the Schedule hereunder written is constructed on the said plot (The said plot and the semi detached bungalow are hereinafter collectively referred to as "THE SAID DEMISED PREMISES").
5. The Assignor has submitted the plans for the construction of a Semi Detached Bungalow on the said Plot to the Town Planning Authority of CIDCO, and they have accorded their approval to the said plan and have issued Commencement Certificate vide Certificate No.CIDCO/BP/ATPO/1068 dated 17/06/2008.
6. The Town Planning Authority of CIDCO Ltd has issued Occupancy Certificate vide its Letter bearing No. CIDCO/ATPO (BP)/1356 dated 24th September 2010.



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X *Seena*

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7. By way of Lease Deed dated 8th September 2011 made between the Corporation on ONE PART & M/S. SHAH GROUP BUILDERS & INFRAPROJECTS LTD of OTHER PART registered and on 09/09/2011 under Document No. PVL3-09032-2011 and Receipt No. 9181 (hereinafter referred as "THE SAID LEASE DEED") the said Demised Premises was granted transferred and assigned by the corporation unto the use of the Lessee in a lease for a term of 60Years.

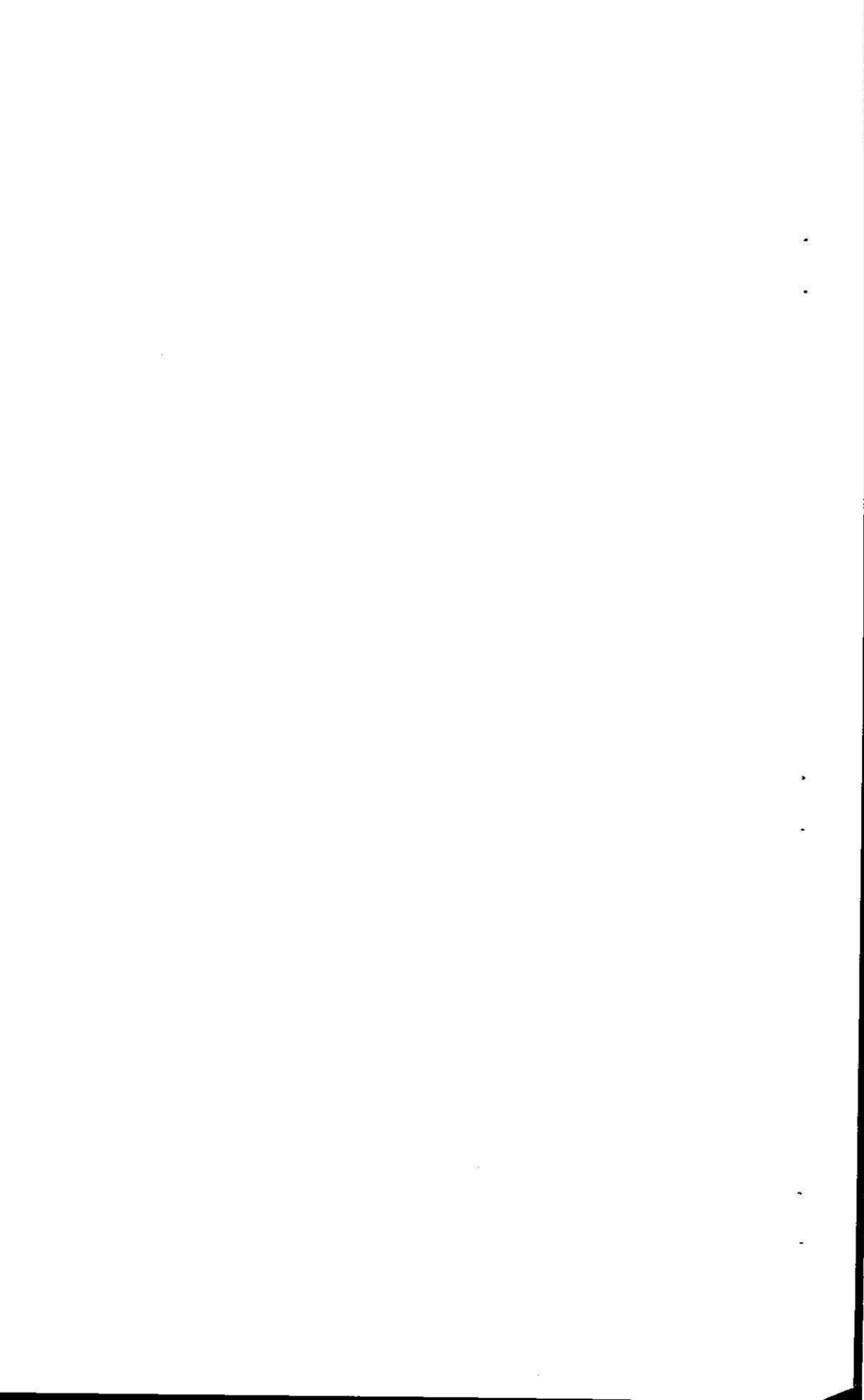
8. The Demised Premises is sold on an 'as is where is basis,' 'what is there is basis' to the Assignee. The Assignee has inspected the Demised Premises and shall not at any time hereafter raise any requisitions or defer completion with respect to any unauthorized additions, alterations or unauthorized structures on the said Demised Premises. The Assignee has inspected the Demised Premises and has accepted its physical condition.

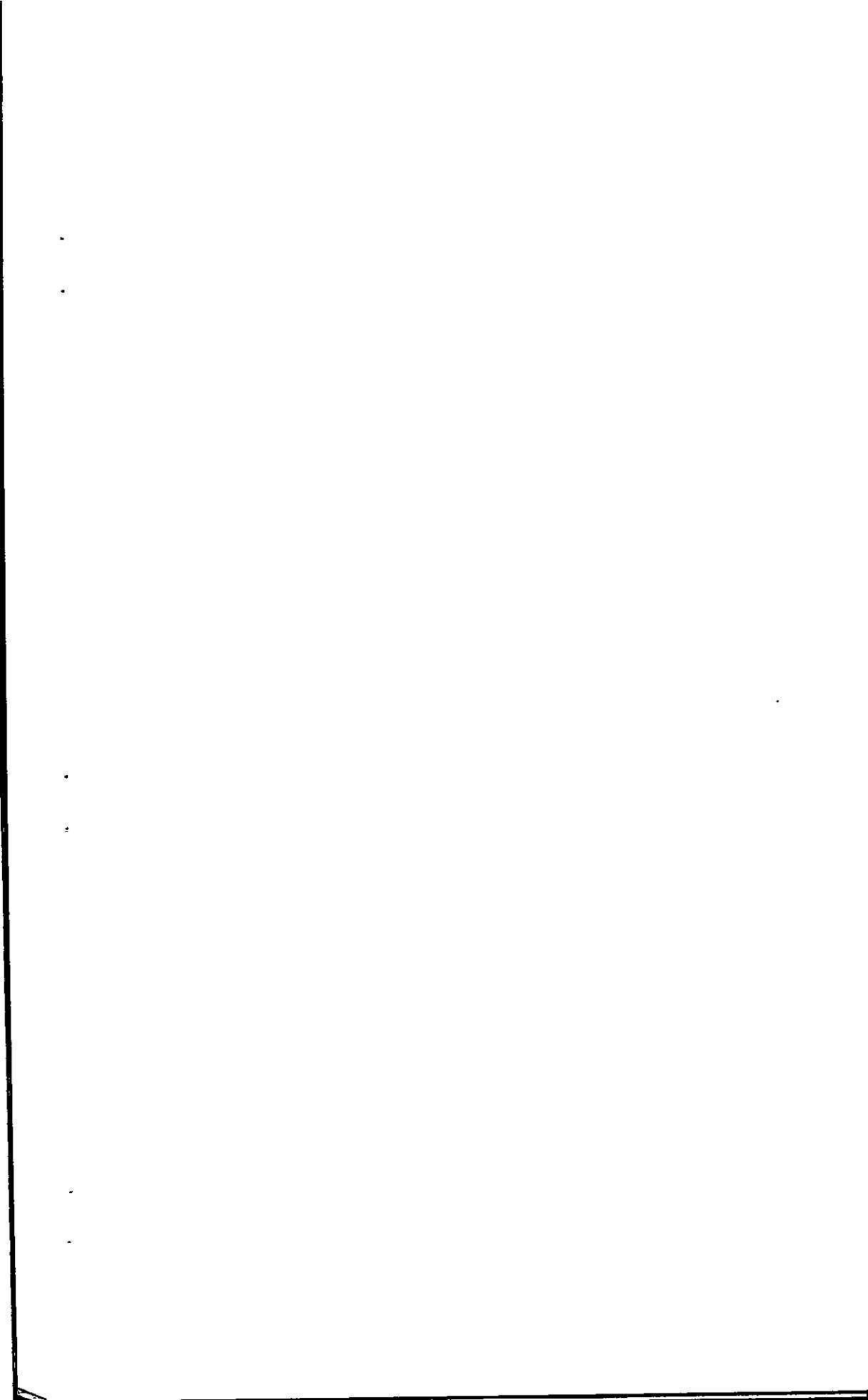
9. The Assignor have agreed to assign and transfer unto the Assignees and the Assignees have agreed to purchase and acquire from the Assignors, the Demised Premises for a lump sump consideration of Rs.4,61,00,000 (Rupees Four Crores Sixty One Lakhs Only)

10. THE VENDOR/ASSIGNOR have assured the Purchasers / Assignees that they have discharged full consideration and has paid all rents, taxes charges and other payments as are payable under the said lease and has performed all the terms and conditions and that the said lease is legal valid and subsisting Lease & all taxes, charges of Corporation, Municipal Corporation for whichever period shall now be discharged /paid by the Purchasers / Assignees.

11. THE VENDOR/ASSIGNOR have further assured the Purchasers / Assignees that they have full right, title and interest to grant, sell, assign, release, convey and assure unto the Purchasers /Assignees the said Demised Premises.

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13. THE PURCHASERS /ASSIGNEES has paid to the VENDOR/ ASSIGNOR the full and final amount of consideration as aforesaid on or before the execution of these presents and requested the VENDOR/ASSIGNOR to transfer and assign all their lease-hold rights, title and interest in respect of said demised premises which the VENDOR/ASSIGNOR has agreed to do so in the manner hereinafter appearing.
14. THE VENDOR/ASSIGNOR has handed over to the Purchasers / Assignees, peaceful possession of the demised premises and the Purchasers /Assignees admits of having received possession of the said demised premises.

NOW THIS DEED OF ASSIGNMENT WITNESSETH THAT

In consideration of sum of Rs.4,61,00,000/- (Rs. FOUR CRORE SIXTY ONE LAKH ONLY) being the full and final sale consideration of the said Demised Premises i.e. Semi detached bungalow thereon (more particularly described in the Schedule hereinafter written) paid by Purchasers /Assignees to the VENDOR/ASSIGNOR (the receipt whereof the VENDOR/ ASSIGNOR doth hereby admits and acknowledge) and of and from the said and every part thereof doth forever acquit, release, and discharge the Purchasers /Assignees and the VENDOR/ASSIGNOR doth hereby grant, sell, assign, release, transfer, convey and assure unto the Purchasers /Assignees, all the piece and parcels of leasehold land bearing Plot No.104, situated at Sector-21, Kharghar, Navi Mumbai and delineated the plan annexed hereto and thereon shown surrounded by red boundary line and more particularly described in the Schedule hereunder written and more particularly referred to as "the demised premises" under the Indenture of Agreement to Lease dated 2nd June 2008 & Lease Deed dated 09th September 2011 VENDOR/ ASSIGNOR do and doth hereby also grant, sell, transfer, convey, assure unto the said Purchasers /Assignees all their right, title and

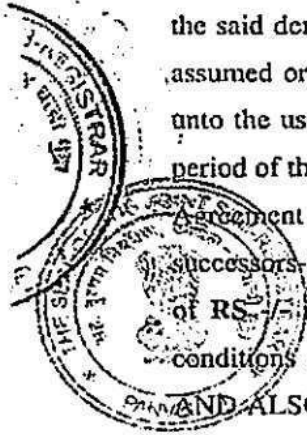


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interest in the said Plot admeasuring 200 sq. mtrs written for ever with all members and appurtenances unto ad to the use and benefit of the Assignees/Purchasers absolutely TOGETHER WITH all and singular courtyard areas walls ways, compound, path, passages, water courses, sewer, ditches, drains, trees, lights, liberties, easements profits privileges advantages rights and appurtenances whatsoever to the said building situated on the said Plot No.104 or in any way appertaining to or at any time hereinabove held, used, occupied, enjoyed or reputed or known as part thereof or be appurtenant thereto AND ALSO together with all deeds documents of title relating thereto which were in possession of the VENDOR/ ASSIGNOR and all the estate right, title, interest, use inheritance property possession benefits claim and demand deemed whatsoever of the VENDOR/ASSIGNOR into or upon the Demised Premises and the said building or any part thereof in law or in equity of the VENDOR/ASSIGNOR into and upon the said demised premises or part thereof TO HAVE AND TO HOLD the said demised premises hereby granted, sold, assigned, released, conveyed and assumed or intended to be with them and every of their rights and appurtenances unto the use and benefits or the Purchasers / Assignees for the residue unexpired period of the said term of 60 years created by the hereinbefore revised Indenture of Agreement to Lease & Lease Deed unto the Purchasers /Assignees their successors-in-title and assigns subject henceforth to the payment of the annual rent of RS. /- reserved by the performance and observance of the covenants and conditions of the part of the VENDOR/ ASSIGNOR contained in the said lease AND ALSO subject nevertheless to the payment by the Purchasers /Assignees of all rents, taxes, assignment rates and duties now chargeable upon the same or which may hereafter become payable in respect of the Government or Municipality or any other public or local authority and the VENDOR/ ASSIGNOR hereby for themselves, their successors-in-title and assign covenants with the Purchasers /Assignees that NOTWITHSTANDING any act, deed, matter, thing whatsoever by the VENDOR/ ASSIGNOR or any person or persons lawfully or equitably claiming any right or title from through under in trust for the VENDOR/ASSIGNOR had made done committed or knowingly suffered to the contrary, the VENDOR /ASSIGNOR now have in themselves in good right full



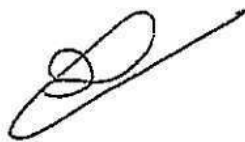
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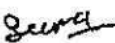
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power and absolute authority to grant assign release convey and assure the said structure and the said demised premises hereby granted, sold, assigned released, conveyed, assured or intended or expressed so to be unto and to the use of the Purchasers /Assignees as aforesaid and that the Purchasers / Assignees shall and may at all times hereafter peacefully and quietly enter upon occupy, possess and enjoy the said building and the said Plot of land and the Demised Premises and receive the rents, income, and profits thereof and of every part thereof to and for their own use and benefits without any suit eviction claim and demand whatsoever from or by the VENDOR/ASSIGNOR or any person or persons lawfully or equitably claiming or to claim by from under or trust for the VENDOR/ASSIGNOR or under any supervisor or independent title and that free and clear and clearly and freely and absolutely acquired discharged saved defended and kept harmless and indemnified or from and against all former and other estates title charges and encumbrances whatsoever made executed occasioned or suffered by the VENDOR/ ASSIGNOR or by any person/s lawfully or equitably claiming or to claim by from under or in independent title.

1. The VENDOR/ASSIGNOR hereby covenants with the Purchasers Assignees that save and except the mortgage from Centbank Financial Services Ltd, the Demised Premises is free from all encumbrances charge claim, and liens of whatsoever nature.
2. The Purchasers /Assignees doth hereby covenant with the VENDOR/ASSIGNOR and undertake that the Purchasers Assignees shall not sell assign, mortgage, underlet, or otherwise transfer wholly or partly the demised premises or their interest therein or part wholly or partly with the possession of the demised premises or permit any person to use wholly or partly the demised premises provided that nothing contained herein shall apply if the assignees shall perform to the satisfaction of the corporation the following conditions:-



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1. In the instrument by which the Purchasers /Assignees shall transfer the Demised Premises the Purchasers /Assignees shall impose upon the person to whom the Demised Premises are transferred to perform and to observe to the corporation all the conditions and covenants of the lease granted to them including this covenant.
2. A True Certified copy of the instrument of transfer executed between the Transferor and the Transferee is deposited with the Estate officer of the corporation within seven days from the date of its execution.

EXPLANATION I:

The declared premium means the premium calculated at such rate of rates as may be determined by the corporation from time to time.

EXPLANATION II:

Nothing contained herein shall apply to mortgage of the Demised Premises or any part thereof to the Central Government, a State Government, a Nationalised Bank, the Life Insurance Corporation of India, The Maharashtra State Financial Corporation, The Housing Development Finance Corporation Ltd., or any employer of the Assignees any other Financial Institution as may be approved by the Board of Directors of the Corporation from time to time.

3. The Assignees shall obtain any other permission, as may be required by any other statute or law being in force.
4. The Assignees shall furnish certified copy of the said Deed of Assignment within 7 days from the date of registration.
5. The Parties hereto agree and understood that, as per section 194IA of Income Tax Act. TDS on transaction of immovable property is to be deducted @ 1% where the consideration exceed Rs.50,00,000/-. As per the press release by the CBDT dated 13/05/2020, the TDS on has been reduced

प व ल - ४
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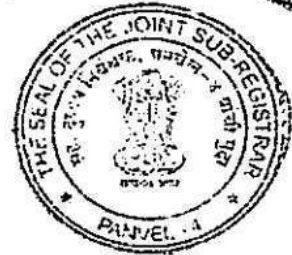
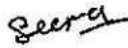
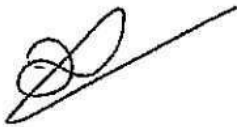
to 0.75 % for the period from 14/05/2020 to 31/03/2021. In view of compliance to above said provision, the ASSIGNEES shall DEDUCT the TDS @ 0.75% on total price consideration and deposit the same through from 26QB as prescribed by the Income Tax authority and furnish the TDS Certificate to the ASSIGNORS without committing any default in respect thereof. It is hereby clarified that the amount deducted as TDS shall be deemed as forming part of total price consideration of the said Demised Premises.

6. THE Vendor /Assignor hereby agrees and declare that save and except the mortgage from Centbank Financial Services Ltd, the said Demised Premises is free from all encumbrances and/or liabilities and that they are entitled to sell, assign & transfer the said Demised Premises to the Purchasers/ Assignees and that they have not done any act whereby they have prevented from transferring or selling the said Demised Premises. The Vendor / Assignor further agree that they have not created any liability against the same and for the said reason the Assignor agrees and undertakes to indemnify the purchasers.

SCHEDULE - I

ALL THAT Semi Detached Bungalow admcaasuring about 199.73 sq.mtrs together with Plot No.104, Situated at Sector-21, Kharghar, Navi Mumbai, Tal. Panvel & Dist. Raigad, and bounded as follows THAT IS TO SAY:

ON THE NORTH BY - 9 WIDE Road
ON THE SOUTH BY - Plot No.165
ON THE EAST BY - PLOT NO. 103
ON THE WEST BY - PLOT NO. 105.



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 ५४२६/२०२०
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IN WITNESS WHEREOF the parties hereto have hereunto set their hand and seal the day and year first hereinabove written :

SIGNED SEALED AND DELIVERED by)
 the withinnamed 'ASSIGNOR')
 M/s.SHAH GROUP BUILDERS)
 & INFRAPROJECTS LIMITED)

through its Chairman
 Nalin V. Shah

M/S. SHAH GROUP BUILDERS &
 INFRAPROJECTS LIMITED

Nalin V. Shah
 Authorized Signatory



in the presence of

1. *VIPUL TUSIAN*

2. *Sandeep R. Vedant*

SIGNED SEALED AND DELIVERED by)
 withinnamed 'ASSIGNEE/S')
 1. MEGHRAJ SINGH)

2. *SEEMA SINGH*

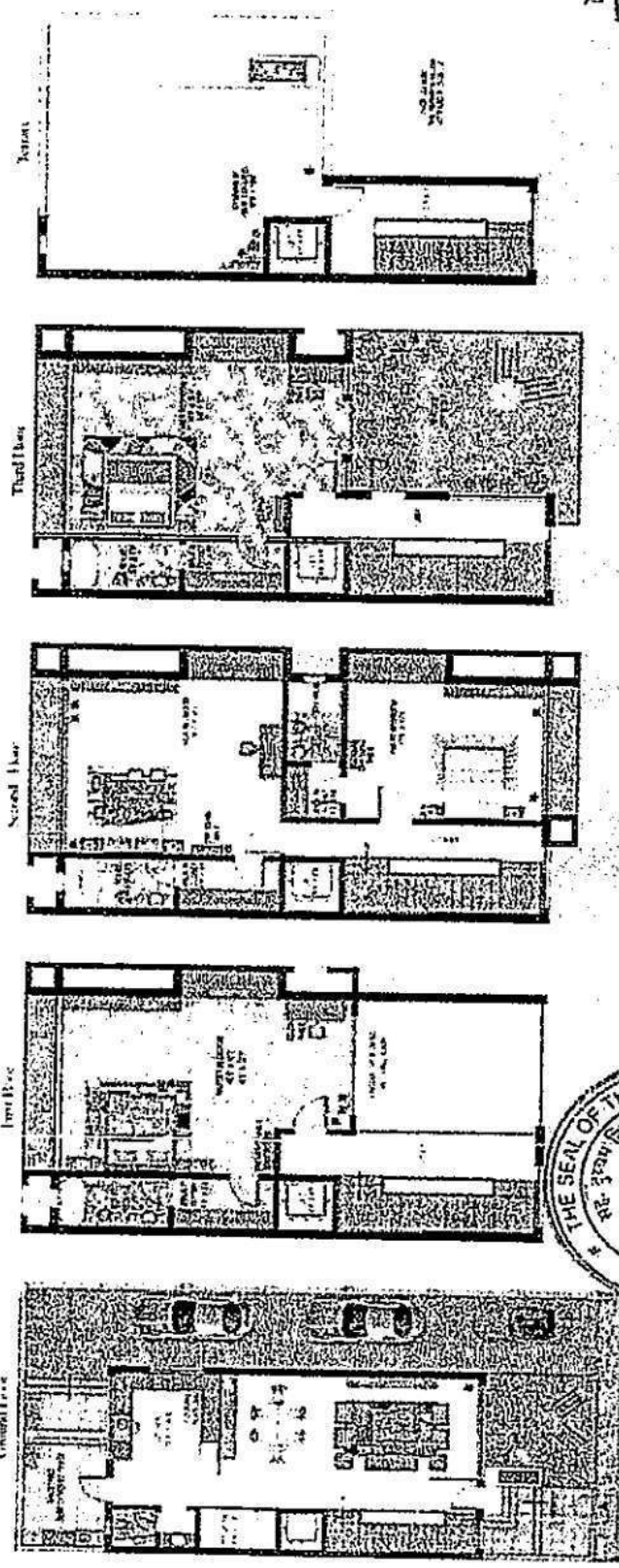
in the presence of

1. *VIPUL TUSIAN*

2. *Sandeep R. Vedant*



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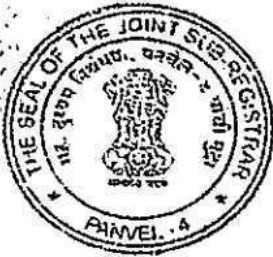
M/S. SHAH GROUP BUILDERS &
 INFRA PROJECTS LIMITED
 Authorised Signatory

Authorised Signatory



Shah

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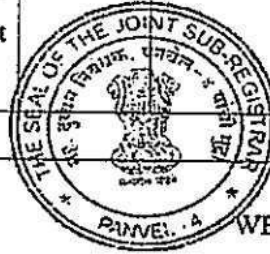


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 ५४६६/२०२०
 २५/१०

RECEIPT

RECEIVED a sum of Rs.4,61,00,000/- (Rs. FOUR CRORE SIXTY ONE LAKH ONLY) from the Purchasers/ Assignees MR. MEGHRAJ SINGH & MRS. SEEMA SINGH , towards the full and final mentioned hereinabove in respect of Semi Detached Bungalow standing on Plot No.104, together with the said Plot situated at Sector-21, Kharghar, Navi Mumbai, Tal.Panvel & Dist. Raigad. The details of payment mentioned hereinabove are given hereunder.

Sr. No.	Instrument No./ UTR No.	Mode of payment	Bank and Branch	Date	Amount
1.	BNTA00004970002	RTGS	-		16,27,125.00
2.	BNTA00004970100	RTGS	-		16,27,125.00
3.	074045	Banker's Cheque	ICICI Bank, Nariman Point	30/09/2020	4,25,00,000.00
4.	0.75 % TDS Deposit into Government Treasury	3,45,750.00
Total					4,61,00,000.00



WE SAY RECEIVED
 Rs.4,61,00,000/-
 FOR SHAH GROU BUILDERS & INFRAPROJECTS LTD

Nalin V. Shah

(NALIN V. SHAH)
 CHAIRMAN
 ASSIGNOR

Nalin V. Shah

WITNESSES :

- 1.
- 2.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,

Mumbai - 400 021.

PHONE : (Reception) +91-22-6650 0900 / 6650 0928

FAX : +91-22-2202 2509 / 6650 0933

CIDCO/ATPO(BP)/ **1356--**

Ref. No.

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५१६६२०२०
२९/१०

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,

Navi Mumbai - 400 614.

PHONE : +91-22-6791 8100

FAX : +91-22-6791 8166

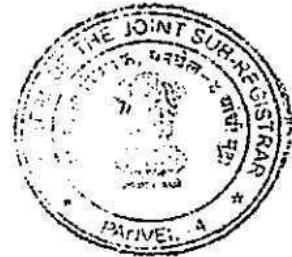
Date: **24 SEP 2010**

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Semidetached Bungalow Building [Res.BUA=199.73 Sq.mtrs. (No. of Res. Unit=01 no.)] on Plot No. 104, Sector-21 at Kharghar of Navi Mumbai completed under the supervision of M/s. The Firm has been inspected on 15/09/2010 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the commencement certificate dated 17/06/2008 and that the development is fit for the use for which it has been carried out.

(Signature)
(R. B. Patil)

Add. Town Planning Officer(BP)
(Navi Mumbai & Khotia)



75:5741

Tuesday, June 23, 2020

3:12 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6548 दिनांक: 23/06/2020

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२२/५०

गावाचे नाव: वाशी

दस्तऐवजाचा अनुक्रमांक: टनन3-5741-2020

दस्तऐवजाचा प्रकार: फुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मे. शाह युप रफे प्रो. प्रा. नलीन व्ही. शाह - -

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 400.00

पृष्ठांची संख्या: 20

एकूण:

₹. 500.00

आपणास मूळ दस्त, पंचनेल प्रिंट, सूची-२ अंदाजे

3:32 PM ह्या वेळेस मिळेल.

बाजार मूल्य: ₹. 0/-

मोबयला ₹. 1/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

Joint Sub Registrar Thane 3

डा. अ. अ. अ.

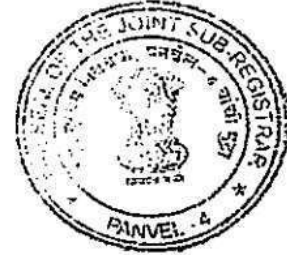
1) देयकाचा प्रकार: eChallan रकम: ₹. 100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001494962202021E दिनांक: 23/06/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: ₹. 400/-

Nahin v. Shah.

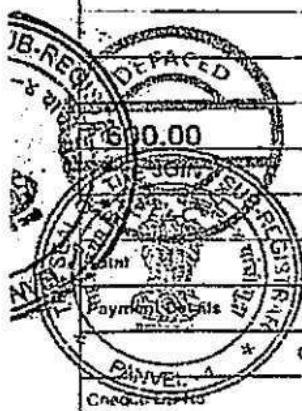


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CHALLAN
 MTR Form Number-0



GRN	MH001494962202021E	BARCODE	[Barcode]		Date	23/06/2020 11:14:43	Form ID	450
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	THN3 THANE NO 3 JOINT SUB REGISTRA			PAI No (If Applicable)				
Location	THANE			Full Name	MESSRS SHAM GROUP DEVELOPERS			
Year	2020-2021 One Time			Flat/Block No	Dmka No 321 to 349 Area Corner Plot 222			
Account Head Details		Amount In Rs.	Premises/Building	No. 17, 18, 19				
0030040401	Stamp Duty	500.00	Road/Street	No. 17, 18, 19				
0030061301	Registration Fee	100.00	Area/Locality	No. 17, 18, 19				
			Town/City/District	THANE				
			Remarks (If Any)	Stamp Paid Name SHAM PANCHAL				
			Amount In Words	500.00				
Payment Details			FOR USE IN RECEIVING BANK					
Cheque/DD Details			Bank CIN	Ref No	6010433020062311270	264172348		
			Bank Date	HB Date	23/06/2020 11:14:43	Not Verified with RB		
Name of Bank			Bank Branch	DBI BANK				
Name of Branch			Scroll No	Date	Not Verified with Scroll			



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Department ID: [ID] Mobile No: 9324742813
 (NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.)

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
01	(IS) 75.6741	0050651014202021	23/06/2020 15:12:38	IGR115	100.00

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पत्रक - ३
५०३६/२०२०
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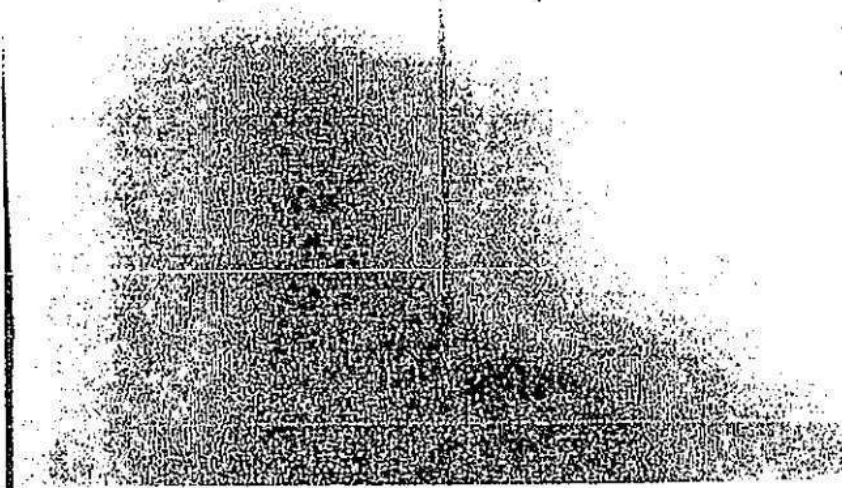


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GRN	MOVEMENT/REMARKS	Amount	Bank	Date	...
Total Disbursement Amount					



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Print Date 23-06-2020 03:12:37

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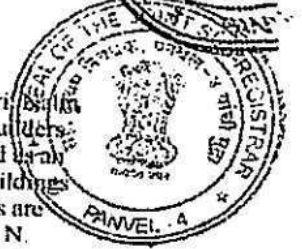
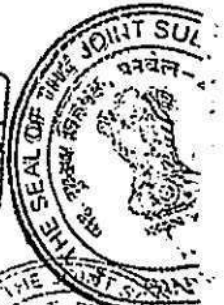
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दस्तावेज क्र. ५०६१/२०२०
५/२०



पत्र - ४
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पत्र - ३
 दस्त कः ५४७/२०२०
 ६/२०



SPECIAL POWER OF ATTORNEY

TO WHOMSOEVER THESE PRESENTS SHALL COME, I/We, Shri Nalin V. Shah, Proprietor of M/s Shah Group, Chairman of M/s Shah Group Builders Ltd. and Chairman of M/s Shah Group Builders and Infraprojects Ltd. and an individual owner member of flat/s and shop/s kept in my name in those buildings where the Co-operative Housing Society has been formed and certain units are unsold and we, 1) Shri. Nalin V. Shah, Managing Partner. 2) Mrs. Neelam N. Shah, 3) Mr. Nirav N. Shah, Partners of M/s Shah Builders and Developers having its office at 323-329, Arenja Corner, Plot No 71, Sector 17, Vashi, Navi Mumbai 400 705.

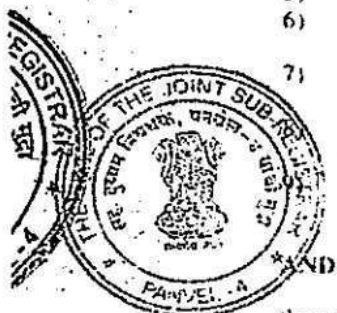
SEND GREETINGS:

Nalin V. Shah *Neelam N. Shah*
Nirav N. Shah
 Page 1 of 5

WHEREAS I/We, Shri Nalin V. Shah, Proprietor of M/s. Shah Group, Chairman of M/s. Shah Group Builders Ltd deriving power and authority to execute these presents under the substitution clause in the general power of attorney executed and registered on 11/09/2019 bearing registration number TNN8/12671/2019 and Chairman of M/s. Shah Group Builders and Infraprojects Ltd deriving power and authority to execute these presents under the substitution clause in the general power of attorney executed and registered on 11/09/2019 bearing registration number TNN8/12669/2019 and as an individual owner, member of flat/s and shops kept in my name in those buildings where the Co-op. Hsg. Society has been formed and certain units are unsold, we, 1) Shri. Nalin V. Shah, Managing Partner, 2) Mrs. Neelam N. Shah, 3) Mr. Nruv N. Shah, Partners of M/s. Shah Builder and Developers having its office at 323-329, Arena Corner, Plot No 71, Sector 17, Vashi, Navi Mumbai 400 705 and us builders and developers constructed and constructing, developed and developing buildings mainly under the aforesaid proprietorship/companies name and partnership concern/firm. The detailed list of the projects constructed under the Shah Group, proprietorship concern is as under

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488/2019
24/10/19

- 1) Sai Palace, Plot No 10.A, 11.A, Sector 19/A Area 292 33 sq mtrs Koparkhairane, Navi Mumbai
- 2) Sai Kripa, Plot No. 381, Sector 19, Koparkhairane, area 497 70 sq mtrs
- 3) Shah Nivas-I, Plot No. 349 Sector 31 Vashi, Navi Mumbai Area 136 15 sq mtrs
- 4) Shah Nivas- II, Plot No. 264, Sector 31 Vashi, Navi Mumbai area 193 20 sq mtrs
- 5) Matoshree Plot No. 387, sector 19 Koparkhairane, area 487 70 sq mtrs
- 6) Shah Complex I, Plot No. 6, Sector 13, Palm Beach Road, Vashi, Sanpada, Navi Mumbai area 1998 67 sq mtrs
- 7) Shah Complex II, Plot No 3, Sector 13 Palm Beach Road, Vashi, Sanpada, Navi Mumbai area 2000 sq mtrs
- Shah Complex - IV, Plot No 10, Sector 13 Palm Beach Road, Vashi, Sanpada, area 1550 sq mtrs
- Shah Heritage Plot No 9, Sector 42/A, Sanpada, Navi Mumbai area 2250 sq mtrs



Area 1998.67
2250
VNS

the partnership firm under M/s. Shah Builders and Developers are as under

- 1) Shah Arcade, Plot No. 4 & 5, Sector 6, Kharghar, Area 7225 05 sq mtrs.
- 2) Shah Corner, Plot No. 8A, Sector 6, Kharghar, area 1428 37 sq mtrs.
- 3) Shah Complex-III, Plot No. 2, Sector 13, Palm Beach Road, Sanpada, Vashi, Area 2250 sq mtrs.

AND

the projects under M/s. Shah Group Builders and Infraprojects Ltd area as under.

- 1) Shah Heights, Plot No. 22, Sector 7, Kharghar, Area 6887 42 sq mtrs.
- 2) Shah Alpine, Plot No. 06, Sector 06, Kharghar, Navi Mumbai
- 3) Orchid Villa/Semi-Detached Bungalows (some Plots) at sector No. 8, 20 and 21, All situated at Kharghar, Tal. Panvel, Dist. Raigad, Navi Mumbai
- 4) Shah Royale, Plot No. 9 & 12, Sector 2, Kharghar, Navi Mumbai

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 ३०/५०

- 5) Shah Prima, Plot No 13, Sector 2, Kharghar, Navi Mumbai
- 6) Shah Signature, Plot No. 7, Sector 17, Vashi, Navi Mumbai

AND

Shah Group Builders Limited

- 7) Shah Kingdom, Plot No 23/24, and 25/26 situated at Sector 20, Kharghar, Navi Mumbai
- 8) Orchid Villa/Semi-Detached Bungalows (some Plots) at sector No 8, 20 and 21, All situated at Kharghar, Tal Panvel, Dist Raigad, Navi Mumbai

AND OTHER PROPERTIES.

- 9) Office No 323, 324, 325, 326, 327, 328 and 329, Arenja Corner Commercial Premises CHS Ltd, Sector 17, Plot No. 71, Vashi, Navi Mumbai.

The aforesaid all the buildings and plots are for Residential/Commercial purpose (herein after referred to as the said Building/Bungalow/Plots) The said M/s Shah Group and M/s. Shah Builders and Developers shall hereinafter be referred to as the said "Proprietary-Partnership Concern/Firm."

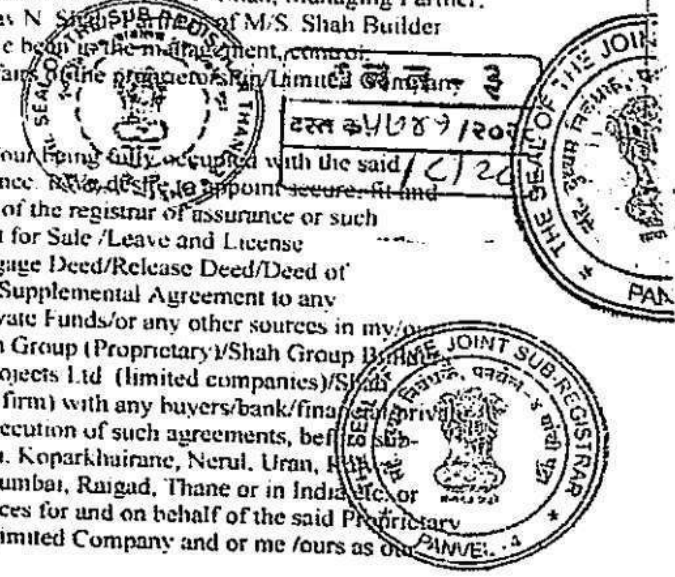
AND WHEREAS I/We, Shri Nalin V. Shah Proprietor of M/s Shah Group, Chairman of M/s Shah Group Builders Ltd and Chairman of M/S Shah Group Builders and Infraprojects Ltd and as an individual owner member of flat/s and shop/s kept in my name in those buildings where the Co-op Hsg Society has been formed and certain units are unsold, we: 1) Shri Nalin V. Shah, Managing Partner, 2) Mrs Neelam N. Shah, 3) Mr Nirav N. Shah, Partners of M/S. Shah Builder and Developers and as such I/We have been in the management, control and administration of the business and affairs of the Proprietary/Partnership Concern/Firm and Partnership Firm "

AND WHEREAS on account of my/our being fully occupied with the said business and for the sake of convenience, I/We, desire to appoint secure, fit and proper persons to be attend the office of the registrar of assurance or such authorities and present the Agreement for Sale /Leave and License Agreements/Cancellation Deed/Mortgage Deed/Release Deed/Deed of Reconveyance/Deed of Rectification/Supplemental Agreement to any buyers/Bank/Financial Institution/Private Funds/or any other sources in my/our individual name/s or by the said Shah Group (Proprietary)/Shah Group Builders Ltd./Shah Group Builders and Infraprojects Ltd (limited companies)/Shah Group Builders and Developers (partnership firm) with any buyers/bank/financial institution/private fund/any other source and to admit execution of such agreements, before the registrar, Panvel, CBD Belapur, Vashi, Koparkhairane, Nerul, Uran, Khandeshwar, Thane, anywhere in Mumbai, Navi Mumbai, Raigad, Thane or in India etc. or competent authorities/registration offices for and on behalf of the said Proprietary Concern, Partnership Concern/Firm/Limited Company and or me /ours as owners of the projects mentioned herein before etc

NOW THEREFORE KNOW YE ALL MEN AND THESE PRESENT WITNESSETH THAT WE THE EXECUTANT, above named, do hereby

Page 3 of 5

(Handwritten signatures and initials)



पत्र - ४
 ५४२६२०२०
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admit, nominate, constitute & appoint (1) Bansi N. Shah, 35 years or (2) Mahendra N. Pawhare, 34 years or (3) Darshan R Koli, 36 years or (4) Mohan Bommera, 53 years or (5) Fancy Almond, 51 years, having their office of at 323-329, Arenja Corner, Sector 17, Vashi, Navi Mumbai, Jointly And Severally, to be my/our lawful legal Attorneys holding for me/us and/or on behalf of our firm/company or done in our name and on our behalf at the office of the Registrar of Assurances, Panvel, CBD Belapur, Vashi, Koparkhairane, Nerul, Uran, Kalwa Thane, anywhere in Mumbai, Navi Mumbai, Raigad, Thane or in India etc as applicable or any such authority having the powers and authority to register documents and especially the Agreement for Sale/Power of attorney/Leave and License Agreement/ Cancellation Deed/Mortgage Deed/Release Deed/ Deed of Reconveyance/Deed of Rectification/Supplemental Agreement executed by me/us as Proprietorship/Partnership/Company with the buyers/Banks/Financial Institution/ Private Fund or any other source in my/our properties, and to admit execution thereof and to take necessary action for the purpose of such registration.

This Power of Attorney shall remain valid until 31st March 2021 and it shall stand withdrawn and cancelled automatically on expiry of the said date. We shall revoke/cancel the said special power of attorney at any time within the prescribed period as above mentioned, if necessary.



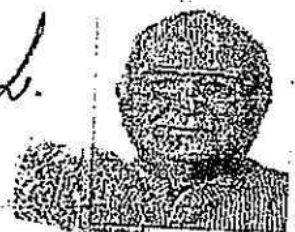
3
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AND I/we hereby agree that all acts, deeds and things lawfully done by the said Attorneys shall be construed as acts, deeds and things done by me/us and I/we undertake to ratify and confirm all and whatsoever that my/our said Attorneys shall lawfully do or cause to be done for me/us by virtue of power given by these presents. Therefore, it is executed at Vashi, Navi Mumbai on 23rd day of June 2020.



SIGNED, SEALED AND DELIVERED by:
 Within named EXECUTANTS

1) Mr. Nalin V. Shah *Nalin V. Shah*
 For
 M/s. Shah Group,
 M/s. Shah Group Builders Ltd.,
 M/s. Shah Builders & Developers,
 M/s. Shah Group Builders & Infraprojects Ltd.



2) Mrs. Neelam N. Shah *Neelam N. Shah*
 For
 M/s. Shah Builders & Developers
 M/s. Shah Group Builders Ltd.,
 M/s. Shah Group Builders & Infraprojects Ltd.



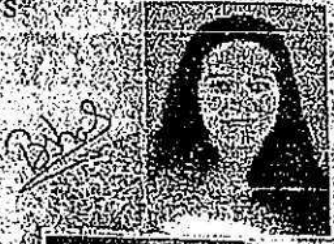
3) Mr. Nirav N. Shah *Nirav N. Shah*
 For
 M/s. Shah Builders & Developers
 M/s. Shah Group Builders Ltd.,
 M/s. Shah Group Builders & Infraprojects Ltd.



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SPECIMEN SIGNATURE OF THE ATTORNEYS

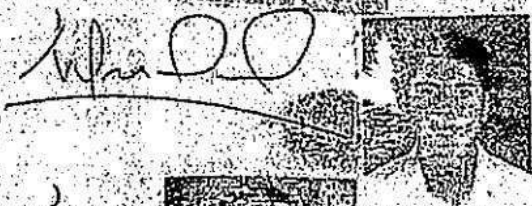
1) Mrs. Bansi N. Shali



2) Mahendra N. Tawhare



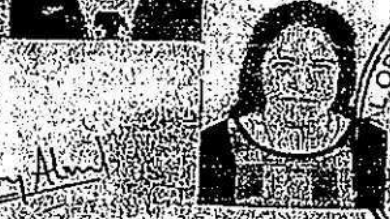
3) Mr. Darshan R Koli



4) Mr. Mohan Bommera



5) Mrs. Fancy Almond

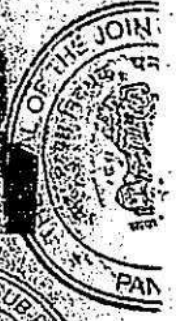


In the presence of witnesses:

1) Sankar P. Jadhav



2) Kisan B. Lode



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२२/५०

पत्र - ४
१६२६/२०२०
३३४५०

CS 103

Maharashtra State Electricity Distribution Co. Ltd.

BILL OF SUPPLY FOR THE MONTH OF Mar-2020

MAHAVITARAN
CIN : U0100MH2003SGC153546
WASHI CIRCLE - 555 WASHI DIVISION - 404 WASHI DIST. - 127 BU 4127

GSTIN : STAMECA12935K1ZB Website: www.mahadiscom.in GSTIN CODE: 27160000
BU No. 0000011027072

Consumer No. E000466
Consumer Name JMS SUB REGISTRARS & INFRAPROJECTS
Address : ट न व - ३
वस्तु क्र. 11/19/20
99 70
Village WASHI In Code: 400705
E-mail: Activity
Mobile No. 920000063 Meter No.: 055-MSE31652 Seasonal N
Contracted Load (KW): 48.00 KW Connected Load (KW) 48.00 KW Urban/Rural Flag : Express Feeder Flag : N
Contract Demand (KVA): 60.00 50% of Con. Demand (KVA) 30.00 Feeder Voltage (KV) 11
Tariff: 70 LT-II B DTC: 4127403 GIS Dist/Toke: PC-MT-RCA/TE-SEQ 00-00-4001-0188

Date of Connection: 07/05/2005 Category: Commercial GSTIN:
Supply at: LT Elec. Duty: 06 PART B PAN:
Prev. Highest (Mth): Prev. Highest Billed Demand (KVA):
Security Deposit Held Rs.: 97000.00 Addl. S.D. Demanded Rs.: 0.00
Bank Guarantee Rs.: S D Arrears Rs.: 0.00

Billing Month	Units	Billed Demand (KVA)	Billed Amount
Feb-2020	1300	24	50448.70
Jan-2020	1138	24	28070.11
Dec-2019	1769	24	37417.02
Nov-2019	1718	24	35568.45
Oct-2019	1305	24	30851.34
Sep-2019	1632	24	32910.13
Aug-2019	1424	24	30999.73
Jul-2019	1824	24	35511.42
Jun-2019	1777	24	36674.35
May-2019	1777	24	37056.83
Apr-2019	1777	24	37283.42
Mar-2019	1777	24	24912.94

CUSTOMER CARE Toll Free No.
1800-200-253-333
1800-102-3434
Rule & Procedure for Consumer Grievance Redressal is available at www.mahadiscom.in/consumer-portal-CGRP
Register for Printed bill, register for E-bill and avail Rs.50 per bill as a "Go-green" discount.
For registration visit at www.mahadiscom.in/consumer-portal-CGRP

Available Harmonic Distortion with limits as prescribed in IEEE STANDARD 519-1992
Available power factor incentive up to 10% for maintaining power factor above 95% to 100%
Available load factor incentive up to 15% by maintaining constant load profile.
Available prompt payment discount by paying bills within prompt payment date.

SUB-REGISTRARS
WASHI CIRCLE
EL-4

Important Messages:
Consumers need not visit any of our offices for bank, CDR/Debit cards at https://www.mahadiscom.in/web/ves after registration.
Submit mobile verification code to Circle Office for receiving prompt alerts through EMS.
Submit copies of PAN & GSTIN to circle office with copies of PAN & GSTIN for verification.
Circular is compulsory for HT Consumers, please contact hconsumers@mahadiscom.in for any clarification/query or grievance.
This Electricity Bill should not be used for the address proof and as a proof of property ownership.
For any payment to MSEDCL ENSURE & INSIST for computerized receipt with unique system generated receipt number. Do not accept hand written receipt. Pay online to avoid any inconvenience.

आता नवीन *Ease of doing business*
औद्योगिक वीज जोडणी
अधिक सुलभतेने
नवीन वीज जोडणीसाठी
गरज केवळ दोनच दस्तावेजांची
माहिती देऊन / वाहिनाचीच पुरवण
सिद्धी उपलब्ध करवून देणारे
नवीन वीज जोडणी (SOP) मध्ये / निदेशा नुसार

महा वितरण
www.mahadiscom.in

4826/2020
28/50

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SHAH BUILDERS & DEVELOPERS

01/11/2001
Permanent Account Number

AAATF50744C

Handwritten signature
Shah

शु - फ र
2021

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SHAH GROUP BUILDERS LIMITED

27/06/2005
Permanent Account Number

AAJCS8586M



टबल - 3
दस्त का 08/2020
92/20



पल्ल - ४
 ५४३६२०२०
 ३५/५०



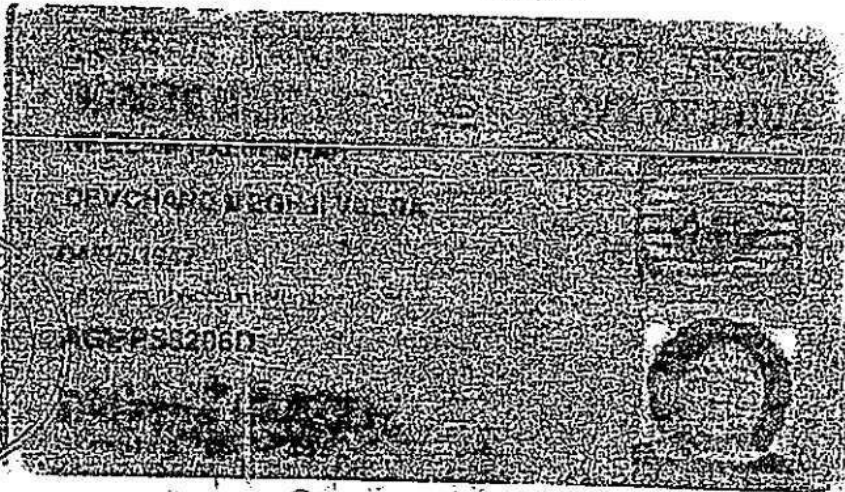
Nash V. Shan

भारत सरकार
 GOVERNMENT OF INDIA
 नवीन वीरजी शाह
 Nash Viji Shan
 जन्म ०५/०८/१९६२
 पुरुष Male

भारतीय विधिपुस्तक प्रधिकरण
 GOVERNMENT LAW LIBRARY OF INDIA
 पत्ता
 S/O नवीन वीरजी शाह का
 S/O Viji Shan, B-507/508
 Ganganagar ChS Abhyudaya Baro
 Road, Sector-17 Vashi, Navi
 Mumbai, Thane
 Maharashtra 400705
 ३०/५/२०२०
 आधार - सामान्य माणसाचा अधिकार
 Aadhaar - Aam Aadmi Ka Adhikar

7802 5053 3333

आधार - सामान्य माणसाचा अधिकार



Nash V. Shan

भारत सरकार
 GOVERNMENT OF INDIA
 नवीन नान शाह
 Nash Nani Shan
 जन्म ०५/०८/१९६२
 महिला Female

भारतीय विधिपुस्तक प्रधिकरण
 GOVERNMENT LAW LIBRARY OF INDIA
 पत्ता
 W/O नवीन वीरजी शाह का
 W/O Nash Viji Shan, B
 507/508, Ganganagar ChS
 Sector 17, Abhyudaya Baro
 Road Vashi, Navi Mumbai,
 Thane
 Maharashtra 400705

2862 4305 8574

आधार - सामान्य माणसाचा अधिकार

Aadhaar - Aam Aadmi ka Adhikar

पथल - ४
 २०२०
 २६/१०

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 NITRAV HALAL SHAH
 21/08/1984
 Permanent Account Number
 AXMPS8000F

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

पिता नवीन शह
 Nitav Nalin Shah
 जन्म २६/०८/१९८०
 पुरुष Male

6531 6371 4211

आधार - सामान्य माणसाचा अधिकार
 Aadhaar - Aam Aadmi ka Adhikar

पता
 W/O नवीन शह श. ८
 ५०७५२८, गंगानगरी रोड
 एम. रोडवर च. भिव
 मंगळूर हॅम रोड जवळ माले
 मुंबई शहर
 महाराष्ट्र ४००७०५

Address
 S/O Nalin Vry Shah B
 507528 Ganganagari CHS
 Sector 17 Vashi Navi Mumbai
 Thane
 Maharashtra 400705

२६/१०/२०२०

Seal of the Sub-Registrar, Thane

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 BANSI PANKAJ SHAH
 PANKAJ HIRALAL SHAH
 21/08/1984
 Permanent Account Number
 AXMPS7242K

Signature

Seal of the Sub-Registrar, Thane

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

बंसी नवीन शह
 Bansil Nalin Shah
 जन्म २६/०८/१९८४
 महिला Female

8219 8498 2600

आधार - सामान्य माणसाचा अधिकार
 Aadhaar - Aam Aadmi ka Adhikar

पता
 W/O नवीन शह श. ८
 ५०७५२८, गंगानगरी रोड
 एम. रोडवर च. भिव
 मंगळूर हॅम रोड जवळ माले
 मुंबई शहर
 महाराष्ट्र ४००७०५

Address
 W/O Nalin Nalin Shah B
 507528 Ganganagari CHS
 Sector 17 Near Abhodaya
 Bank Road Vashi Navi Mumbai
 Thane
 Maharashtra 400705

विभाग
MONITORING DEPARTMENT
MAHENDRA NAVARATH TAVTARE
KAVANATH KARAN TAVTARE
03/08/1985

भारत सरकार
GOVT. OF INDIA

आधार - सामान्य अधिकार

जन्म वर्ष / Year of Birth: 03-08-1985
पुरुष / Male

9695 6600 9388

आधार - आम आदमी का अधिकार

पत्र
1188E
31/7/20

विभाग
MONITORING DEPARTMENT
MAHENDRA NAVARATH TAVTARE
KAVANATH KARAN TAVTARE
03/08/1985

भारत सरकार
GOVT. OF INDIA

आधार - सामान्य अधिकार

जन्म वर्ष / Year of Birth: 03/08/1985
पुरुष / Male

3281 8826 6492

आधार - सामान्य माणसाचा अधिकार

SUB-REGISTRAR
श्री. रमण प्रसाद
पारवे, 4

विभाग
MONITORING DEPARTMENT
MAHENDRA NAVARATH TAVTARE
KAVANATH KARAN TAVTARE
03/08/1985

भारत सरकार
GOVT. OF INDIA

आधार - सामान्य अधिकार

जन्म वर्ष / Year of Birth: 1983
पुरुष / Male

7363 6457 2319

आधार - सामान्य माणसाचा अधिकार

THE SEAL OF THE REGISTRAR
श्री. रमण प्रसाद
पारवे, 4

विभाग
MONITORING DEPARTMENT
MAHENDRA NAVARATH TAVTARE
KAVANATH KARAN TAVTARE
03/08/1985

भारत सरकार
GOVT. OF INDIA

आधार - सामान्य अधिकार

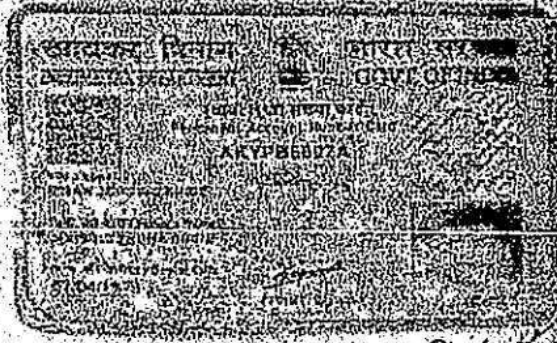
जन्म वर्ष / Year of Birth: 1983
पुरुष / Male

3108 8626 1147

आधार - सामान्य माणसाचा अधिकार

7/11/20

प न म - ४
५४२ ए/२०२०
३०/५/२०



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त न न - ३
दस्ता न ५४२/२०२०
३०/५/२०



पत्र ल - ४
५४२६/२०२०
३९/५०



६ - ११५
०९०९१



टन न - ३
दस्त क. ५०९/२०२०
५०१२०

Summary 1 (GoshwamiBhag-1)

पत्र - ४
४४४६/२०२०
४/५८

75 5741
संगणनांक 23 जून 2020 3:26 म.नं.

दस्तावेज संख्या-1

दस्तावेज संख्या 9540
दस्तावेज संख्या: 5741/2020

दस्तावेज संख्या: दस्तावेज 3 /5741/2020

वास्तव मूल्य: ₹. 00/- मौजदस्ता: ₹. 01/-

भरनेमें मुद्राग शुल्क: ₹. 500/-

पु. नि. म.ह. इ. नि. दस्तावेज 3 गाने पार्यायण
अ. प्र. 5741 म. दि. 23-06-2020
गंभी 3:12 म.नं. वा. हजर केला.

गाफती: 6548 गाफती दिनांक: 23/06/2020
मादकपत्रागाने नाए: मं. भाह युप वरें प्रो. शा. तनीय वही.
आह - -
गोंदणी फी ₹. 100.00
दस्तावेज हानावळणी फी ₹. 400.00
पूराणी गणना: 20

Nahar v. S. D. S.

दस्तावेज हजर नसल्याची गही:

एकूण: 500.00

Joint Sub Registrar Thane 3

Joint Sub Registrar Thane 3

दस्तावेजा प्रकार: पुनर्मुद्राव्यापण

मुद्रांक शुल्क: 8 वेव्हा को प्रतिपत्रार्थ देण्यात आलेला अगून @ त्यामुळे कोणतीही म्हापर मातमता विकण्याचा वाविराज
मिळत असेल वेव्हा

मिळत क्र. 1 23 / 06 / 2020 03 : 12 : 02 PM ची वेळ: (मादकीकरण)

मिळत क्र. 2 23 / 06 / 2020 03 : 12 : 28 PM ची वेळ: (फी)

प्रतज्ञा पत्र.

दस्तावेजा नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत
नियमांनुसार नोंदणीत दाखल केला आहे. दस्तावेजातील संपूर्ण
मजदुर निव्यादळ धळती, साक्षीदार व सोपत नोंदलेले काळपत्र
दस्तावेजी खपता कायदेशीर बाबी साठी दाखल निव्यादळ धळती
संपूर्णपणे अबाधित आहेत. तसेच खर हस्तांतरण दस्तावेजांमुळे
दस्तावेजात कोणत्याही सोप्या कोनताही कायदा / नियम / धरिपत्रक
गंभी उत्पन्न होत नाही.



Nahar v. S. D. S.
दिपुन रंगार वही
Veelam N. S. D.
दिपुन रंगार वही
Bishal

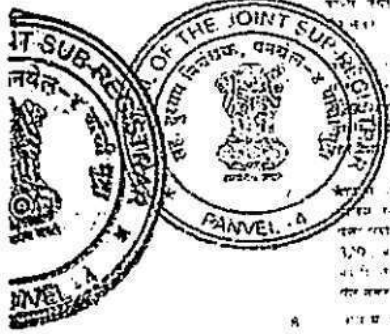
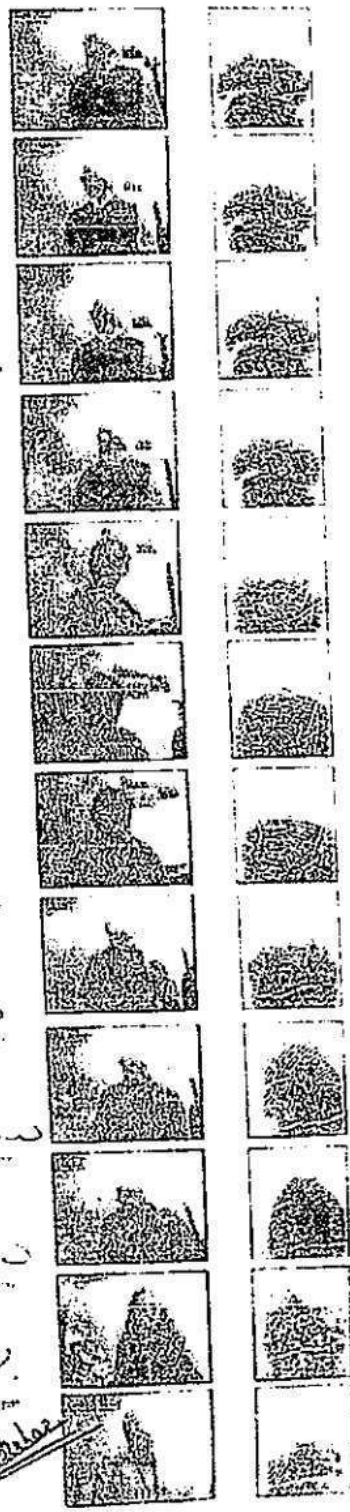


प व ल - ६
 १४३६२०२०
 ४९/५०

14-03-2020 1:20:42 PM

14-03-2020 1:20:42 PM

1. **Nahar v. Shal**
 2. **Nahar v. Shal**
 3. **Nahar v. Shal**
 4. **Nahar v. Shal**
 5. **Neelam N. Shal**
 6. **Neelam N. Shal**
 7. **Neelam N. Shal**
 8. **Neelam N. Shal**
 9. **Neelam N. Shal**
 10. **Neelam N. Shal**



13. मातः देव प्रसाद बालकृष्ण
 पत्नी: सवित्री देवी, नमोपासना नगर, पोस्टम नं. 3234
 14. मातः देव प्रसाद बालकृष्ण
 पत्नी: सवित्री देवी, नमोपासना नगर, पोस्टम नं. 3234
 15. मातः देव प्रसाद बालकृष्ण
 पत्नी: सवित्री देवी, नमोपासना नगर, पोस्टम नं. 3234

(Signatures)

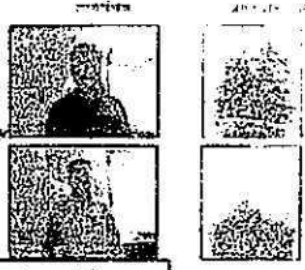


पुणे, दिनांक 20/05/2020. (Date and location of the document.)

वृत्तान्त (Description of the document's nature or purpose.)

1. ...
 2. ...

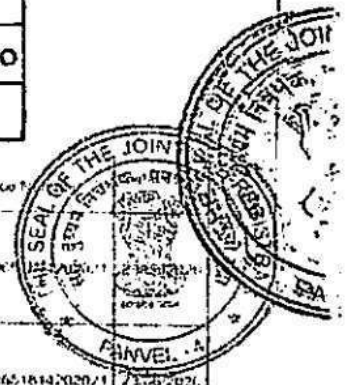
(Signatures)



ट न न - ३
 दस्त क्र. ५०४९ / २०२०
 २०/२०

7:58:34 AM 18/05/2020 09:00 PM
 18/05/2020 09:00 PM

Sl	Description	Type	Vendor/Vendor No	Wholesale	Amount	Used At	Balance
1	MESSRS SHAM GROUP BUILDERS and DEVELOPERS	By Cash	00012000002311200	MM0014M06220202TE	500.00	RD	100000.00
2	MESSRS SHAM GROUP BUILDERS and DEVELOPERS	By Cash		MM0014M06220202TE	100.00	RD	100062.16142020/1
3	By Cash						



(SD:Stamp Duty) (RF:Registration Fee) (MC:Documentary Stamp Duty) (TDS:Tax Deducted at Source) (PT:Property Tax) (PANI:Pan Card)

सद दुय्यम निबंधक, ठाणे-३ (बर्ग-२)
 पुस्तक क्र. ३
 क्रमांक ५०४९ धर नोंदला

सद दुय्यम निबंधक, ठाणे-३ (बर्ग-२)
 दिनांक २३ माहे ६ सन २०२०



प व ल - ४
५४३६/२०२०
४२/५०

घोषणापत्र

मी, महेन्द्र टाव्डरे याद्वारे घोषित करतो की
 दुय्यम निबंधक पानवेली-४ यांचे कार्यालयात श्री/श्रीमती/मेसर्स या शिर्षकाचा दस्त
 नोंदणीसाठी सादर करण्यात आला आहे. श्री/श्रीमती/मेसर्स

श्री/श्रीमती/मेसर्स व
 इ. यांनी दिनांक २३/०६/२०२० रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या
 आधारे मी सादर दस्त नोंदणीस सादर केला आहे. निष्पादीत करून कबुली
 जबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र
 रद्द केलेले नाही किंवा कुलगुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही
 मयत झालेला नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र
 रद्दनातल ठरलेला नाही. सादरचा कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त
 कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास
 नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची
 मला जाणीव आहे.



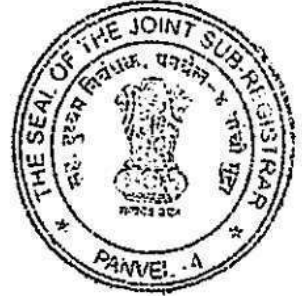
दिनांक - १५/१०/२०२०.

कुलमुखत्यारपत्र धारकाचे नाव व सही

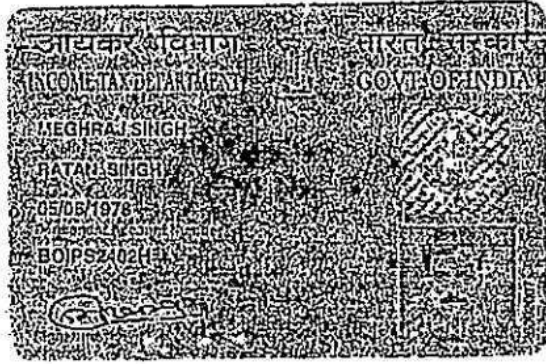
(Signature)

मी / आम्ही मूळ अखत्यारपत्र वाचलेले आहे आणि त्याची सत्यता पडताळून पाहिलेली आहे.

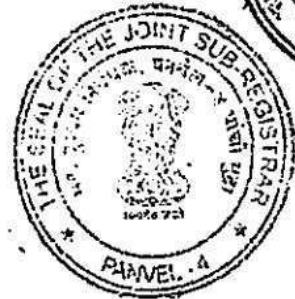
(Signature)



पत्र - ४
५४३ ६२०२०
४७५०



Handwritten signature



भारत सरकार
GOVERNMENT OF INDIA



मेघराज सिंह
Meghraj Singh
जन्म तारीख : 005-15-08-1970
पुल्ल : MALE

9799 5908 7144

माझे आधार, माझी ओळख

प व ल - ४
५४३६२०२०
२५ / ५०

आधार
पत्ती:
Date: 29-01-2017

भारतीय प्रजासत्ताक प्रमाणिकरण
भारत सरकार, नई दिल्ली

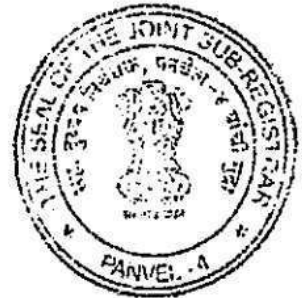
403 सीमरान रेसिडेंसी लीएचएन,
प्लॉट 21, सेक्टर 7, अंधरा, जयपुर
पिनकोड: 310210

Address:
A-403 SIMRAN RESIDENCY
CHS PLOT 21 SECTOR 7
Anandara Rajgarh
Jaipur, Rajasthan


9799 5908 7144



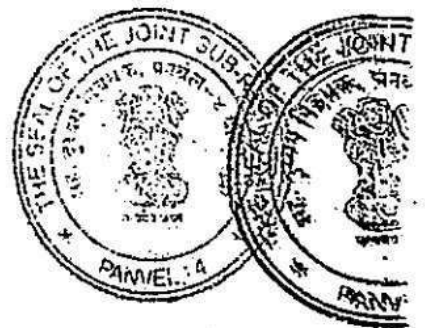
Signature



पत्र - ४
५४३६/२०२०
२६/५०

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
SEEMA SINGH
TEKCHAND SINGH TOMER
10/07/1984
Personal Account Number
DIFPS7426N
Seema


Seema



प व ल - ४
४४६६२०२०
४७/१०



भारत सरकार
GOVERNMENT OF INDIA



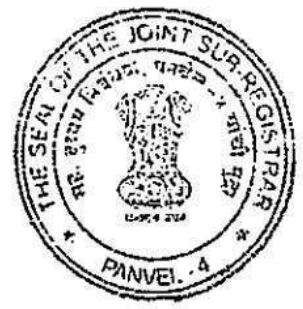
सीमा सिंह
Seema Singh
जन्म तारीख / DOB: 10/07/1984
महिना / FEMALE



6879 1972 6857

माझे आधार, माझी ओळख

Seema



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Date: 20/08/2017

पत्ता
फ्लॉट A-403 सीमरान रेसिडेंसी, प्लॉट
21, सेक्टर 7, खार्गार, रायगार,
महाराष्ट्र - 410210

Address:
FLAT A-403 SIMRAN
RESIDENCY, PLOT 21,
SECTOR 7, Kharghar
Raigarh, Maharashtra -
410210

6879 1972 6857



1200 500 1047

helpline@uidai.gov.in

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P.O. Box No. 1047, Bangalore-560 091

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೮೮/೪೦

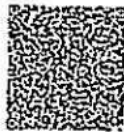


ಭಾರತ ಸರ್ಕಾರ
Unique Identification Authority of India
Government of India

ಭಾರತ ಸರ್ಕಾರ
Unique Identification Authority of India
Government of India

ವೇದಾಂತ ಕ್ರಮ ಸಂಖ್ಯೆ / Enrollment No. 1177/81247/31327

To
ವಿಘ್ನ ಕುಮಾರ್ ತುಷಿಯನ್
Vign Kumar Tushian
Sr.O. Sanjay Kumar Tushian
#2032, Bristol Block, Prestige Kensington Garden H M T
Main Road
Near H M T Theatre, Jalahalli
Bangalore North
Jalahalli
Bangalore North, Bangalore
Karnataka 560013
9900021023
14884929
080292314
ML148849295FT



ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :
3136 1913 4519

ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ

ಭಾರತ ಸರ್ಕಾರ
Government of India

ವಿಘ್ನ ಕುಮಾರ್ ತುಷಿಯನ್
Vign Kumar Tushian
ತಾಯಿ ಸಂಜಯ್ ತುಷಿಯನ್
Mother: Sanjay Tushian
ಜನ್ಮ ದಿನಾಂಕ / DOB - 23/03/1983
ಪ್ರಯತ್ನ / Photo

3136 1913 4519

ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ

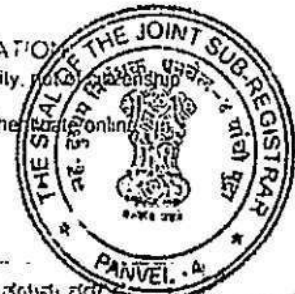


ಮಾಹಿತಿ

- ಆಧಾರ್ ಗುರುತಿನ ಪೂರಾವಳಿಯ ಹೊರತು ಬೇರಾವುದ್ದಕ್ಕೂ
- ನಿಮ್ಮ ಗುರುತನ್ನು ಸಾಬೀತುಪಡಿಸಲು, ಅನ್ ಲೈನ್ ಮೂಲಕ ದೃಢೀಕರಿಸಿ.

INFORMATION

- Aadhaar is proof of identity.
- To establish identity, authentication online



- ಆಧಾರ್ ವೇದಾಂತ ಕ್ರಮ ಸಂಖ್ಯೆಯನ್ನು ಪರಿಶೀಲಿಸಿ
- ಭವಿಷ್ಯದಲ್ಲಿ ಸರ್ಕಾರಿ ಹಾಗೂ ನೌಕರರೇತರ ಸೇವೆಗಳನ್ನು ಪಡೆಯಲು ಆಧಾರ್ ನಿಮಗೆ ಸಹಾಯಕವಾಗಲಿದೆ
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future



ಭಾರತೀಯ ಏಕೈಕ ಗುರುತಿನ ಅಧಿಕಾರ
Unique Identification Authority of India

ವಿಳಾಸ
ವಿಘ್ನ ಕುಮಾರ್ ತುಷಿಯನ್
#2032, ಬ್ರಿಸ್ಟಲ್ ಬ್ಲಾಕ್ ಪ್ರೆಸ್ಟಿಜ್ ಕೆನ್ಸಿಂಗ್ಟನ್ ಗಾರ್ಡನ್ ಹೆಮ್ ಟಿ ಮೇನ್ ರೋಡ್, ಜಲಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ, ಕರ್ನಾಟಕ 560013

ನಿರವಧಿ
Sr.O Sanjay Kumar Tushian
#2032 Bristol Block, Prestige Kensington Garden H M T Main Road Near H M T Theatre, Jalahalli Bangalore North, Karnataka 560013

3136 1913 4519



भारत सरकार
GOVERNMENT OF INDIA



संदीप रमेश वेदांत
Sandeep Ramesh Vedant
जन्म तारीख / DOB : 29/04/1973
पुस्तिंगी / MALE



5834 4159 7526

प व ल - ४

४४३६	२०२०
४९/५०	

आधार - सामान्य माणसाचा अधिकार



भारतीय विश्वविद्यालय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
रूम-२०२, २ मजला, ओम टॉवर
खोसवटी, प्लॉट-८३, सेक्टर ८,
कोपर धरने स.ओ, ठाणे, महाराष्ट्र,
४००७०९

Address:
Flat-202, 2nd Flr, Om Tower
CHS, Plot-83, Sector 8, Kopar
Khalme S.O, Thane,
Maharashtra, 400709



1947 300 1947
www.uidai.gov.in
www.uidai.gov.in
PO Box No 1947
Bengaluru-560 091





दस्तावेज क्रमांक-2

पुस्तक क्र. 5436/2020

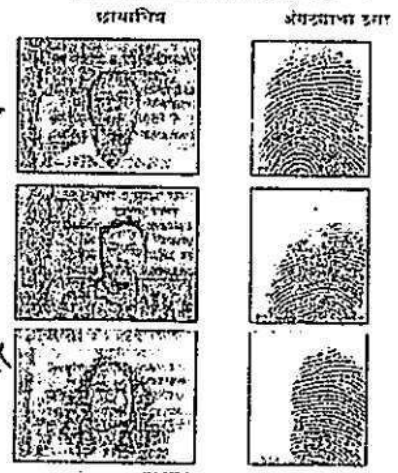
14/10/2020 12:29:29 PM
दस्तावेज क्रमांक: 5436/2020
संस्थापक प्रमुख, अतिरिक्त न्यायाधीश

- क्रम क्र. पंजीयनाचे मातृ व पुत्रा
1. मातृपंजीयन पुत्र विनयक आणि पुत्रपंजीयन विनयक मने, नारायण नरसिंग वीरगुणी आर. ए. ए. ए. महेड टाकले -
पंजीयन क्र. - मातृपंजीयन - इमांतीचे मातृ पंजीयन 323 नं
326 अर्जाद्वारे मिळालेला आहे. नं 71 संख्या 17 नं
नवी मुंबई जिल्हा न्यायालय, महाराष्ट्र राज्य.
पंजीयन क्र. AALCS488DL
 2. मातृपंजीयन विनयक -
पंजीयन क्र. - मातृपंजीयन - इमांतीचे मातृ पंजीयन 403, मिळाले
अतिरिक्त न्यायाधीश, महाराष्ट्र राज्य, नवी मुंबई, महाराष्ट्र
राज्य (महाराष्ट्र).
पंजीयन क्र. BOIPS2402H
 3. मातृपंजीयन विनयक -
पंजीयन क्र. - मातृपंजीयन - इमांतीचे मातृ पंजीयन 403, मिळाले
अतिरिक्त न्यायाधीश, महाराष्ट्र राज्य, नवी मुंबई, महाराष्ट्र
राज्य (महाराष्ट्र).
पंजीयन क्र. DIFPS7426N

पंजीयनाचा प्रकार
विनयक पंजीयन
वय - 35
स्वाक्षरी: *Bahar*

विनयक पंजीयन
वय - 42
स्वाक्षरी: *Om*

विनयक पंजीयन
वय - 36
स्वाक्षरी: *Sauji*



दस्तावेज क्रमांक: 14 / 10 / 2020 12 : 25 : 08 PM

संस्थापक प्रमुख, अतिरिक्त न्यायाधीश

- क्रम क्र. पंजीयनाचे मातृ व पुत्रा
1. मातृपंजीयन वृद्धा नृपती प्रसाद -
वय 32
पंजीयन क्रमांक नं. 202, मातृपंजीयन क्रमांक नं. 403
पंजीयन क्र. 560013
 2. मातृपंजीयन वृद्धा प्रसाद
वय 47
पंजीयन क्र. नं. 202, मातृपंजीयन क्रमांक नं. 403, मातृपंजीयन
पंजीयन क्र. 400708

पंजीयनाचा प्रकार
विनयक पंजीयन
वय - 32
स्वाक्षरी: *Prasad*

विनयक पंजीयन
वय - 47
स्वाक्षरी: *Prasad*



दस्तावेज क्रमांक: 14 / 10 / 2020 12 : 26 : 08 PM

दस्तावेज क्रमांक: 14 / 10 / 2020 12 : 26 : 26 PM

Joint Sub-Registrar Panel 4

Payment Details

Sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Delance Number	Delance Date
1	MEGHRAJ SINGH	aChaffan	69103332020101214262	MH005454566202021E	1383000.00	SD	0002479815202021	14/10/2020
2		DHC		1210702010345	1000	RF	1210202010345D	14/10/2020
3	MEGHRAJ SINGH	aChaffan		MH005454566202021E	30000	RF	0002479815202021	14/10/2020

(SD: Stamp Duty) (RF: Registration Fee) (DHC: Handling Charges)



1. Verify Scanned Document for correctness
2. Get joint stamp duty after registration

पुस्तक क्र. 9
दस्तावेज क्र. 5436 वर नोंदला.

अर्ज प्राप्त दि. 14/10/2023
अर्ज क्र. 334 दि. 14/10/2023
पावती क्र. 5442
नक्षल तयार दि. 14/10/2023
अर्जाद्वारे अर्ज नं. 334
यांचे अर्जांनुसार नक्षल दिली.

Prasad
प्र. सह दुय्यम निबंधक, पनवेल-4
दि. 14 माहे 10 सन 2020

संगणक प्रत
असल वाहुकूम नक्षल
Prasad
सह दुय्यम निबंधक, पनवेल-4



