

322/10684

पावती

Original/Duplicate

Tuesday, October 01, 2019

नोंदणी क्र.: 39M

1:37 PM

Regn.: 39M

पावती क्र.: 12057 दिनांक: 01/10/2019

गावाचे नाव: अंधेरी

दस्तऐवजाचा अनुक्रमांक: वदर1-10684-2019

दस्तऐवजाचा प्रकार: सेल डीड

सादर करणाऱ्याचे नाव: मोहिनी दृष्टी डेव्हलपर्स प्रा लि चे संचालक समीर एन शाह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकूण:

रु. 30900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:52 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 18784072.8/-

मोबदला रु. 19000000/-

भरलेले मुद्रांक शुल्क : रु. 1140000/-

दुय्यम निबंधक, अंधेरी-1
 सह. दुय्यम निबंधक, अंधेरी-1
 मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006866655201920P दिनांक: 01/10/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0110201903927 दिनांक: 01/10/2019

बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT
 DELIVERED ON.....

SALE AGREEMENT

UNIT NO. 14

UNIVERSAL INDL. ESTATE

J.P. ROAD ANDHERI (WEST)

SALE DEED

THIS SALE DEED is made and entered into at Mumbai, on this 1st day of OCT. 2019, BETWEEN

(1) **Mr. VITHALDAS LILADHAR THAKKAR**, aged 70 years, having PAN No. ADHPT9718L (2) **Ms. BHAVANA MAHENDRA THAKKAR** Wd/o **Late Mr. MAHENDRA LILADHAR THAKKAR**, aged 65 years, having PAN No.

AFJPT4872R and (3) **Mr. KIRIT LILADHAR THAKKAR**, aged 64 years, having PAN No. ACQPT9944C, all Indian

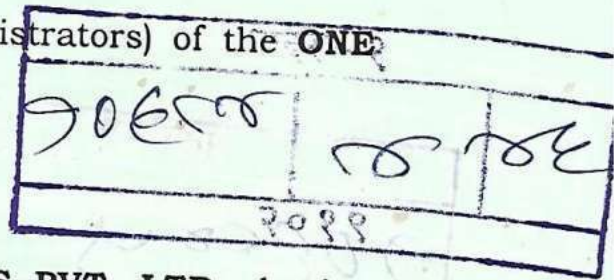
Inhabitants, having address at Unit No. 14 Ground Floor, **ANDHERI UNIVERSAL INDUSTRIAL PREMISES**

Co-operative Society Limited, situated at Plot Final Plot No. 57, T.P.S.-II, J.P. Road, Andheri (West), Mumbai 400 058, hereinafter referred to as **the TRANSFERORS** (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors and administrators) of the **ONE**

PART;

AND

MOHINI DRASHTI DEVELOPERS PVT. LTD., having PAN No. AACCM3730E, a Private Limited Company, having its registered office at 201, Heritage Plaza, D.N.



M.K.T.
S.P.A.H.
B. N. Thakkar
T.K.L.

Nagar Metro Station, Andheri (West), Mumbai 400 053 through its Director **Mr. SAMEER N. SHAH**, aged 50 years, having PAN No. AACPS0634C, Indian Inhabitant hereinafter referred to as **the TRANSFEREES** (which expression unless repugnant to the context or meaning thereof shall mean and include its heirs, executors and administrators) of the **OTHER PART**;

WHEREAS the Transferors are the registered members of the **ANDHERI UNIVERSAL INDUSTRIAL PREMISES**

Co-operative Society Limited, a Society registered

with Dy. Registrar of Co-operative Societies at Mumbai

under Maharashtra Co-operative Societies act, 1960, a

Mumbai, under Registration No. **BOM/GEN/791** of

1973, (hereinafter referred to as the "**SAID SOCIETY**")

and by virtue of being the members of the said Society

they have been holding **Unit No. 14, Ground Floor**, in

ANDHERI UNIVERSAL INDUSTRIAL PREMISES Co

operative Society Limited, situated at Plot No. 32-A

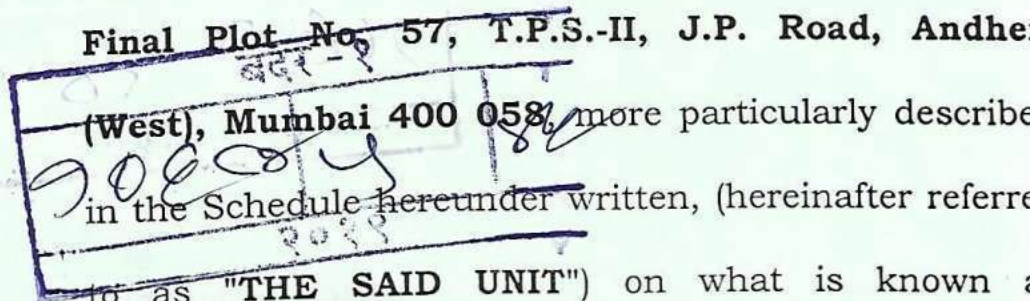
Final Plot No. 57, T.P.S.-II, J.P. Road, Andheri

(West), Mumbai 400 058, more particularly described

in the Schedule hereunder written, (hereinafter referred

to as "**THE SAID UNIT**") on what is known as

"**OWNERSHIP BASIS**".

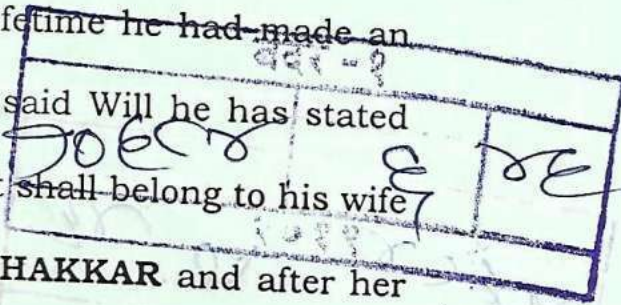


AND WHEREAS the Transferors herein have since paid the full and entire consideration thereof to the concerned authorities and are presently holding the said Unit No. 14, Ground Floor, area admeasuring 57.10 Sq.meters (Carpet).

AND WHEREAS M/S REHEJA CONSTRUCTION CORPORATION, a Partnership Firm the Builders & Developers, who had constructed the said Building, vide an Agreement Dated 23rd day of August 1972 had sold the said Unit to M/s. MAK INDUSTRIES and in turn the said M/s. MAK INDUSTRIES vide an Ownership Transfer Agreement Dated 17th day of October 1974 had sold the said Unit to M/s. THAKKAR LILADHAR RAMJI, the Partnership Firm and thereafter the said Society has duly issued Share Certificate No. 1206, in the name of THAKKAR LILADHAR RAMJI vide Dated 1st day of November 1974 and the said Shri LILADHAR RAMJI THAKKAR during his lifetime he had made an Will Dated 08.09.1986 and the said Will he has stated that after his death the said Unit shall belong to his wife Smt. VIJAYABEN LILADHAR THAKKAR and after her death their Three sons namely (1) Mr. VITHALDAS LILADHAR THAKKAR (2) Mr. MAHENDRA LILADHAR



T. K. L.
B.M. Thakkar
Sh. P. K. M.



Sh. P. K. M.
B.M. Thakkar

THAKKAR and (3) **Mr. KIRIT LILADHAR THAKKAR**

will have equal rights – each will have equal shares in

respect of the abovesaid Unit and after the demise of

Shri THAKKAR LILADHAR RAMJI on 02.12.1988

leaving behind his widow **Smt. VIJAYABEN LILADHAR**

THAKKAR as his legal heir as per the said Will and

accordingly the said Society was duly transferred the

said Unit in the name of **Smt. VIJAYABEN LILADHAR**

THAKKAR and endorsed her name in the Share

Certificate Dated 28.02.1989, Transfer No. 77 and after

the demise of **Smt. VIJAYABEN LILADHAR THAKKAR**

on Dated 25.06.2006 leaving behind her Three (03)

Sons viz. (1) **Mr. VITHALDAS LILADHAR THAKKAR** (2)

Mr. MAHENDRA LILADHAR THAKKAR & (3) **Mr. KIRIT**

LILADHAR THAKKAR, are the only legal heirs and

representatives of the said deceased in respect of the

above said Unit and as per representation of the said

Will the said Society was duly transferred the said Unit

in the name of (1) **Mr. VITHALDAS LILADHAR**

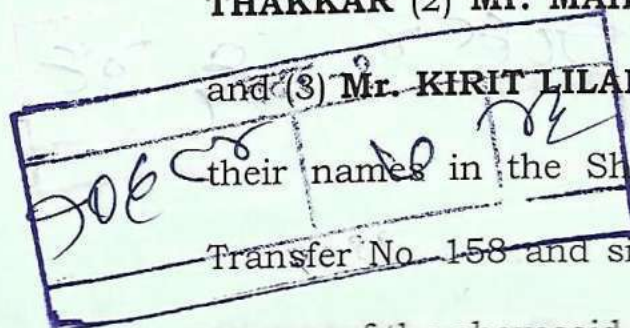
THAKKAR (2) **Mr. MAHENDRA LILADHAR THAKKAR**

and (3) **Mr. KIRIT LILADHAR THAKKAR** and endorsed

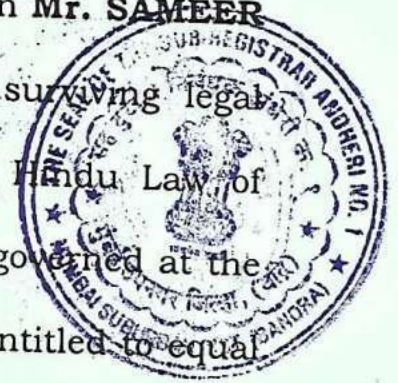
their names in the Share Certificate on 12.02.201

Transfer No. 158 and since then they are the absolute

owners of the abovesaid Premises.



AND WHEREAS the said **Mr. MAHENDRA LILADHAR THAKKAR** (co-owner of the said Premises) died intestate at Mumbai on 20th day of August 2019 and after his demise leaving behind his surviving legal heirs, viz. his widow **Ms. BHAVANA MAHENDRA THAKKAR** (the Transferors No. 2 herein), Three Married Daughters, (1) **Mrs. JIGNA VIPUL UNADKAT** nee **Miss. JIGNA MAHENDRA THAKKAR**, (2) **Mrs. PARUL MONTU SANGANI** nee **Miss. PARUL MAHENDRA THAKKAR** and (3) **Mrs. ANJU AMIT THAKKAR** nee **Miss. ANJU MAHENDRA THAKKAR** and his only Son **Mr. SAMEER MAHENDRA THAKKAR**, as her only surviving legal heirs and representatives according to Hindu Law of Succession by which the deceased was governed at the time of his death and they are become entitled to equal share in respect of the One Third Ownership Rights owned by the said deceased in respect of the said Premises.



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AND WHEREAS subsequent to death of the said deceased **Mr. MAHENDRA LILADHAR THAKKAR** and as per the mutual understanding among the legal heirs of the said deceased, it has been decided to transfer (by means of Deed or Release) One Third Shares of the said



8/10/19

Deceased in respect of the above said Premises in
of Transferors No. 2, the widow of the said decea
accordingly the remaining legal heirs of th
deceased i.e. Three Married Daughters, (1) **Mrs.**
VIPUL UNADKAT nee **Miss. JIGNA MAH**
THAKKAR, (2) **Mrs. PARUL MONTU SANGA**
Miss. PARUL MAHENDRA THAKKAR and (3)
ANJU AMIT THAKKAR nee **Miss. ANJU MAHI**
THAKKAR and his only Son **Mr. SAMEER MAHI**
THAKKAR, vide an Deed of Release Dated '9th

September 2019, duly registered on 09.09.2019,
Document No. BDR1-9816-2019, Receipt No.

duly released, relinquished all their respective unc
shares, rights, title and interest in the said Pro

and the said Shares incidental thereto in the m
aforesaid (being One Third Share of the said Dece

in favour of their mother **Ms. BHAVANA MAHE**

THAKKAR and as per the representation of th

Deed of Release and such other relevant document

said Society was duly transferred the said Unit

name of Transferors herein and endorsed their nam

the Share Certificate Dated 11.09.2019, Transfe

295 and since then the Transferors herein ar

absolute joint co-owners of the above said Unit No



Ground Floor, ANDHERI UNIVERSAL INDUSTRIAL PREMISES Co-operative Society Limited, situated at Plot No. 32-A, Final Plot No. 57, T.P.S.-II, J.P. Road, Andheri (West), Mumbai 400 058.

AND WHEREAS the Transferors by virtue of being the member of the said Society viz. **ANDHERI UNIVERSAL INDUSTRIAL PREMISES** Co-operative Society Limited, have been issued Ten (10) fully paid up shares of Rs.50/- each under Share Certificate No. 1206, Dated 01.11.1974, bearing Distinctive Nos. 66 to 75 (both inclusive).



AND WHEREAS the Transferors have represented to the Transferees that they have been holding the abovesaid Unit alongwith the Ten (10) Shares as stated hereinabove and being the members of the said Society, they with the prior Society's intimation of the abovesaid Society are desirous of disposing off their rights, title and interest in the said Unit alongwith the Ten (10) Shares and the membership of the said Society and the Transferees herein subject to intimation to the Society has agreed to acquire all their rights, title and interest of the Transferors in the said Unit alongwith Ten (10)

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(Handwritten signatures and stamps at the bottom of the page)

Shares, issued to them and the membership of the Society on the following terms and conditions :-

NOW THIS SALE DEED WITNESSETH AS FOLLO

1) The Transferors hereby jointly and severally transfers and assigns all their rights, title and interest in the said **UNIT PREMISES**, being **No. 14, Ground Floor in ANDHERI UNIVER INDUSTRIAL PREMISES Co-operative Soc Limited**, situated at Plot No. 32-A, Final No. 57, P.S.-II, J.P. Road, Andheri (West) Mumbai 400 058, area admeasuring 57 Sq.meters (Carpet) and the Transferees hereinafter mentioned have agreed to acquire all their rights, title and interest in the said Unit and Ten (10) Shares and the membership of the said Society and all rights appurtenant thereto.



2) The Transferors hereby transfer all their rights, title and interest in the above Unit and the Ten (10) Shares and the membership of the said Society for a total consideration amount

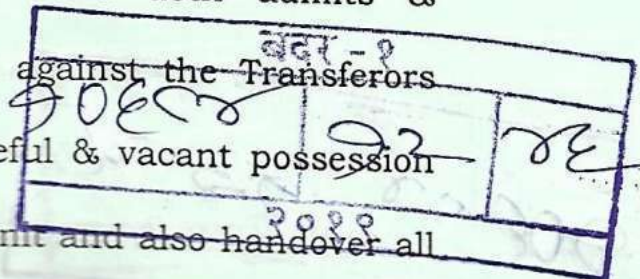
Handwritten signature: *Sh. P. A.*
 Stamp: *Sh. P. A.*

Rs.1,90,00,000/- (Rupees One Crore Ninet



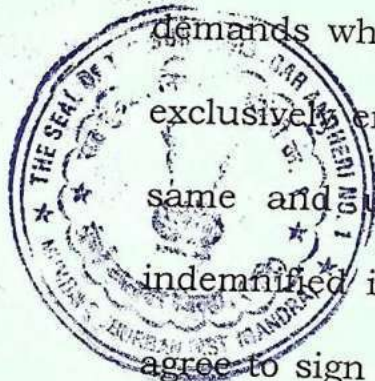
Lakhs Only) shall be paid in the following manners :-

- a) **Rs. 1,88,10,000/- (Rupees One Crore Eighty Eight Lakhs Ten Thousand Only)** after deducting 1% T.D.S. of **Rs. 1,90,000/- (Rupees One Lakh Ninety Thousand Only)** out of total consideration amount of **Rs.1,90,00,000/- (Rupees One Crore Ninety Lakhs Only)** i.e. 1% TDS on purchase of immovable property above **Rs. 50 Lakhs** or more with effect from **1st day of June 2013** & the Transferees hereby assure that they will provide T.D.S. Certificate to the Transferors, as and by way of full and final consideration amount shall pay by the Transferees to the Transferors on execution of this Sale Deed (the payment and receipt whereof the Transferors doth admits & acknowledges) and against the Transferors handover the peaceful & vacant possession of the above said Unit and also handover all title deeds, Documents in original to the



3) The Transferors herein have applied for and obtained "NO OBJECTION CERTIFICATE" and "NO DUES CERTIFICATE" from the ANDHRA UNIVERSAL INDUSTRIAL PREMISES Co-operative Society Limited and has obtained the NO DUES and NO OBJECTION CERTIFICATE on 16th day September 2019.

4) The Transferors doth hereby declare that the said Unit is free from all encumbrances, claims and demands whatsoever and that they are fully and exclusively entitled to deal with or dispose off the same and undertake to keep the Transferees indemnified in their behalf. The Transferors also agree to sign and execute all such transfer forms, papers and documents as may be necessary in favour of the Transferees or their nominee/s to ensure quiet, vacant and peaceful possession of the said Unit, subject to receipt of the full and final consideration mentioned hereinabove.



5) The Transferors shall deliver to the Transferees the vacant and physical peaceful possession of the above said Unit alongwith the permanent fixtures

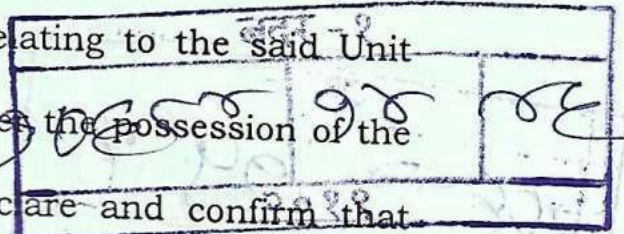


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and fittings alongwith all original Title Documents on completion of the SALE DEED i.e. on receipt of the full and final consideration amount mentioned hereinabove.

- 6) The Transferors will pay and clear off the charges payable to the Society by way of Municipal Taxes and other dues / outgoings relating to the said Unit upto date of handing over of the possession to the Transferees as per the Society Bills or any other dues in respect of the said Unit and hereby agrees to keep the Transferees indemnified against any claim that may be made by the said Society any Authority or anyone else whosoever, in respect of the said Unit till the transfer of the said Unit in favour of the Transferees.

- 7) The Transferees hereby agree to pay all the charges payable by way of Municipal Taxes and other dues / outgoings relating to the said Unit from the date of taking over the possession of the said Unit and hereby declare and confirm that they shall abide by the bye-laws of the said Society, without any reservation whatsoever.



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8) The Transferors hereby declare and confirm that the said Unit absolutely belong to them and that they have not created any pledge, lease, mortgage, charge, lien or encumbrance on the said Unit or the said shares and that these are free from any lease, loan, mortgage, charges, encumbrances or attachment of any Statutory Authorities or otherwise and there is no litigation or stay or any legal proceedings with regard to the said Unit in any Court of Law, Taxing Authority, Municipality or Society authorities.



The Transferors hereby release, relinquish, give up and surrender all their rights, title and interest in the membership of the said Society, the Share Certificate and the said Unit in favour of the Transferees forever on receipt of the full and final agreed consideration payment.

10) The Transferors will hand over the Share Certificate and all other relevant documents entered into by them with the Society / concerned authorities, to the Transferees for their record

Handwritten signature and date: 30/06/2012

11) On receipt of full and final consideration, the Transferors will execute all the relevant papers required for the effective transfer of the said Unit and in future agree to co-operate with the Transferees and will execute all such further papers /documents / writings whatsoever for the effective transfer of the said Unit alongwith the Ten (10) Shares.

12) The Transferors and Transferees agrees to pay the Transfer Charges in equal shares i.e. 50% each to the Society for the transfer of the above said Unit.

13) The Stamp Duty and Registration Charges and all expenses, levies, costs incidental thereto, will be borne and payable by the Transferees only.

14) The Transferors hereby undertake and declare that in case any nomination, assignment, lien or charge in respect of the said Unit and the said shares have made and/or created by the Transferors and/or any one claiming through them prior to this day, in favour of any person



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or persons other than the said Transferees, same shall after the execution of THE PRESENTS, be deemed to be null and void, operative, cancelled and deemed to be withdrawn and not binding upon the said Society and/or Transferees.

15) Subject to the provision of Clause No. 2 above this SALE DEED, the Transferors agree to transfer the said Shares and their interest in the said Unit to the Transferees who is entitled to hold, possess, occupy and enjoy the said Unit without interruption from the Transferors or anyone else who-so-ever claiming through them subject to receipt of full and final consideration amount mentioned above. The Transferors hereby further declare that they have full right and absolute authority to enter into this SALE DEED and transfer the said Unit and that they have not done or performed any act, deed, matter or thing whatsoever whereby they may be prevented from entering into this SALE DEED as agreed to be done hereby or whereby the Transferees may be obstructed, prevented or hindered in enjoying



Handwritten signature and date '20/11/20' in a rectangular box, with the word 'बिहार' (Bihar) written above it.

the rights to be conferred or transferred or assigned in their favour or whereby quiet and peaceful enjoyment possession of the Transferees in respect of the said Unit. The Transferors further hereby agrees and undertakes to indemnify and keep indemnified the Transferees against any claim, action, demand and recovery preferred by the Society, the liability whereof is of the Transferors.

- 16) The Transferors hereby undertake to furnish any other documents, which may be required by the Transferees to make the title of the said Unit complete and absolute without claiming any extra charges or compensation after receipt of the entire consideration. The Transferors also agrees and undertake to sign any other documents or forms for the payment of Stamp duty to be paid on this SALE DEED by the Transferees.



Handwritten signature and date "2022" within a rectangular box.

- 17) This SALE DEED has been executed in Mumbai, the property is situated at Mumbai and the payments are made in Mumbai, hence it is subject

16

THE SCHEDULE OF THE UNIT ABOVE

REFERRED TO :

ALL that commercial Premises, bearing **Unit No. 14** on the **Ground Floor**, of the R.C.C. Building of "**ANDHERI UNIVERSAL INDUSTRIAL PREMISES**" Co-operative Society Ltd., at **Plot No. 32-A, Final Plot No. 57, T.P.S.-II, J.P. Road, Andheri (West), Mumbai 400 058** bearing C.T.S. No. 191, situate in the Village Anand Taluka Andheri, in the Registration District and

District of Mumbai City and Mumbai Suburban

further details of which are as under:



YEAR OF CONSTRUCTION : 1973

TYPE OF CONSTRUCTION : R.C.C.

AREA OF UNIT : 57.10 Sq.meters

NO. OF FLOOR OF BUILDING : Ground + 2
Without Lift.

MUNICIPAL WARD NO. : K/West Ward

C.T.S. No. : 191

ADDRESS OF THE UNIT : Unit No. 14, **ANDHERI UNIVERSAL INDUSTRIAL PREMISES** Co-operative Society Ltd., Plot No. 32-A, Final Plot No. 57, T.P.S.-II, J.P. Road, Andheri (West), Mumbai 400 058

C.T.S. No.	191
ADDRESS OF THE UNIT	Unit No. 14, ANDHERI UNIVERSAL INDUSTRIAL PREMISES Co-operative Society Ltd., Plot No. 32-A, Final Plot No. 57, T.P.S.-II, J.P. Road, Andheri (West), Mumbai 400 058

87 Pa. M.

B M Thakkar

T.K.L.





IN WITNESS WHEREOF the Parties hereto have put and subscribed their respective hands the day and year first hereinabove mentioned.

SIGNED AND DELIVERED by the

Within named THE TRANSFERORS

(1) Mr. VITHALDAS LILADHAR THAKKAR

(2) Ms. BHAVANA MAHENDRA THAKKAR

Bhavana M Thakkar
And

(3) Mr. KIRIT LILADHAR THAKKAR

in the presence of... *Thakkar KIRIT L.*

Thakkar KIRIT L.

SIGNED AND DELIVERED by the

Within named THE TRANSFEREES

MOHINI DRASHTI DEVELOPERS PVT. LTD.

(through its Director

Mr. SAMEER N. SHAH)

As per Board Resolution Passed on

Dated 19th day of August 2019

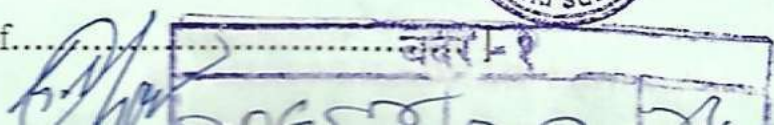
in the presence of...



For MOHINI DRASHTI DEVELOPERS PVT. LTD.



DIRECTOR



RECEIPT

RECEIVED of and from the withinnamed TRANSFEROR
MOHINI DRASHTI DEVELOPERS PVT. LTD., (through
 Director **Mr. SAMEER N. SHAH**) a sum of **Rs.1,88,10,000/-**
(Rupees One Crore Eighty Eight Lakhs Ten Thousand Only) after deducting 1% T.D.S. of **Rs. 1,90,000/- (Rupees One Lakh Ninety Thousand Only)** out of total consideration
 of **Rs. 1,90,00,000/- (Rupees One Crore Ninety Thousand Only)** i.e. 1% TDS on purchase of immovable property
 of **Rs. 50 Lakhs or more** with effect from 1st day of June 2019
 being the full and final consideration amount towards
 sale & transfer of the **Unit No. 14, Ground Floor**
"ANDHERI UNIVERSAL INDUSTRIAL PREMISES" of
 Andheri Universal Industrial Development
 operative Society Ltd., at Plot No. 32-A, Final Plot No. 32-A,
 T.P.S.-II, J.P. Road, Andheri (West), Mumbai 400 058, in the
 following manners :

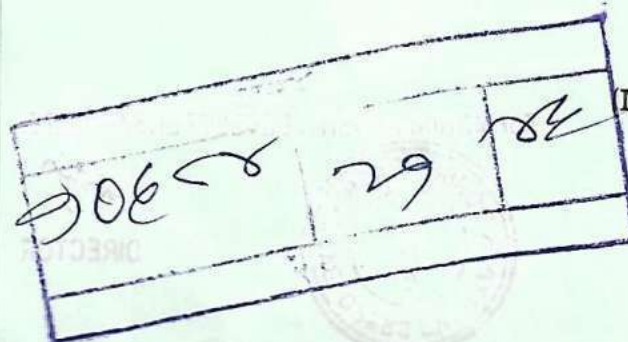
Sr. No.	Cheque No.	Dated	Drawn on	Amount
1.	000360	18.08.2019	Kotak Mahindra Bank Ltd.	1,88,10,000/-
2.	000362	18.08.2019	Kotak Mahindra Bank Ltd.	1,88,10,000/-
3.	UTRND KKBRR 52019100100 643721	1.10.2019	— " —	61,000/-
4.	KKBRR 52019100100 649515	1.10.2019	— " —	62,000/-
5.	KKBRR 52019100100 647069	1.10.2019	— " —	61,000/-
6.				



WE SAY RECEIVED Rs. 1,88,10,000/-

CCSR KASHMIRI MAHER
 (Mr. VITHALDAS LILADHAR THAKKAR)

Bhavana M Thakkar
 Ms. BHAVANA MAHENDRA THAKKAR



Thakkar, KIRIT L.
 (Mr. KIRIT LILADHAR THAKKAR)
 TRANSFEROR

POSSESSION LETTER

From :

- (1) Mr. VITHALDAS LILADHAR THAKKAR,
- (2) Ms. BHAVANA MAHENDRA THAKKAR &
- (3) Mr. KIRIT LILADHAR THAKKAR

Unit No. 14, Ground Floor,
ANDHERI UNIVERSAL INDUSTRIAL PREMISES

Co-operative Society Ltd.,
Plot No. 32-A, Final Plot No. 57, T.P.S.-II, J.P. Road,
Andheri (West), Mumbai 400 058.

Date: 1st/01/2019

To,

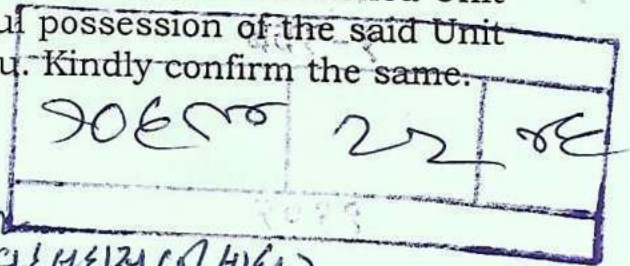
MOHINI DRASHTI DEVELOPERS PVT. LTD.,
(through its Director **Mr. SAMEER N. SHAH**)
office at 201, Heritage Plaza,
D.N. Nagar Metro Station,
Andheri (West), Mumbai 400 053.



Reg: Handing over Peaceful and vacant possession of Unit
**No. 14, on Ground Floor, ANDHERI UNIVERSAL
INDUSTRIAL PREMISES** Co-operative Society Ltd.,
Plot No. 32-A, Final Plot No. 57, T.P.S.-II, J.P. Road,
Andheri (West), Mumbai 400 058.

Sirs,

This is to inform you that as per Sale Deed executed
between us on 1st day of 01 2019, we have received
full and final consideration towards the above mentioned Unit
and hence we have given peaceful possession of the said Unit
alongwith Share Certificate to you. Kindly confirm the same.



Vithaldas Liladhar Thakkar
(Mr. VITHALDAS LILADHAR THAKKAR)

Bhavana M Thakkar
(Ms. BHAVANA MAHENDRA THAKKAR)

Thakkar. Kirit. L.
(Mr. KIRIT LILADHAR THAKKAR)

We, **MOHINI DRASHTI DEVELOPERS PVT. LTD.**,
(through its Director **Mr. SAMEER N. SHAH**), agree and
confirm having received the peaceful possession of the above-
mentioned Unit Premises alongwith Share Certificate from
you, further we have inspected the premises and all
documents and found the same satisfactory.

PLACE : MUMBAI

DATED : 1st / 04 / 2019



For **MOHINI DRASHTI DEVELOPERS PVT. LTD.**



Sameer N. Shah
DIRECTOR

MOHINI DRASHTI DEVELOPERS PVT. LTD.
(through its Director **Mr. SAMEER N. SHAH**)

बंदर - १		
90658	23	६६
२०१९		

Co-operative Society Limited

(Regd. No. Bom/GEN/791 of 1973)

57, J.P. Road, Near A. H. Wadia School, Andheri (West), Mumbai - 400 058.

Ref. No. AUIP/12/2019-20

Date: 26th Sep. 2019..... 20

TO WHOMSOEVER IT MAY CONCERN

This is certify that Mr. **Vithal L. Thakkar**, Mrs. **Bhavana Mahendra Thakkar** & Mr. **Kirit L. Thakkar** are bonofide members of ANDHERI UNIVERSAL INDUSTRIAL PREMISES CO-OP SOCIETY LTD. Occupying unit no. 14, Ground floor, Address at plot no. 57, Next to A. H. Wadia School, J. P. Road, Andheri West, Mumbai-400058. C.T.S. No. 191, Share Certificate No. 37, bearing No. 66 to 75.

We certify that the following information regarding our building known as ANDHERI UNIVERSAL INDUSTRIAL PREMISES CO-OP SOCIETY LTD, plot no. 57, Next to A.H. Wadia School, J. P. Road, Andheri West, Mumbai-400058.

1.	Year of Construction	1973
2.	C.T.S. No.	191
3.	Village	Andheri West
4.	Area of Unit No. 14	57.10 Sq. Mtrs. Carpet
5.	No. of Floor of the Building	Ground + 2 Floors Without Lift
6.	Municipality Ward	K/West

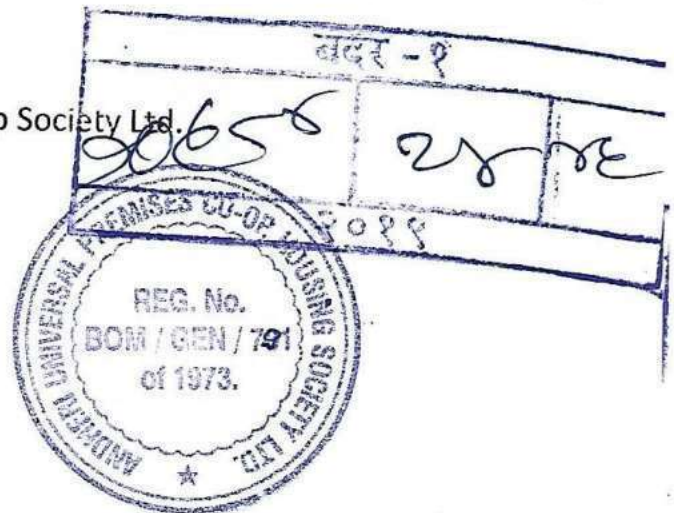


This certificate is being issued on the request of our members for the purpose of Stamp Duty Valuation.

Yours Faithfully,

For Andheri Universal Industrial Premises Co-Op Society Ltd.


Secretary.



Andheri Universal Industrial Premises Co-operative Society Limited

(Regd. No. Bom/GEN/791 of 1973)

57, J.P. Road, Near A. H. Wadia School, Andheri (West), Mumbai - 400 058.

Date 20

Ref. No. AUIP/13/2019-20

Date:-26th Sep. 2019.

To,
Mr. Vithal L. Thakkar
Mrs. Bhavana Mahendra Thakkar
Mr. Kirit L. Thakkar
Andheri Universal Industrial Premises Co-Op Society Ltd.
Gala No. 14 Ground Floor, J. P. Road,
Andheri West, Mumbai-400058.

Sub : N.O.C. for sale of Gala No. 14

Dear Sir,

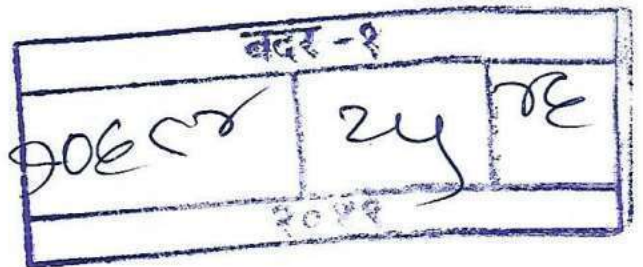
With reference to your application Dated 12/09/2019 asking the N. O. C. from the society to sale the Gala no. 14, on the Ground floor, To **Mohini Drashti Developers Pvt. Ltd.** Society has No Objection to sale the Gala to the above transferee.

This is for your information.

Thanking You,
Yours Faithfully,

ANDHERI UNIVERSAL INDUSTRIAL
CO-OPERATIVE SOCIETY LIMITED


Secretary



511

Andheri Universal Industrial Premises Co-operative Society Limited

(Regd. No. Bom/GEN/791 of 1973)

57, J.P. Road, Near A. H. Wadia School, Andheri (West), Mumbai - 400 058.

Date 20

Ref. No. AUIP/14/2019-20

Date:-26th Sep. 2019.

TO WHOMSOEVER IT MAY CONCERN

SUB : NO DUES CERTIFICATE

This is to certify that as on date there is No Outstanding Dues Payable to the Society with regards to Unit No. 14.

Thanking You,

Yours Faithfully,

ANDHERI UNIVERSAL INDUSTRIAL
CO-OPERATIVE SOCIETY LIMITED

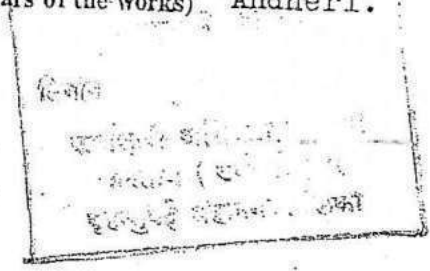

Secy. Secretary



वदर - १		
१०६५०	२६	१०६
२०१९		

BUILDING COMPLETION CERTIFICATE

I, C.C. for proposed additions & alterations to the existing Service Industrial Bldg. on original plot No:32 and final plot No:57, T.P.S.II, Andheri. I do hereby certify that the following building work (insert full particulars of the works) Andheri.



Of the existing Service Industrial Building on original original plot No:32 and final plot No:57, T.P.S.II, Andheri, (the plans of which have been approved by Bombay Municipal Corporation under Reference No:CE/3232/BSII/AK of 1973.

has been supervised by me and has been completed to my satisfaction ; that the workmanship and the whole of the materials used are good ; and that no provision of the Act or the Bye-laws, and no requisition made, condition prescribed or order issued thereunder, has been transgressed in the course of the work.



(Signed)

R. K. Kapur
R. K. KAPUR
G. D. Arch. A.I.I.A.
ARCHITECT.
2nd Floor, Rampart House,
Rampart Row, Fort,
BOMBAY-1.

(Dated)

19th June 1973

सिद्धि प्रति माहितीचा अधिकारी
अधिनियम २००५ अंतर्गत
देण्यात आले आहे.

R. K. Kapur
जन माहिती अधिकारी
कार्यकारी अधिकारी
भारत सरकार

बदर - १

20650	26	86
2088		

my

CORPORATION OF GREATER BOMBAY

No. E / 3232 / 20. 1 / 40.

29.6.73

Subject: Proposed M.C. on Plot No. 87, K.P.S.II, Anand (West).

Reference: Last letter dt. 20.6.73.

The Completion Certificate submitted by you on 20.6.1973 for the above work, is hereby accepted.

Yours faithfully,

Signature of Executive Engineer, Zone II, 29/6

No. 29.6.73 of

ISSUED

(2) A. & C.

Copy forwarded to—

MI Dn.

Owner: ...

for information please.

Signature of Executive Engineer, Zone II, 29/6



29.6.73		
20650	25	8E
2029		

बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक

05 (9)

मालमत्ता करदेयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेले आहे.

दस्तावेज क्रमांक 188884430010000	मालमत्ता करवर्ष .2019-2020	देयक क्रमांक 201910BIL09396491 201920BIL09396492	देयक दिनांक 18/05/2019
SECRETARY ANDHERI UNIVERSAL . STATE 32A T P S, II J P ROAD ANDHERI(W) BOMB,58		प्रेषक - सहा. क.व सं./ विभाग: Asstt. Assessor & Collector K/West Municipal Ward office ,3 rd floor,Paliram Path,behind Brahkumari Hospital,Andheri (W), Mumbai- 400058.	
मालमत्ता करदिलेला क्रमांक, इमारतीचे नाव/ विंग, सी. टी. एस. क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदाल्यांची नावे . HOUSE AS INDUSTRI AL ESTATE WITH BANK PATEL P O SMT S G RAHEJA K L RAHEJA & S L ERS M/S RANEJA CONSTRUCTION CO, SMT VILLON MANECKSHAW-PATEL & SHRI ARDESHIR MANECKSHAW			
जलजोडणी दिनांक 01/04/1961	जलजोडणी क्रमांक: -	एकूण मांडवली मूल्य: ₹ 532725965	
₹ Fifty Three Crore Twenty Seven Lakh Twenty Five Thousand Nine Hundred Sixty Five Only			
31/03/2010 या तारखेपर्यंतची थकवाकी ₹ 0	01/04/2010 या तारखेनंतरची थकवाकी ₹ 0		
01/04/2019	ते	31/03/2020	

(सर्व रकम रुपयांमध्ये)

कराचे नाव	01/04/2019	ते	30/09/2019	01/10/2019	ते	31/03/2020
मालमत्ता कर			106347			106347
			0			0
			66962			66962
			0			0
			41357			41357
			39393			39393
			31511			31511
			7878			7878
			1974			1974
			51201			51201
			346623			346623
मालमत्ता देवाची रकम			0			0
मालमत्ता देवाची वसुली			0			0
मालमत्ता देवाचे सनायोजन			0			0
मालमत्ता देवाला साभाची रकम			0			0
मालमत्ता देवाला रकम			346623			346623
मालमत्ता देवाला रकम			0			0
मालमत्ता देवाला रकम			340518			334413
मालमत्ता देवाला रकम			343570			337465
मालमत्ता देवाला रकम			346623			346623
	₹ Three Lakh Forty Six Thousand Six Hundred Twenty Three Only			₹ Three Lakh Forty Six Thousand Six Hundred Twenty Three Only		
मालमत्ता देवाला दिनांक			26/08/2019			31/12/2019



*Paid on 21/9/2019
Ch no- 645854
Rs. 346623/-*

2019

Payment through NEFT:
BANK COLLECT, Beneficiary A/C No:- BMCPOKW3004490010000 , Name-MCGM Property Tax. Please
done through NEFT will be collected against oldest bills first. Cheque may be
in the name of "MCGM"

Asaram
देविदास शि. शीरसागर
करनिर्धारक व संकलक (प्र.)

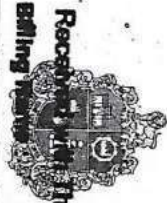


मालमत्ता करदिलेला पहिले ११ अंक इमारतीची यु.अव.डी. (युनिक आयडेंटिटी) असून, प्रत्येक इमारतीच्या
यु.अव.डी. स्टिकर लावण्याचा प्रकल्प महापालिकेने हाती घेतला आहे. त्यामुळे महापालिकेच्या
मालमत्ता करदिलेला पहिले ११ अंक इमारतीची यु.अव.डी. क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद

गवरील
न 15
क्रमांक,
रव्यास
रन दिली
गवडतोब

फडक 10
न विभाग
देयकावर
दंड (जर
अवधान
प्रमाणान
गालिकेच्या

RECEIPT NO.: 878017



BRIHANMUMBAI MUNICIPAL CORPORATION
SECRETARY ANDHERI UNIVERSAL WARD

Assessee's Name :

PATEL P O SMT S G RAHEJA K L RAHEJA & S L RAHEJA PART, ERS W/S
RANEJA CONSTRUCTION CO, SMT VILLOM WANEKSHAW PATEL &

Date : 14/09/2019 10:31:36
Receipt No : 2019ACR02481153
Tax : Property
Account No KW/3004490010000
Registered

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered

Bill No.	Bill Dt.	Amount	ND+W.F+e-R.Prty+G.Prty+Deduction+Admin.Chrg	Total Due	Early Burd Discount	Net Payable	Cash/ Chq Amt.
2019109L09208401	18/05/2019	346823	0+0+0+0+0+0+0	346823	0	346823	346823



1/ Chq 09/09/2019 600854 400089013 SHALRAO VIKAL CO-OP BANK LTD
346823 Cheque

Net Amount	CGST	SGST	UGST	IGST	Gross Value
346823	0	0	0	0	346823

Advance Payment

Remark :

Type of Collection

1900 300 1000

HSN/SAC NO. : 990111
MCGM PAN NO. : AAALD012L
MCGM GST NO. : 97AAAL000191574



Credent By: jkral-cre-a.cts
Printed By: Pratik Aish S
Printed On: 14/09/2019 10:31

Member's Register No. 896

Certificate No. _____

ANDHERI UNIVERSAL INDUSTRIAL PREMISES CO-OP SOCIETY LTD.

(Regd. No. Bom./GEN/791 of 1973)
J. P. Road Near Dhake Colony, Andheri (W)



THIS IS TO CERTIFY THAT Shri/Smt. Vittal Liladhar Thakkar is at the date here of the

Thakkar and Mrs. Rinit Liladhar Thakkar of Ward No. 16, Jeebhari

Registered Holder of 10 (IN FIGURE) Ten (IN WORDS) fully paid up shares of

Rs. 50/- each Numbered from Sixty six to Seventy five both inclusive in

ANDHERI UNIVERSAL INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LIMITED

subject to the bye-laws of the said Society. Given under the common seal of the Society at Bombay _____

this 11th day of September 1982 2019.



[Signature]
Chairman

[Signature]
Hon. Secretary

Member of the Committee

206
68
206

नावाचे नाव : अंधेरी

(1) विलेखाचा प्रकार	रिलीज डीड
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबत हि पट्टाकार आकारणी देतो की मालिकार वे नमुद करावे)	1
(4) हु-नापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: युनिट नं 14, माळा नं: तळमजला, इमारतीचे नाव: अंधेरी युनिवर्सल इंडस्ट्रीयल प्रिमायसेस को ऑप सो लि, ब्लॉक नं: अंधेरी पश्चिम, मुंबई-400058, रोड नं: 57, जे पी रोड, इतर माहिती: एकूण क्षेत्रफळ 57.10 चौरस मीटर कारपेट त्यापैकी 1/3 अविभाज्य हिस्ता((C.T.S. Number : 191 ;))
(5) क्षेत्रफळ	1) 19.03 चौ.मीटर
(6) बाकारणी किंवा जुडी देण्यात असेल का?	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा कोणता असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-जिग्ना विपुल उनडकट वय:-45; पत्ता:-सदनिका नं बी /204, -, वैशिश बिल्डिंग ,सप्तरीशी पार्क , स्वप्ना नगर, मुलुंड पश्चिम, मुंबई, -, मुलुंड झीडी रोड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400080 पॅन नं:- 2): नाव:-पारुल मोंटू संगानी वय:-43; पत्ता:-सदनिका नं 21, -, हवेली बिल्डिंग 21,, विले पार्ले पश्चिम , मुंबई , एन एस रोड नं 4, इर्ला, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400056 पॅन नं:- 3): नाव:-अंजू अमित ठक्कर वय:-42; पत्ता:-सदनिका नं 201, -, सोनास अपार्टमेंट, वडाला, मुंबई , रोड नं 32, किदवई नागर (मुंबई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400031 पॅन नं:- 4): नाव:-समिर महेंद्र ठक्कर तर्फे मुखत्यार पारुल मोंटू संगानी वय:-43; पत्ता:-सदनिका नं 6/17, -, बिंदू बिल्डिंग, विश्वा भारती सोसायटी, अंधेरी पश्चिम, मुंबई, व्ही पी रोड, आंधेरी रेल्वे स्टेशन, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400058 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-भावना महेंद्र ठक्कर वय:-65; पत्ता:-सदनिका नं 6/17, बिंदू बिल्डिंग, विश्वा भारती सोसायटी, अंधेरी पश्चिम, मुंबई, व्ही पी रोड, आंधेरी रेल्वे स्टेशन, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400058 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	09/09/2019
(10) दस्त नोंदणी केल्याचा दिनांक	09/09/2019
(11) अनुक्रमांक, खंड व पृष्ठ	9816/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14) वेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

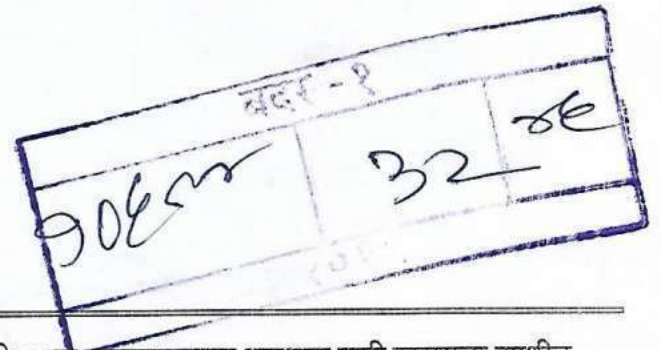
मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणानाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

If the release deed of an ancestral property or part thereof is executed by or in favour of brother or sister or (Children of renouncers parent) Son or daughter or the legal heirs of the above relations.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे. या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे. आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.



मालमत्ता पत्रक

जिल्हा/मौजे -- अंधेरी

तालुका/न.भु.मा.का. -- न.भू.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

प्लॉट नंबर

क्षेत्र चौ.मी.

धारणाधिकार

शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची निवत वे.

१९९

३६४६.०

क

सुविधाधिकार

मूळ धारक

[विलु माणेकशहा पटेल]
[अर्देसर माणेकशहा पटेल]
[खरेदीने क. एच्. आणि पी. एच्. एलची दाना कडून]

प्लॉट

प्लॉट

प्लॉट

व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा	साक्षात्कृत
आदेश न. भू. क्र. ४ ता. २४/०८/१९७३ व खरेदीखत सर न २८४८/दि. ०५/०७/१९७२ रु. २, १०,०००	S. I.	(H) शैलजा गोपाल रहजे, किशोर लक्ष्मणदास रहजे, सुरेश लक्ष्मण दास रहजे, मेसर्स रहजे कन्स्ट्रक्शन्स, कॅम्पेरेशनचे धोंगीदार	१९७३ अ.क्र. ४ मुंबई



न.भू.अ.अंधेरी



खरी नकल

न.भू.अ.अंधेरी

अर्ज क्रमांक..... 327	एकूण नोंदी:..... 2
अर्ज स्वीकारल्याची तारीख: 9/1/73	नकल शुल्क:..... 2
नकल तयार केलेची तारीख: 20/1/73	कागद शुल्क:..... 2
नकल दिलेची तारीख: 24/1/73	एकूण शुल्क:..... 2
नकल तयार करणार: Mr. [Signature]	
नकल तपासणी करणार: [Signature]	

बंद - १		
90658	33	[Signature]
२०१९		

Date: 25/09/2019

"RESOLUTION"

Certified true copy of the Resolution passed at meeting of board of Directors Dated 19th Aug 2019 at Head Office Mumbai.

RESOLVED THAT the Company has decided to Purchase an Industrial Gala at Andheri Universal Industrial Premises Co-op Society Ltd, Unit No.14, Ground Floor, Situated at Plot no.32-A,Final Plot No.57, T.P.S-II, J.P Road, Andheri (West) Mumbai-400058, From Mr. Vitthaldas L. Thakkar, Ms. Bhavana M. Thakkar & Mr. Kirit L. Thakkar are individuals Indian Inhabitants residing at Vishwabharti Co-op Hsg Soc. Vithalbhai Patel Road, Andheri (W) Mumbai-58.

RESOLVED FURTHER THAT the consent of the Board of Directors of the company hereby accorded to authorize Mr. Sameer Shah (Director) for and on behalf of the company to negotiate/sign purchase documents, related legal papers and other documents as may be necessary in this regard, appear before the Sub Registrar, Assurances Office at Andheri Universal Industrial Premises Co-op Society Ltd, Unit No.14, Ground Floor, Situated at Plot no.32-A,Final Plot No.57, T.P.S-II, J.P Road, Andheri (West) Mumbai-400058 and to do all such acts, deeds and things as may be required, considered necessary and proper from time to time to safeguard the interest of the company.

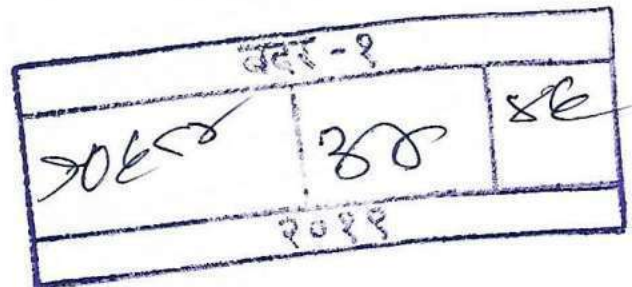


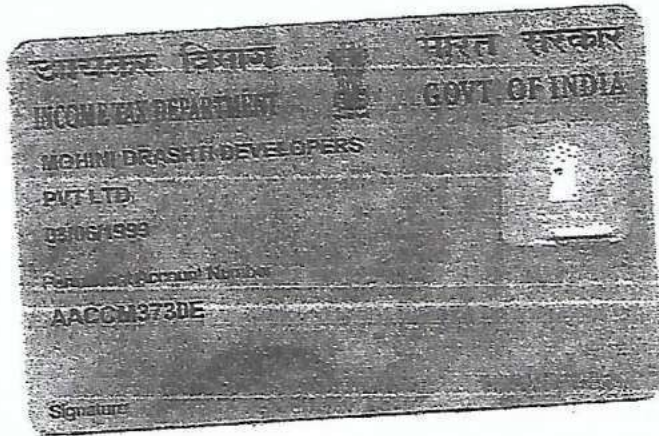
For Mohini Drashti Developers Pvt Ltd.
For MOHINI DRASHTI DEVELOPERS PVT. LTD.

Mr. Sameer Shah
Director



Sameer Shah
DIRECTOR





For MOHINI DRASHTI DEVELOPERS PVT. LTD.



[Signature]
DIRECTOR



बंदर - १		
<i>[Signature]</i>	३५	<i>[Signature]</i>
२०११		

स्थायी खाते संख्या /PERMANENT ACCOUNT NUMBER
AACPS0634C

नाम /NAME
SAMEER NARROTTAMDAS SHAH

पिता का नाम /FATHER'S NAME
NARROTTAMDAS MANILAL SHAH

जन्म तिथि /DATE OF BIRTH
04-11-1962

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पद्धति)
 DIRECTOR OF INCOME TAX (SYSTEMS)



Shah



70657	34	08
2018		



भारत सरकार

GOVERNMENT OF INDIA



समीर नरोत्तम शाह
Sameer Narottam Shah

जन्म वर्ष / Year of Birth : 1962
पुरुष / Male



9247 3352 9894

आधार – सामान्य माणसाचा अधिकार

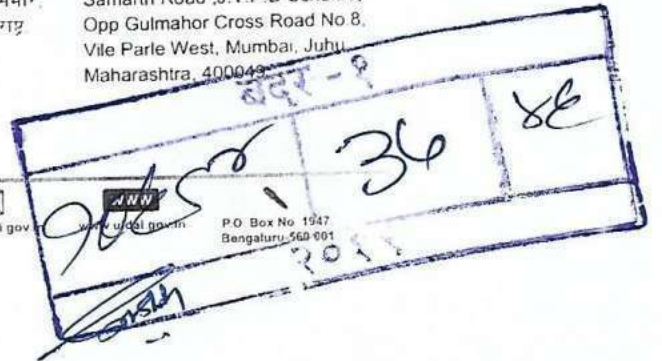
Smash



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O: नरोत्तम शाह, 902, गुलमहोर
हाईट, स्वामी समर्थ रोड, ज.व.पी.डी
स्कीम, गुलमहोर क्रॉस रोड नं. 8 ममोर,
विले पार्ले वेस्ट, मुंबई, जिल्हा. महाराष्ट्र
400049

Address: S/O: Narottam Shah,
902, Gulmahor Height, Swami
Samarth Road, J.V.P.D Scheme,
Opp Gulmahor Cross Road No 8,
Vile Parle West, Mumbai, Juhu
Maharashtra, 400049



1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No 1947
Bengaluru, 560 001



भारत सरकार
Government of India



विठ्ठलदास ठाकर
Vithaldas Thakkar
जन्म तिथि / DOB : 17/11/1948
पुरुष / Male



2493 7333 3332

मेरा आधार, मेरी पहचान

8852 विठ्ठलदास ठाकर



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: आत्मज, लीलाधर ठाकर, रूम नं 15, विठ्ठल विश्वभारती सोसाइटी, वी पी रोड, जुहु लाने, अंधेरी वेस्ट, मुंबई, अंधेरी रेलवे स्टेशन, मुंबई, महाराष्ट्र, 400058
Address: S/O: Leladhar Thakkar, Room No 15, Bindu Vishwabharati Society, V P Road, Juhu Lane, Andheri West, Mumbai, Andheri Railway Station, Mumbai, Maharashtra, 400058

2493 7333 3332



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बंदर - १		
१०६८४	३८०६	
२०१९		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VITHALDAS THAKKAR
LELADHAR RAMJI THAKKAR

17/11/1948
 Permanent Account Number
ADHPT9718L

Signature

४१२ वि०/१६१ स ११/११



२०१९

२०१९	३१	२६
------	----	----

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

THAKKAR BHAVANA MAHENDRA
 MAGANLAL VASHRAM UNADKAT

01/03/1954
 Permanent Account Number
AFJPT4872R

Bhavana M Thakkar
 Signature





Bhavana M Thakkar



अक्षर - १		
१०६८४	१००	१०६
२०११		



भारत सरकार
GOVERNMENT OF INDIA



भावनबे महेंद्र ठक्कर
Bhavnaben Mahendra
Thakkar

जन्म तिथि/ DOB: 01/03/1954

महिला / FEMALE

5394 4301 3986



आधार-आम आदमी का अधिकार

Bhavnaben M Thakkar



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

Address:

W/O: महेंद्र ठक्कर, 6/17,
बिंदु बिल्डिंग, विश्वा भारती
सोसाइटी, वी. पी. रोड, श्री
राम विद्यालय के पास,
अंधेरी वेस्ट, मुंबई, मुंबई,
महाराष्ट्र - 400058

W/O: Mahendra Thakkar, 6/17, Bindu
Building, VishwaBharti Society, V. P.
Road, Near Shree Ram
School, Andheri West, Mumbai,
Mumbai, Maharashtra - 400058



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1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

कदम - १		
90650	09	५६
२०१९		

7TE
JEST



भारत सरकार
GOVERNMENT OF INDIA



किरीट लिलाधार ठक्कर

Kirit Liladhar Thakkar

जन्म तारीख/DOB: 14/11/1958

पुरुष / MALE



3391 7894 7274

स-नाम - सामान्य माणसाचा अधिकार

Thakkar, KIRIT. L.



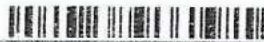
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

Address:

7/ 17 बिंदू विश्व भारती
सोसायटी, व्ही पी रोड, व्ही
राम स्कूल जवळ, अंधेरी
वेस्ट, अंधेरी रेल्वे स्टेशन,
मुंबई,
महाराष्ट्र - 400058

7/ 17, Bindu Vishwa Bharati
Society, V P Road, V
Ram School, Andheri West,
Andheri Railway Station,
Mumbai,
Maharashtra - 400058



194
1900 100 1941



help@uidai.gov.in



www.uidai.gov.in

PG Box No. 1941
Bengaluru 560 001

बंदर - १	
१०६५४	०२६६
२०१९	

FATE
WEST

सुशांत सखाराम चव्हाण
Sushant Sakharam Chavan
DOB: 04-05-1978
Gender: Male

2554 0166 7652

आधार - आम आदमी का अधिकार

[Handwritten signature]

भारत सरकार
GOVERNMENT OF INDIA

बाळाराम गौरु खरंगटे
Balaram Gauru Kharangate
जन्म वर्ष / Year of Birth : 1960
पुरुष / Male

2386 9221 6561

आधार - सामान्य माणसाचा अधिकार

[Handwritten signature]

आयकर विभाग
INCOME TAX DEPARTMENT

KIRIT LILADHAR THAKKAR

LILADHAR RAMJI THAKKAR

14/11/1954
Permanent Account Number
ACQPT9944C

Thakkar, KIRIT
Signature



भारत सरकार
GOVT. OF INDIA



05012018



Thakkar, KIRIT, L.

बंदर - १		
१०६२२	४३	४६
२०१९		

TATE
(WEST)

दस्तावेजांचा क्रमांक: वदर1 /10684/2019

मूल्य: रु. 1,87,84,073/- मोबदला: रु. 1,90,00,000/-

मूलांक शुल्क: रु.11,40,000/-

सह. दु. ति. वदर1 यांचे कार्यालयात

पावती:12057

पावती दिनांक: 01/10/2019

10684 वर दि.01-10-2019

सादरकरणाराचे नाव: मोहिनी दृष्टी डेव्हलपर्स प्रा लि चे
संचालक समीर एन शाह

31 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकुण: 30900.00

सादर करणाऱ्याची सही:

सह. दु. ति. वदर1 यांचे कार्यालयात

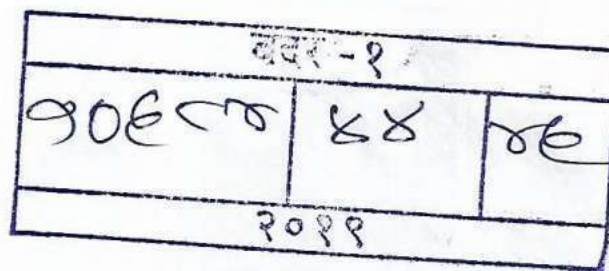
सह. दुय्यम जिवंद्याम, अंधेरी क्र. 1

प्रकार: सेल डीड

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

दिनांक: 10/10/2019 01:31:22 PM ची वेळ: (सादरीकरण)

दिनांक: 20/10/2019 01:32:31 PM ची वेळ: (फी)



TAT

ONE

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

ध्यायाचित्र

अंगठ्याचा ठसा

नाव:मोहिनी इट्टी डेव्हलपर्स प्रा लि चे संचालक समीर एन शाह
पत्ता:ऑफिस नं 201, -, हेरीटेज प्लाझा, अंधेरी पश्चिम मुंबई, डी एन नगर मेट्रो स्टेशन, अंधेरी, MAHARASHTRA, MUMBAI, Non-Government.
पॅन नंबर:AACCM3730E

लिहून घेणार
वय :-56
स्वाक्षरी:-



नाव:विठलदास लीलाधर ठक्कर
पत्ता:प्लॉट नं: युनिट नं 14, माळा नं: तळ मजला, इमारतीचे नाव: अंधेरी युनिवर्सल इंडस्ट्रीयल प्रिमायसेस को ऑप सो ली, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: टी पी एस 2, जे पी रोड, महाराष्ट्र, मुंबई.
पॅन नंबर:ADHPT9718L

लिहून देणार
वय :-70
स्वाक्षरी:-



8552 विठलदास ठाकरे

नाव:भावना महेंद्र ठक्कर
पत्ता:प्लॉट नं: युनिट नं 14, माळा नं: तळ मजला, इमारतीचे नाव: अंधेरी युनिवर्सल इंडस्ट्रीयल प्रिमायसेस को ऑप सो ली, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: टी पी एस 2, जे पी रोड, महाराष्ट्र, मुंबई.
पॅन नंबर:AFJPT4872R

लिहून देणार
वय :-65
स्वाक्षरी:-



Bhavana M. Thakkar

नाव:किरीट लीलाधर ठक्कर
पत्ता:प्लॉट नं: युनिट नं 14, माळा नं: तळ मजला, इमारतीचे नाव: अंधेरी युनिवर्सल इंडस्ट्रीयल प्रिमायसेस को ऑप सो ली, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: टी पी एस 2, जे पी रोड, महाराष्ट्र, मुंबई.
पॅन नंबर:ACQPT9944C

लिहून देणार
वय :-64
स्वाक्षरी:-



किरीट ठाकरे

कडून देणार तथाकथित मेल डीड चा दस्त एवज करून दिल्याचे कबुल करतात. वदर-१
01 / 10 / 2019 01 : 34 : 15 PM

90658 84 86
2019
ध्यायाचित्र अंगठ्याचा ठसा



पक्षकाराचे नाव व पत्ता
नाव:सुशील एस चव्हाण
पत्ता:ऑफिस नं 21, कामदार शॉपिंग सेंटर, तेजपाल रोड, विले पार्ले पूर्व मुंबई
पिन कोड:400057

स्वाक्षरी



Signature of the person

नाव:बाळाराम गौरु खरंगटे - -
वय:59
पत्ता:व्ही एम रोड रामा स्वामी चाळ ए 10/13 नेहरू नरग विलेपार्ले प
पिन कोड:400056

स्वाक्षरी



Signature of the person

TAT
NES

EPayment Details.

1. Epayment Number
2. MH0005913826201920P
3. MH0006866655201920P
4. 0110201903927

Defacement Number
0003573671201920
0003573670201920
0110201903927D

10684 /2019

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- 2. Document immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



प्रति, ज्योति बेंबे, व
पत्तणभंगुल
दुय्यम त्रिविक्रम अंधेरी क्र. १, मुंबई
२०१९
OCT 2019

सह. दुय्यम त्रिविक्रम अंधेरी क्र. १,
मुंबई उपनगर जिल्हा

बंद - १		
१०६८४	४६	४६
२०१९		



01/10/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 1

दस्त क्रमांक : 10684/2019

नोंदणी :

Regn:63m

गावाचे नाव : अंधेरी

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	19000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	18784072.8
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :, इतर माहिती: युनिट नं 14,तळ मजला,अंधेरी युनिवर्सल इंडस्ट्रीयल प्रिमायसेस को ऑप सो ली,प्लॉट नं 32 ए,फायनल प्लॉट नं 57,टी पी एस 2,जे पी रोड,अंधेरी पश्चिम मुंबई 400058.((C.T.S. Number : 191 ;))
(5) क्षेत्रफळ	1) 68.52 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-विठलदास लीलाधर ठक्कर वय:-70; पत्ता:-प्लॉट नं: युनिट नं 14 , माळा नं: तळ मजला , इमारतीचे नाव: अंधेरी युनिवर्सल इंडस्ट्रीयल प्रिमायसेस को ऑप सो ली, ब्लॉक नं: अंधेरी पश्चिम मुंबई , रोड नं: टी पी एस 2, जे पी रोड , महाराष्ट्र, मुंबई. पिन कोड:-400058 पॅन नं:-ADHPT9718L 2): नाव:-भावना महेंद्र ठक्कर वय:-65; पत्ता:-प्लॉट नं: युनिट नं 14, माळा नं: तळ मजला , इमारतीचे नाव: अंधेरी युनिवर्सल इंडस्ट्रीयल प्रिमायसेस को ऑप सो ली, ब्लॉक नं: अंधेरी पश्चिम मुंबई , रोड नं: टी पी एस 2, जे पी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400058 पॅन नं:-AFJPT4872R 3): नाव:-किरीट लीलाधर ठक्कर वय:-64; पत्ता:-प्लॉट नं: युनिट नं 14, माळा नं: तळ मजला , इमारतीचे नाव: अंधेरी युनिवर्सल इंडस्ट्रीयल प्रिमायसेस को ऑप सो ली, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: टी पी एस 2, जे पी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400058 पॅन नं:-ACQPT9944C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहिनी दृष्टी डेव्हलपर्स प्रा लि चे संचालक समीर एन शाह वय:-56; पत्ता:-ऑफिस नं 201, -, हेरीटेज प्लाझा , अंधेरी पश्चिम मुंबई , डी एन नगर मेट्रो स्टेशन , अंधेरी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400053 पॅन नं:-AACCM3730E
(9) दस्तऐवज करून दिल्याचा दिनांक	01/10/2019
(10) दस्त नोंदणी केल्याचा दिनांक	01/10/2019
(11) अनुक्रमांक, खंड व पृष्ठ	10684/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1140000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

दस्तासोबत सुची II दिली.

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



खरी प्रत

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