

RAMESH PETHA DEVDA
 sh-014 NEO CORPORATE PLAZA, CABIN B RAMCHANDRA LANE EX
 TENSION, MALAD- WEST OFF KAPOLEWADI, MUMBAI 400064
 Mobile: 98*****89
 Email: ra*****87@gmail.com
 PAN: GST:

BILL OF SUPPLY
COMMERCIAL

BILL DATE
01-12-2023
TARIFF
LT II (A)
BILL DISTRIBUTION NO.
Malad/Goregaon/12/416/18
A/D18/178



METER STATUS
Active
CONNECTION DATE
29-03-2019
BILLING STATUS
Regular

Electric Smiles 3590 Points Earned



QR code for Kiosk payment

CYCLE NUMBER
12
TYPE OF SUPPLY
THREE PHASE
SANCTIONED LOAD (kW)
11.00
BILL NUMBER
100340968285
PRESENT READING DATE
29-11-2023
PREVIOUS READING DATE
30-10-2023



CA NO: 152756402
₹6400.00
Due Date : 22-12-2023

Bill Month	Units Consumed	Current Month Bill	Previous Outstanding
November 2023	567	₹6398.40	₹9.00
Bill Period: 31-10-2023 - 29-11-2023	Previous Units: 685		

The due date refers to only current bill amount, previous balance is payable immediately

- Round sum payable by discount date : 08-12-2023 Amt ₹6390.00 Discount ₹1.28
- Round sum payable after due date : 22-12-2023 Amt ₹6480.00 DPC ₹79.98

Scan code to pay your bill via (Use any UPI app)

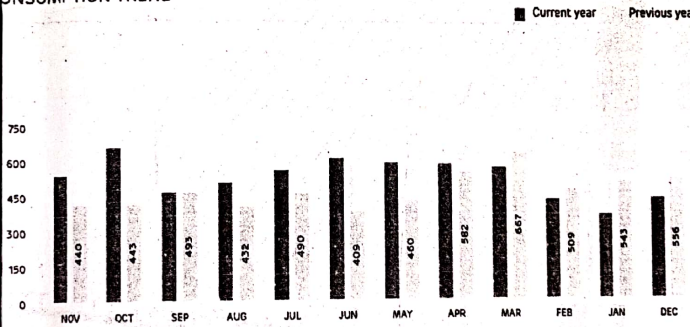


Nearest Collection Centre (Cash/Cheque)

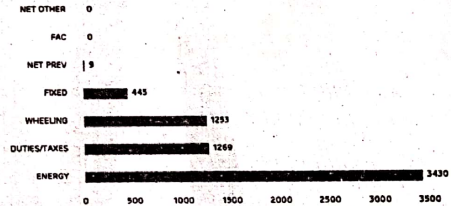
Adani Electricity, Champion Bill payment Centre, Goregaon West, S V Road, Mumbai-400102

Jaypal Vadgave
 Division Head - Malad

CONSUMPTION TREND



MAJOR BILL COMPONENTS (Rounded off) (₹)



METER DETAILS

Meter Number	Present Reading	Previous Reading	Multiplying Factor	Consumption Units(kWh)
7875766	92346.00	91779.00	1	567

*Chq no - 083553
 Total - 6400
 Date - 21/12/23*

Total Consumption 567

HELP CENTER

19122 Toll Free No. (24x7) www.adanielectricity.com

helpdesk.mumbaielectricity@adani.com

Adani Electricity, Malad, MBH colony, Dindoshi, Western Express Highway, Malad(East), Mumbai-400097

For power Interruption complaint or restoration status SMS POWER <9 digit account no.> to 7065313030 from mobile no. Whatsapp POWER <9 digit account no> to 9594519122 from any mobile number

Give us missed call on 1800 532 9998 from your registered mobile no.

For Portal Related Complaint call us: 19122

For Internal complaint redressal system(ICRS), visit our website: www.adanielectricity.com

Join us on:

IMPORTANT MESSAGE

- Please note that all important communication related to your account are being sent on 98*****89 registered with us. In case of any change, do Inform us immediately to avoid any inconvenience and enjoy our uninterrupted services
- In view of MERC order in case no. 325 of 2019, cash payment limit towards electricity bills is fixed at Rs.5,000/- per account per month. For payment of amount greater than Rs.5,000 please use convenient digital channels / online / cheque modes
- Tentative meter reading date for your DEC-23 bill is 29/12/2023

This bill is printed on recycled paper.

Special Summary Revision Programme 2024
 Period - 27 October to 09 December 2023

For an energy-efficient democracy, let's register as voters and fulfill your duty.
 Do check your name in the voter list. If it's not there, register yourself immediately.

For voter registration, visit voters.eci.gov.in or the nearest voter registration officer's office or download the Voter Helpline app.

NEO CORPORATE PLAZA CO - OP. PREMISES SOCIETY LTD.

REGD NO.:MUM/WP/IGNL/O/3084/2016-17/YEAR 2016
 SURVEY NO. 61, HISSA NO. 5, CTS NO. 602,602/1 TO 602/14,
 VILLAGE VALNAI, MARVE ROAD, MALAD (W) MUMBAI 400064.
 GSTIN : 27AACAN9427H1ZC

TAX INVOICE

Name [SH14] MR.RAMESH PETHA DEVDA Bill No. 1040
 Sq Ft. 660.00 GSTIN 27AJYPD5585A1ZX Date 15/05/2023
 Particulars INVOICES FOR APR TO JUN 23 Due Date 30/06/2023

No.	Nature of Charges	HSN/SAC	Amount
1.	PROPERTY TAX		11658.00
2.	WATER CHARGES		2643.00
3.	ELECTRICITY CHARGES		1608.00
4.	SERVICE CHARGES		3777.00
5.	SINKING FUND	999599	495.00
6.	REPAIR FUND	999599	1485.00
7.	EDUCATION FUND	999599	30.00
8.	INSURANCE CHARGES	999599	111.00
9.	LIFT AMC	999599	543.00
10.	BIKE PARKING CHARGES	999599	1200.00
11.	CGST @ 9%		688.00
12.	SGST @ 9%		688.00
Total			24926.00
Arrears			0.00
Amount Due			24926.00



PAPERLESS INITIATIVE

Preserve Trees, Stop Deforestation,
 Cut Down Pollution & Save Water

Help nature by receiving Maintenance bills through Email, Web-Portal & SMS

Since 1993



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 ☎ : 9619457254/9619232775/9082463851
 📧 : 9967191324
 Email: acmecomputersindia@gmail.com
 Website: www.acmecomputers.net.in

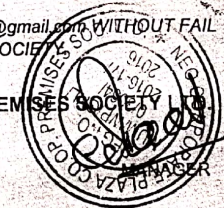
Other services provided by us

Web Portal online service, Agreement for Sale,
 Gift Deed, Release Deed, Power of Attorney, Indemnity Bond,
 Affidavit, Memorandum of Understanding, Uploading Annual returns,
 Updating Statutory registers, Byelaws adoption,
 Drafting and Filing 'O' form, Election procedure, TDS return filing,
 Income Tax return filing and GST return filing.

Rupees Twenty-four thousand nine hundred twenty-six only

Note 1. ALL PAYMENT SHOULD BE MADE BY CROSS CHEQUE IN THE NAME OF "NEO CORPORATE PLAZA CO-OP PREMISES SOC. LTD." 2. PAY BY 15/03/2023 INT.@21% PA WILL BE CHARGED AFTER DUE DATE.
 3.MEMBER CAN PAY VIA RTGS:- INDIAN OVERSEAS BANK, MALAD(WEST)BRANCH, 097301000021485,IFSC-IOBA0000973. EMAIL ID : neoplaza2016@gmail.com
 4) MEMBERS MAKING NEFT TRANSFER SHOULD SEND DETAILS ON SOCIETY'S EMAIL neoplaza2016@gmail.com WITHOUT FAIL TO OBTAIN THE CONFIRMATION FROM THE SOCIETY THAT YOUR PAYMENT IS RECEIVED BY THE SOCIETY OTHERWISE THE AMOUNT WILL BE KEPT IN SUSPENSE ACCOUNT.

For NEO CORPORATE PLAZA CO - OP. PREMISES SOCIETY



E & O. E.

RECEIPT

Receipt No. 584
 Date 03/03/2023

Received with thanks from - [SH14] MR.RAMESH PETHA DEVDA

Sum of Rupees Seventy-five thousand seven hundred thirty only
 By Cheque No. 016699 of Union Bank Rec Dt. 03/03/2023 Rs. 75730.00
 Agst B.No. 830

For NEO CORPORATE PLAZA CO - OP. PREMISES SOCIETY LTD.

Rs. 75730.00

Subject to Realization of Cheque

E. & O. E.

MANAGER



पावती

ay, March 13, 2013

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1389 दिनांक: 13/03/2013

बळणई

आ अनुक्रमांक: बरल9-1308-2013

आ प्रकार: करारनामा

आत्त्याचे नाव: रमेश पेठा देवडा

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 820.00

पृष्ठांची संख्या: 41

एकूण: रु. 30820.00

हा दस्तऐवज अंदाजे 7:14 PM ह्या वेळेस मिळेल आणि मोबत थंबनेल पत व CD

सह. दुय्यम निबंधक, बॉम्बे १
मुंबई नगर पालिका.

मूल्य: रु. 6714500/-

मोबदला: रु. 6715000/-

प्राक शुल्क: रु. 336000/-

आ प्रकार: By Demand Draft रक्कम: रु. 30000/-

आदेश/पे ऑर्डर क्रमांक: 113804 दिनांक: 01/03/2013

आव पत्ता: Bank Of India

आ प्रकार: By Cash रक्कम: रु 820/-

87-

REGISTERED ORIGINAL DOCUMENT





सत्यमेव जयते

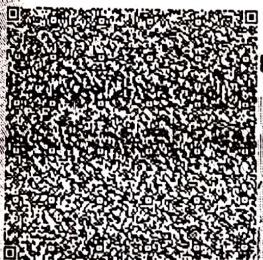
INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by : SHITAL MAHADIK
Stock Holding Corporation of India
Location : Goregaon
Signature : *Shital*
Details can be verified at www.shcilestamp.com

Certificate No.
Certificate Issued Date
Document Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
Seller Party
Buyer Party
Stamp Duty Paid By
Stamp Duty Amount (Rs.)

IN-MH16650005621068L
04-Mar-2018 05:08 PM
SHCIL (FI)/mshcil01/GOREGAON/MH-MSU
SUBIN:MHMHSHCIL0117579178790067L
RAMESH P DEVDA
Article 25(b) to (d) Conveyance
SHOP NO. 14 NEO CORPORATE PLAZZA RAMCHANDRA LANE
RXT KACHPADA MALAD W MUM 64
55,00,000
(Fifty Five Lakh only)
BINA A DOSHI NAYANA J DOSHI AND TEJAS H SHAH
RAMESH P DEVDA
RAMESH P DEVDA
3,36,000
(Three Lakh Thirty Six Thousand only)



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Rx

B. A. Doshi
Tejas H
Nayana J Doshi

ZK 0001156305

Statutory Alert:
1. The authenticity of the Stamp Certificate can be verified at Authorized Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

AMESH P. DEVDA

Rs. 336000	Type of Payment	Stamp Duty Paid by	1st Party	X 2nd Party
Account No. BOJ	113805	Cash <input type="checkbox"/> Cheque <input type="checkbox"/> DD <input checked="" type="checkbox"/>	X Pay-Order	<input type="checkbox"/> NEFT
Seal		<input type="checkbox"/> RTGS <input type="checkbox"/> Net Banking	<input type="checkbox"/> Account to Account Transfer	
		Branch Name	Date: 1/2/13	
			malad	

A/3/13

PO



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at MUMBAI on this 03th day of March, 2013 ; BETWEEN : 1) MRS. BINA A. DOSHI, 2) MRS. NAYANA J. DOSHI & 3) MR. TEJAS H. SHAH, adults, Indian Inhabitants of Mumbai, residing at A/403, 4th Floor, Sangeeta Shree Niketan Co-operative Housing Society Ltd., S.V. Road, Kandivali (West), Mumbai 400 067, hereinafter called "THE VENDORS" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) of the ONE PART ;

; AND :

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(Signature)

B. A. DOSHI

N. J. D.

MR. RAMESH PETHA DEVDA, adult, Indian Inhabitant of Mumbai, having address at Shop No.13, Neo Corporate Plaza, Ramchandra Lane Extension, Kachpada, Malad (West), Mumbai 400 064, hereinafter called **"THE PURCHASER"** (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS: -

The VENDORS have represented to the PURCHASER as follows:-

- a. By an Agreement for Sale dated 10th December, 2008 (hereinafter referred to as "the said Agreement for Sale") made and entered into **: BETWEEN : BELLOR HOMES AND REALTORS PVT. LTD.**, a company incorporated under the Companies Act, 1956, having its registered office at 1 & 2, Satyadeep Co-operative Housing Society, Kachpada, Borivali (West), Mumbai 400 092, therein referred to as **"THE DEVELOPERS"** of the ONE PART ; **AND: 1) MRS. BINA A. DOSHI**, **2) MRS. NAYANA J. DOSHI & 3) MR. TEJAS H. SHAH**, i.e. "THE VENDORS" herein, therein referred to as **"THE PURCHASERS"** of the OTHER PART ; said **BELLOR HOMES AND REALTORS PVT. LTD.** agreed to sell and "THE VENDORS" herein agreed to purchase Shop No. 13 on Ground Floor in the Building known as Neo Corporate Plaza situated at Ramchandra Lane Extension, Kachpada, Malad (West), Mumbai 400 064, (hereinafter referred to as "the said Shop") together with all rights, title, interests, benefits etc. and in accordance with the terms and conditions and at the consideration amount mentioned therein.



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TO [Signature] B.A.D. M.J.D.

That the above said Agreement for Sale dated 10th December, 2008 was duly stamped and registered at the Sub-Registrar's Office, Borivali 2, M.S.D., under Document No. 10981 on 17.12.2008.

b. That by virtue of the above said Agreement for Sale, the PURCHASER became the real, absolute and exclusive owner of the said Shop and is now having possession of the said Shop. The Building known as Neo Corporate Plaza, Ramchandra Lane Extension, Kachpada, Malad (West), Mumbai 400 064 and have paid full purchase price of the said Shop and the PURCHASER has taken possession of the said Shop.

c. That "THE VENDORS" have from time to time honestly disclosed all the facts and conditions of the said Agreement for Sale and themselves have good right, full power to sell and dispose of the said Shop and have not suppressed or misrepresented any facts to the PURCHASER" and his rights in respect of the said Agreement is absolutely clear and free from any encumbrances and reasonable doubt. The PURCHASER has no title, interest and/or claims in favour of any third party in respect of said Shop and said Agreement and the rights of "THE PURCHASER" and "THE VENDORS" are not affected or agreed to receive any consideration in cash or in kind, or any third party rights and/or inducts or third party claim, use and/or possession of the said Shop.

N.J. B.A.

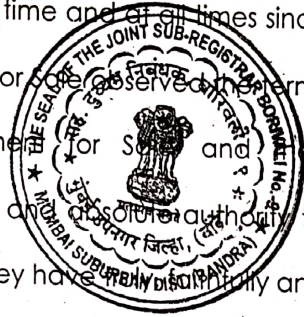
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That the above said Agreement for Sale dated 10th December, 2008 was duly stamped and registered with the Joint Sub Registrar Borivali 2, M.S.D., under Document Serial No.BDR5-10980-2008 vide Receipt No.10981 on 17.12.2008.

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b. That by virtue of the above purchase "THE VENDORS" herein became the real, absolute and exclusive owners, or acquirer and are having possession of the said Shop No.14 on Ground Floor in the Building known as Neo Corporate Plaza situated at Ramchandra Lane Extension, Kachpada, Malad (West), Mumbai 400 064 and have paid full payment to "THE DEVELOPERS" towards purchase price of the said Shop and taken the possession of the said Shop.

c. That "THE VENDORS" have from time to time and at all times since after entering into the said Agreement for Sale observed the terms and conditions of the said Agreement or Sale and they themselves have good right, full power and authority to sell and dispose of the said Shop and they have honestly disclosed all the facts to "THE PURCHASER" without suppressing or misrepresentation of any facts from "THE PURCHASER" and his rights in respect of the said Shop and the said Agreement is absolutely clear and marketable and free from all encumbrances and reasonable doubts at law and equity, right, title, interest and/or claims in favour of any third party whatsoever in respect of said Shop and said Agreement which affects the rights of "THE PURCHASER" and "THE VENDORS" have not received or agreed to receive any consideration from any third party whatsoever either in cash or in kind, created or agreed to create any third party rights and/or inducted or agreed to induct any third party claim, use and/or possession of the said Shop.

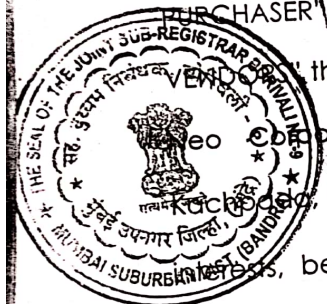


N.J.D.
B.A.D.

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d. "THE VENDORS" hereby declare that their title over the said Shop marketable and free from all encumbrances,

AND WHEREAS upon the strength of the aforesaid representation made by "THE VENDORS" to "THE PURCHASER" and "THE PURCHASER" believing the same to be true and correct, honest and bonafide the parties entered an oral negotiation and pursuant to the negotiations "THE VENDORS" herein have agreed to sell to "THE PURCHASER" and "THE PURCHASER" has agreed to purchase and acquire from the said "THE VENDORS" the said Shop No.14 on Ground Floor in the Building known as Corporate Plaza situated at Ramchandra Lane Extension, Malad (West), Mumbai 400 064, together with all rights, title, benefits and with clear and marketable title, free from all encumbrances for the lump sum price or consideration amount of Rs.67,15,500/- (RUPEES SIXTY SEVEN LAKHS FIFTEEN THOUSAND FIVE HUNDRED ONLY) subject to "THE VENDORS" putting "THE PURCHASER" in possession of the said Shop to which "THE VENDORS" have agreed to do so and/or getting the name of "THE PURCHASER" recorded in the records of the "THE DEVELOPERS" to which "The VENDORS" have agreed to do so and upon certain other terms and conditions hereinafter appearing mutually agreed by and between the parties to these presents.



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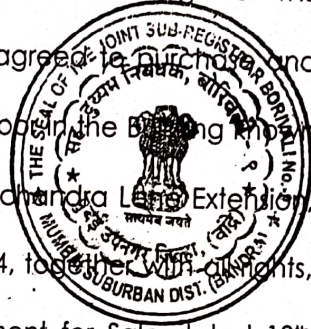
B.A.D.
W.J.D.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND

BETWEEN THE PARTIES HERETO AS FOLLOWS: -

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1. "THE VENDORS" have agreed to sell, transfer and assign to "THE PURCHASER" and "THE PURCHASER" has agreed to purchase and acquire the said Shop No.14 on Ground Floor in the Building known as Neo Corporate Plaza situated at Ramchandra Lane Extension, Kachpada, Malad (West), Mumbai 400 064, together with all rights, title, interest, benefits of the said Agreement for Sale dated 10th December, 2008, etc. at the lump sum price or consideration amount of **Rs.67,15,500/- (RUPEES SIXTY SEVEN LAKHS FIFTEEN THOUSAND FIVE HUNDRED ONLY)**.



2. "THE VENDORS" doth hereby admit and acknowledge to have received from "THE PURCHASER" a sum of **Rs.37,15,500/- (RUPEES THIRTY SEVEN LAKHS FIFTEEN THOUSAND FIVE HUNDRED ONLY)** on or before execution of this Agreement as per particulars mentioned in the receipt appearing hereunder being the part consideration amount for the sale of the said Shop.

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3. "THE PURCHASER" agrees and undertakes to pay to "THE VENDORS" the sum of **Rs.30,00,000/- (RUPEES THIRTY LAKHS ONLY)** on or before 25-03-2013 being the balance full and final consideration amount for the sale of the said Shop and against receiving the vacant and peaceful possession of the said Flat. Shop.

4. "THE VENDORS" agree to hand over to "THE PURCHASER" the vacant and peaceful possession of the said Shop against receiving the balance full and final consideration amount.

N.J.D.
B. A. Q.

5. "THE VENDORS" hereby declare that they have in no way created any charge, claim, lien and encumbrances should there be any claim from any person or persons against the said Shop, "THE VENDORS" doth hereby agree and undertake to indemnify "THE PURCHASER" against such claims.

6. "THE VENDORS" agree and undertake to sign and execute all acts and deeds including Sale Deed, Affidavits, Declarations, Undertakings, etc. in favour of "THE PURCHASER" and in favour of "THE DEVELOPERS", Government, Semi-Government and/or local authorities as and when necessary and required by "THE PURCHASER".



"THE PURCHASER" agrees to obey and observe the terms and conditions stipulated in the said Agreement for Sale dated 10th November, 2008 as it is entered into this Agreement for Sale.

8. "THE VENDORS" shall hand over to "THE PURCHASER" all the original papers and documents including Agreement for Sale dated 10th December, 2008 pertaining to the said Shop against receiving the balance full and final consideration amount.

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9. "THE VENDORS" agree and undertake to Co-operate to get the said Shop transferred in the name of "THE PURCHASER" in the records of "THE DEVELOPERS" and transfer charges payable, if any on account of transfer of name shall be borne and paid by "THE PURCHASER" solely.

10. "THE VENDORS" hereby declare that there is no prohibitory order by any Government and/or Local Authority or injunction by any Court restraining them from handing over and/or transferring the said Shop. "THE VENDORS" further declare that no attachment has been levied on the said Shop.

11. "THE PURCHASER" is entitled to become the member of the society to be formed in the said building NEO CORPORATE PLAZZA by the Purchasers of Flats/Shops in the said building for which "THE VENDORS" shall have no objection of whatsoever nature and "THE PURCHASER" shall abide by the rules and regulations and by-laws of the society.



12. "THE VENDORS" agree to clear all the pending dues in respect of the said Shop to "THE DEVELOPERS" such as MORTGAGE, electricity charges and any other charges due to pay in respect of the said Shop till the date of possession of the said Shop and thereafter such charges will be borne and paid by "THE PURCHASER" and both the parties keep each other indemnified in this respect.

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13. "THE VENDORS" hereby declare that after the receipt of the balance full and final consideration amount neither they themselves nor any of their family members, legal heirs, successors, etc. shall have or claim to have any right, title, interest and/or claim of whatsoever nature in the said Shop.

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B. A. G.

14. This agreement shall be deemed to be the Sale Deed or Deed of Transfer upon payment of the said full and final consideration amount by "THE PURCHASER" and upon handing over the vacant and peaceful physical possession of the said Shop by "THE VENDORS" to "THE PURCHASER".

15. On payment of the full and final consideration amount, "THE PURCHASER" shall be entitled to have and quietly and peacefully hold, possess, occupy and enjoy the said Shop for and unto the use and benefit of "THE PURCHASER", his heirs, executors, administrators and nominees forever and without any let, hindrance, denial, eviction, claim, charge, interest, demand or lien of "THE VENDORS" or any person or persons lawfully or equitably claiming through them.



...ment for Sale shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flat Rules 1964 or any other provisions of law applicable thereto.

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PROPERTY SCHEDULE

Shop No. 14 admeasuring 292.67 sq. ft. Carpet area plus 146.33 sq. ft. Loft Area on Ground Floor in the Building known as Neo Corporate Plaza situated at Ramchandra Lane Extension, Kachpada, Malad (West), Mumbai 400 064, constructed on all that pieces and parcel of land bearing C.T.S. No.602, 602/1 to 602/14 of Village : Valnai, Taluka : Borivli, in the registration District and Sub-District of Mumbai City and Mumbai Suburban.

B. A. D.

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

SIGNED, SEALED AND DELIVERED by the within named the "VENDORS"

B. A. Doshi



1) MRS. BINA A. DOSHI

Mrs. Bina A. Doshi



2) MRS. NAYANA J. DOSHI &

In the presence of.....

.....

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SIGNED, SEALED AND DELIVERED by the within named the PURCHASER



MR. RAMESH PETHA DEVDA

in the presence of.....



B. A. D.

RECEIPT

RECEIVED WITH THANKS from **MR. RAMESH PETHA DEVDA**, the sum of **Rs.37,15,500/- (RUPEES THIRTY SEVEN LAKHS FIFTEEN THOUSAND FIVE HUNDRED ONLY)** as per following particulars on or before execution of this Agreement, being the part consideration amount for the sale of the said Shop No.14 on Ground Floor in the Building known as Neo Corporate Plaza situated at Ramchandrar Lane Extension, Kachchpada, Malad (West), Mumbai 400 064, as within mentioned.

AMOUNT CHEQUE NO. DATED DRAWN ON

Rs.2,00,000/-	001406	30.01.13	Bank of India	Issued in the name of MR. TEJAS H. SHAH	SHAH
Rs.2,00,000/-	001407	30.01.13	Bank of India	Issued in the name of MRS. NAYANA J. DOSHI	DOSHI
Rs.2,00,000/-	001408	30.01.13	Bank of India	Issued in the name of MRS. BINA A. DOSHI	DOSHI
Rs.3,00,000/-	001436	25.02.13	Bank of India	Issued in the name of MRS. BINA A. DOSHI	DOSHI
Rs.3,00,000/-	001438	25.02.13	Bank of India	Issued in the name of MRS. NAYANA J. DOSHI	DOSHI
Rs.3,33,000/-	001440	25.02.13	Bank of India	Issued in the name of MR. TEJAS H. SHAHSHAH	SHAHSHAH
Rs.3,33,000/-	001442	02.03.13	Bank of India	Issued in the name of MR. TEJAS H. SHAHSHAH	SHAHSHAH
Rs.3,34,000/-	001443	02.03.13	Bank of India	Issued in the name of MRS. NAYANA J. DOSHI	DOSHI
Rs.3,33,000/-	001445	02.03.13	Bank of India	Issued in the name of MRS. BINA A. DOSHI	DOSHI
₹ 200000/-	001453	12.03.13	Bank of India	Issued in the name of MRS. BINA A. DOSHI	DOSHI
₹ 200000/-	001454	12.03.13	Bank of India	Issued in the name of MRS. NAYANA J. DOSHI	DOSHI
Rs.2,00,000/-	001455	12.03.13	Bank of India	Issued in the name of MR. TEJAS H. SHAH	SHAH
Rs.2,00,000/-	001456	15.03.13	Bank of India	Issued in the name of MRS. BINA A. DOSHI	DOSHI
Rs.2,00,000/-	001457	15.03.13	Bank of India	Issued in the name of MRS. NAYANA J. DOSHI	DOSHI
Rs.2,00,000/-	001458	15.03.13	Bank of India	Issued in the name of MR. TEJAS H. SHAH	SHAH



₹ 200000/-	001453
₹ 200000/-	001454

AMOUNT	CHEQUE NO.	DATED	DRAWN ON
Rs.4,500/-	001462	15.03.13	Bank of India
			Issued in the name of MRS. NAYANA J. DOSHI
Rs.5,500/-	001463	15.03.13	Bank of India
			Issued in the name of MRS. BINA A. DOSHI
Rs.5,500/-	001464	15.03.13	Bank of India
			Issued in the name of MR. TEJAS H. SHAH
Rs.37,15,500/- TOTAL (RUPEES THIRTY SEVEN LAKHS FIFTEEN THOUSAND FIVE HUNDRED ONLY)			

WE SAY RECEIVED

B. A. Doshi
Nayana J Doshi
(MRS. BINA A. DOSHI) (MRS. NAYANA J. DOSHI) &

(MR. TEJAS H. SHAH)
THE VENDORS

WITNESSES:-

₹ 200000/-	001453
₹ 200000/-	001454

**Associates/d/builder/agreements/Incorporated/plazza/Inhadoshi



MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

NO. CHE/ 9348 /BPWS/AP/AR 2.7 SEP 2007

COMMENCEMENT CERTIFICATE

Shri Gopal Krishna P. Shetty,
to Owner Smt. Jayantikumari I. Patel
Jayantikumari J. Patel

OFFICE OF THE
EX. ENGR. BLDG. PROPL. (W.S.) R & P. WARD
DR. BABASAHEB AMBEDKAR MARKET BLDG
KANDIVALI/WEST, MUMBAI-400 067.

With reference to your application No. 375 dated. 05.01.2007 for
Development Permission and grant of Commencement Certificate under Sector 45 & 69
of the Maharashtra Regional and Town Planning Act 1966, to carry out development
of building permission under section 346 of the Bombay Municipal Corporation Act
1925 to erect a building for the development work of Commercial Building
S. No. 602, 602/1 to 14

premises at Street Ramchandra Lane Extn.
Village Valnai Plot No. _____

located at Malad (W) Ward P/North

The Commencement Certificate/Building Permit is granted on the following conditions:

The land vacated in consequence of the endorsement of the setback line/road
widening line shall form part of the public street.

That no new building, or part thereof shall be occupied or allowed to be occupied or
used or permitted to be used by any person until occupancy permission has been
granted.

The Commencement Certificate/Development permission shall remain valid for one
year commencing from the date of its issue.

This permission does not entitle you to develop land which does not vest in you.

This Commencement Certificate is renewable every year but such extended period
shall be in no case exceed three years provided further that such lapse shall not
bar any subsequent application for fresh permission under section 44 of the
Maharashtra Regional and Town Planning Act 1966.

This Certificate is liable to be revoked by the Municipal Commissioner for Greater
Mumbai if:-

The development work in respect of which permission is granted under this
certificate is not carried out or the use thereof is not in accordance with the
sanctioned plans.

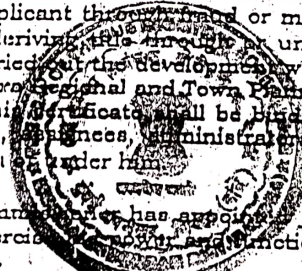
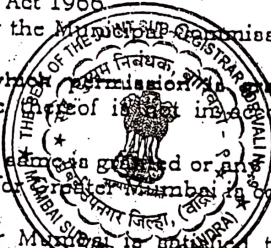
Any of the conditions subject to which the permission is granted or any of the restrictions
imposed by the Municipal Commissioner for Greater Mumbai is contravened or not
complied with.

The Municipal Commissioner for Greater Mumbai is authorized that the same is
obtained by the applicant through fraud or misrepresentation and the application
and every person deriving title through or under him in such an event shall be
deemed to have carried out the development work in contravention of section 43 or
45 of the Maharashtra Regional and Town Planning Act 1966.

The conditions of this Certificate shall be binding not only on the applicant but on
his heirs, executors, assignees, administrators and successors and every person
deriving title through or under him.

The Municipal Commissioner has appointed Shri Vijay M. Patil
Assistant Engineer to exercise the powers and functions of the planning Authority under
section 45 of the said Act.

This C.C. is restricted for work up to top of the Basement level



Checked Copy
HARSH D. GANDHI
Architect

For and on behalf of Local Authority
Bhamburda Mahanagar Palika
33
2006

Execu. Asst. Engineer, Building Proposal
P & R Wards

3306 92
(West 333)

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

GHE/9348 /B.P. (W.S.) A.P.

OFFICE OF THE
EX. ENGR BLDG. PROPL. (W.S.)
DR. BABASAHEB AMBEDKAR
MANDIVALI/WEST, MUMBAI-400

→ This c.c. is now re-endorsed for the work up to Top of Basement as per approved plans dt. 18/12/2007

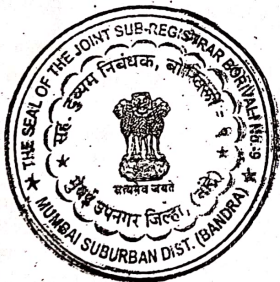
11 0 JAN 2008

E.E.B.P.(W.S.) P.S.K.

→ This c.c. is now further extended for the work up to 1st floor slab level as per approved plans dt. 18/12/2007

8 MAY 2008

E.E.B.P.(W.S.) P.S.K.



बदर-५/
90000 38
2006

बदर-९
9306 20
20१३

मालमत्ता पत्रक

गालुका/न. भु. मा. का. -- न. भु. अ. कारणाधिकार

फाट नंबर क्षेत्र चौ.मी. १४४०.३ [कर] क

(१) श्री एम्.एन. परेश

श्री फुलमहमद भयानखान पोणे (लकीचा आहे)

वर्ष क्रमांक

अपिल्लाधिकारी मुंबई उपनगर मुलुड यांचे कडील काम नं. DC/IV/LI-D/V/४३ तारीख ०२/१२/१९७० ने जारी केले

आयाने रमला भालाभाचे गाव कमी केले

वर्षाई ६०१ ता. ३१/१२/१९७४

वर्षाई ६०१ ता. ३१/१२/१९७४

वर्षाई ६०१ ता. ३१/१२/१९७४

वर्षाई ६०१ ता. ३१/१२/१९७४

वर्षाई ६०१ ता. ३१/१२/१९७४

वर्षाई ६०१ ता. ३१/१२/१९७४

वर्षाई ६०१ ता. ३१/१२/१९७४

वर्षाई ६०१ ता. ३१/१२/१९७४

वर्षाई ६०१ ता. ३१/१२/१९७४

वर्षाई ६०१ ता. ३१/१२/१९७४

वर्षाई ६०१ ता. ३१/१२/१९७४

वर्षाई ६०१ ता. ३१/१२/१९७४

वर्षाई ६०१ ता. ३१/१२/१९७४

वर्षाई ६०१ ता. ३१/१२/१९७४

वर्षाई ६०१ ता. ३१/१२/१९७४

वर्षाई ६०१ ता. ३१/१२/१९७४

मूल्यांकन पत्रक (शहरी क्षेत्र - ब)

Transaction ID : 0

मुंबई (उपनगर)
 वळणई (बोरीवली)
 70/327 भुभाग: उत्तर, पूर्व व दक्षिणेस गावा
 सि.टी.एस. नंबर#602
 बांधीव
 0 TO 2 वर्षे
 संकुलातील दुकाने
 शहरी क्षेत्राची माहिती
 क्षेत्र : 32.63 चौरस मीटर
 मिळकत किंमत : 4,972,812.00 /-
 प्लॉट क्षेत्र : 16.32 चौरस मीटर पोटमा-
 क्षेत्र : 32.63 चौरस मीटर
 मूल्यांकन : 6,713,829.60 /-

बरल-९	
9300	34
२०१३	



बदर-५	१००००
बदर-६	१००००
बदर-७	१००००
बदर-८	१००००
बदर-९	१००००

13 मार्च 2013 6:54 म.नं.

दस्त गोषवारा भाग-1

वरल9

दस्त क्रमांक: 1308/2013

क्रमांक: वरल9/1308/2013

र मूल्य: रु. 67,14,500/- मोबदला: रु. 67,15,000/-

मुद्रांक शुल्क: रु. 3,36,000/-

सह. दु. नि. वरल9 यांचे कार्यालयात

पावती: 1389

पावती दिनांक: 13/03/2013

1308 वर दि. 13-03-2013

मादरकरणांसाठी नाव: रमेश पेठा देवडा

6:53 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 820.00

पृष्ठांची संख्या: 41

हजर करणाऱ्याची मही:

एकूण: 30820.00

बोरिवली - ९
मि. जिल्हा.

सह. दुय्यम निबंधक, बोरिवली - ९
मुंबई उपनगर जिल्हा.

पत्रा प्रकार: करारनामा

शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा
बंद (दंत) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

क्र. 1 13 / 03 / 2013 06 : 53 : 24 PM ची वेळ: (मादरीकरण)

क्र. 2 13 / 03 / 2013 06 : 54 : 01 PM ची वेळ: (फी)

प्रतिज्ञापत्र

* सदर दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस
दाखल केलेला आहे. * दस्तावेजात कोणत्याही प्रकारचा त्रुटी किंवा व्यक्ती, साक्षीदार व
सोबत जोडलेल्या कागदपत्रांची त्रुटी नसणे गरजेचे आहे. * दस्तावेजाची सत्यता, वैधता
कायदेशीर बाबीसाठी दस्त निष्पद्ध करणारे व्यक्ती यावर संपूर्ण जबाबदार राहतील.

B.A - Dosl

लिहून देणारे :

लिहून देणारे :



2013 6 57:13 PM

दस्त गोपवारा भाग-2

बर्ल9

दस्त क्रमांक: 1308/2013

क्रमांक: बर्ल9/1308/2013

प्रकार :- करगनामा

1. पक्षकाराचे नाव व पत्ता

नाव: रमेश पेठा देवडा
पत्ता: प्लॉट नं: दुकान नं. १३, माळा नं: -, इमारतीचे
नाव: निओ कोर्पोरेट प्लाझा, ब्लॉक नं: रामचंद्र लेन
एकस्टेशन काचपाडा मालाड पश्चिम मुंबई, रोड नं: -,

पॅन नंबर: AJYPD5585A

पक्षकाराचा प्रकार

लिहून देणार
वय :- 29
स्वाक्षरी:-

Raj

छायाचित्र



अंगठ्याचा ठसा



2. नाव: विना ए दोशी

पत्ता: प्लॉट नं: ए/४०३, माळा नं: चौथा, इमारतीचे
नाव: संगीता श्री निकेतन को-ओप. हौ. सो. ली., ब्लॉक
नं: एम.बी. रोड कांदिवली पश्चिम मुंबई, रोड नं: -,

पॅन नंबर: AEAPD1447G

लिहून देणार

वय :- 44
स्वाक्षरी:-

B.A. Doshi



3. नाव: नयना जे दोशी

पत्ता: प्लॉट नं: ए/४०३, माळा नं: चौथा, इमारतीचे
नाव: संगीता श्री निकेतन को-ओप. हौ. सो. ली., ब्लॉक
नं: एम.बी. रोड कांदिवली पश्चिम मुंबई, रोड नं: -,
महाराष्ट्र, मुंबई.

पॅन नंबर: AACPD7637E

लिहून देणार

वय :- 56
स्वाक्षरी:-

Nayana Doshi



4. नाव: तेजस एच शाह

पत्ता: प्लॉट नं: ए/४०३, माळा नं: चौथा, इमारतीचे
नाव: संगीता श्री निकेतन को-ओप. हौ. सो. ली., ब्लॉक
नं: एम.बी. रोड कांदिवली पश्चिम मुंबई, रोड नं: -,
महाराष्ट्र, मुंबई.

पॅन नंबर: AACPS4476Q

लिहून देणार

वय :- 39
स्वाक्षरी:-

Tejas



दस्तपेवज करून देणार तथाकथित व दस्तपेवज करून देणार या दोन्ही प्रकारचे दस्तपेवज करून देण्याचे कर्तव्य करत आहे.

क्र. 3 ची वेळ: 13/03/2013

वृ:-

दस्तपेवज करून देणार तथाकथित व दस्तपेवज करून देणार या दोन्ही प्रकारचे दस्तपेवज करून देण्याचे कर्तव्य करत आहे.

पक्षकाराचे नाव व पत्ता

1. नाव: रामचंद्र बालू गोताड

वय: 27

पत्ता: शॉप नं. २५, स्वप्न मिट्टी आकुर्ली रोड कांदिवली पूर्व मुंबई
पिन कोड: 400101

स्वाक्षरी

Ram

छायाचित्र



अंगठ्याचा ठसा



2. नाव: नंदिश डी शाह

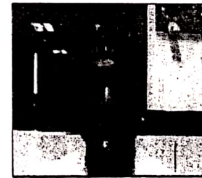
वय: 32

पत्ता: दुकान नं. १३ निओ कोर्पोरेट प्लाझा काचपाडा मालाड
पश्चिम मुंबई
पिन कोड: 400064

स्वाक्षरी

N. Shah

छायाचित्र



अंगठ्याचा ठसा



arita v1.0

सूची क्र.2

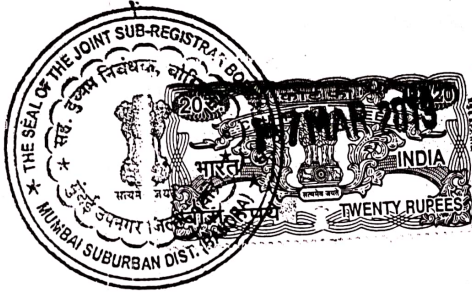
दुय्यम निबंधक : सह दु.नि.बोरिवली 9

दस्त क्रमांक : 1308/2013

नोंदणी 63

Regn. 63m

गावाचे नाव : वळणई	
कारण	करारनामा
	रु.6,715,000/-
भाडेपट्ट्याच्या बाबतितपट्टाकारांनी की पट्टेदार ते नमुद करावे)	रु.6,714,500/-
सिद्धिस्ता व घरक्रमांक(असल्यास)	602, 602/1 to 602/14., पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : सदनिका नं: दुकान नं. १४, माळा नं: तळ, इमारतीचे नाव: निओ कोर्पोरेट प्लाझा, ब्लॉक नं: काचपाडा मालाड पश्चिम मुंबई ४०००६४, रोड नं: रामचंद्र लेन एकस्टेंशन. इतर माहिती: दुकान मध्ये लॉफ्ट (पॉट मजला)चे क्षेत्र फळ १६.३२ चौ. मी. 32.63 चौ.मीटर
किंवा जु.मी. देण्यात असेल तेव्हा.	
करून घेणा-या/लिहून ठेवणा-या नाव किंवा दिवाणी न्यायालयाचा किंवा आदेश असल्यास,प्रतिवादिचे नाव	1) नाव:- बिना.ए.दोशी.; वय: 44; पत्ता :-प्लॉट नं: ए/४०३, माळा नं: चौथा, इमारतीचे नाव: संगीता श्री निकेतन को-ओप. ही. सो. सी., ब्लॉक नं: एस. कादिवली पश्चिम मुंबई, रोड नं: - पिन कोड:- 400067 पॅन नंबर: AEAPD1447G
	2) नाव:- नयना जे दोशी.; वय: 56; पत्ता :-प्लॉट नं: ए/४०३, माळा नं: चौथा, इमारतीचे नाव: संगीता श्री निकेतन को-ओप. ही. सो. सी., ब्लॉक नं: एस. कादिवली पश्चिम मुंबई, रोड नं: - महाराष्ट्र, मुंबई. पिन कोड:- 400067 पॅन नंबर: AACPD7637E
	3) नाव:- तेजस एच शाह.; वय: 39; पत्ता :-प्लॉट नं: ए/४०३, माळा नं: चौथा, इमारतीचे नाव: संगीता श्री निकेतन को-ओप. ही. सो. सी., ब्लॉक नं: एस. कादिवली पश्चिम मुंबई, रोड नं: - महाराष्ट्र, मुंबई. पिन कोड:- 400067 पॅन नंबर: AACPS4476Q
करून घेणा-या पक्षकाराचे व किंवा न्यायालयाचा ह्युमुनामा किंवा आदेश प्रतिवादिचे नाव व पत्ता	1)नाव:- रमेश पेठा देवडा ; वय:29; पत्ता:-प्लॉट नं: दुकान नं.१३, माळा नं: -, इमारतीचे नाव: निओ कोर्पोरेट प्लाझा, ब्लॉक नं: रामचंद्र लेन एकस्टेंशन मालाड पश्चिम मुंबई, रोड नं: - , , , पिन कोड:- 400064; पॅन नं:- AJYPD5585A;
करून दिल्याचा दिनांक	13/03/2013
नोंदणी केल्याचा दिनांक	13/03/2013
दस्तावेज व पृष्ठ	1308/2013
साक्षप्रमाणे मुद्रांक शुल्क	रु.336,000/-
साक्षप्रमाणे नोंदणी शुल्क	रु.30,000/-



खरी प्रत

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह. दुय्यम निबंधक, बोरिवली क्र - ९
मुंबई उपनगर जिल्हा.

MUMBAI, DATED THIS 05th DAY OF March, 2013.

B...E...T...W...E...E...N...

- 1) MRS. BINA A. DOSHI
- 2) MRS. NAYANA J. DOSHI &
- 3) MR. TEJAS H. SHAH

----- THE VENDORS

A...N...D...

MR. RAMESH PETHA DEVDA

----- THE PURCHASER

A.G.R.E.E.M.E.N.T.F.O.R.S.A.L.E.

IN RESPECT OF

Shop No.14 on Ground Floor in the Building known as Neo Corporate Plaza situated at Ramchandra Lane Extension, Kachpada, Malad (West), Mumbai 400 064.

DRAFTED BY

ADV. ROHAN J. CHOTHANI

M/s. S.C. ASSOCIATES

Shop No.25, Ground Floor, Swapna Siddhi, Akurli Road, Kandivali (East),
Mumbai 400 101.

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