



S. C. ASSOCIATES



ADVOCATES & LEGAL ADVISORS

**PROPERTY DOCUMENTATION &
STAMP DUTY/ REGISTRATION CONSULTANTS**

RELEASE DEED **BETWEEN**

- 1) MR. JITENDRA GANESHMAL JAIN
- 2) MR. TUSHAR GANESHMAL JAIN &
- 3) MRS. PRAVINA NIKHIL RAJAVAT

"RELEASORS"

AND

MRS. VEENA Alias VEENADEVI GANESHMAL JAIN

"RELEASEE"

PROPERTY DETAILS:

Flat No.B-501 on 5th Floor in the Building known as Keval Tower Co-operative Housing Society Ltd. situated at B. J. Patel Road, Off. Marve Road, Malad (West), Mumbai 400 064.

ADV. ROHAN CHOTHANI Advocate High Court Mob.No.9820930186 rjchothani@gmail.com	MR. HITEN SHAH Mob.No.9821405904/ 9321405904 shah.hiten490@gmail.com
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ADD: D-103/104, 1st Floor, Ambica Darshan, C. P. Road, Near Bus Depot, Kandivali (East), Mumbai 400 101.

Off.: 9152200251 Email : scassociates2010@gmail.com

516/3194

पावती

Original/Duplicate

Monday, February 26, 2024

नोंदणी क्रं 39म

1:54 PM

Regn. 39M

पावती क्रं. 3298 दिनांक: 26/02/2024

गावाचे नाव मालाड

दम्नपोबजाचा अनुक्रमांक: बरल8-3194-2024

दम्नपोबजाचा प्रकार: रिचीज डीड

मादर कल्याणाचे नाव: वीणा उर्फ वीणादेवी गणेशमल जैन

नोंदणी फी

₹. 1000.00

दम्न हाताळणी फी

₹. 800.00

पृष्ठांची संख्या: 40

एकूण:

₹. 1800.00

आपणाम मूळ दम्न, थंबनेल प्रिंट, सूची-२ अदाजे

2:13 PM ह्या वेळेस मिळेल.


 स दु नि का बोरीवली 8

वाजार मूल्य: ₹.0/-

मोबदला ₹.0/-

भरणेचे मुद्राक शुल्क: ₹. 500/-

**सह. दुय्यम निबंधक, बोरीवली - ८,
मुंबई उपनगर जिल्हा.**

1) देयकाचा प्रकार: DHC रकम ₹.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224266707019 दिनांक: 26/02/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम ₹.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016218944202324E दिनांक: 26/02/2024

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

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CHALLAN
MTR Form Number-6



CHALLAN No. MH016218944202324E	BARCODE	Date 26/02/2024-12:37:03	Form ID 52(a)
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Department Inspector General Of Registration	Payer Details		
Stamp Duty	TAX ID / TAN (If Any)		
Registration Fee	PAN No.(If Applicable)	ACOPJ9293L	
Fee Name BRL6_JT SUB REGISTRAR BORIVALI 6	Full Name	VEENA Alias VEENADEVI GANESHMAL JAIN	
Location MUMBAI	Flat/Block No.	FLAT NO B-501 KEVAL TOWER CHSL	
Year 2023-2024 One Time	Premises/Building		
Account Head Details	Amount In Rs.	Road/Street	B. J. PATEL ROAD, OFF. MARVE ROAD
30045501 Stamp Duty	500.00	Area/Locality	MALAD WEST, MUMBAI
30063301 Registration Fee	1000.00	Town/City/District	
		PIN	4 0 0 0 6 4
		Remarks (If Any)	
		PAN2=ABADJGAIN SecondPartyName=JITENDRA GANESHMAL JAIN	
		Amount In Words	One Thousand Five Hundred Rupees Only
	1,500.00	Words	



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Payment Details BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	02300042024022625144 006952053
Cheque/DD No.	Bank Date	RBI Date	26/02/2024-12:37:58 Not Verified with RBI
Name of Bank	Bank-Branch	BANK OF MAHARASHTRA	
Name of Branch	Scroll No. , Date	Not Verified with Scroll	

Department ID: Mobile No. : 9152200251
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
र चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू

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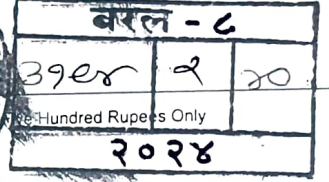
Ponnet



CHALLAN
MTR Form Number-6



RN	MH016218944202324E	BARCODE			Date	26/02/2024-12:37:03	Form ID	52(a)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BRL6_JT SUB REGISTRAR BORIVALI 6			PAN No.(If Applicable)	ACOPJ9293L			
Location	MUMBAI			Full Name	VEENA Alias VEENADEVI GANESHMAL JAIN			
Year	2023-2024 One Time			Flat/Block No.	FLAT NO B-501 KEVAL TOWER CHSL			
Account Head Details		Amount In Rs.		Premises/Building				
030045501	Stamp Duty	500.00		Road/Street	B. J. PATEL ROAD, OFF. MARVE ROAD			
030063301	Registration Fee	1000.00		Area/Locality	MALAD WEST, MUMBAI			
				Town/City/District				
				PIN	4	0	0	0
				PIN	6	4		
				Remarks (If Any)	PAN2=ABAPJ2448N-SecondPartyName=JITENDRA GANESHMAL JAIN-			
				App. Fee	1,500.00			
				Word	1500.00			
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA				Bank CIN	Ref. No.	02300042024022625144	006952053	
Cheque-DD Details				Bank Date	RBI Date	26/02/2024-12:37:58	Not Verified with RBI	
Cheque/DD No.				Bank-Branch		BANK OF MAHARASHTRA		
Name of Bank				Scroll No. , Date		Not Verified with Scroll		
Name of Branch								



Department ID : 9152200251
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चढाल केवल दुय्यम निवचक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सादर चढाल लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-516-3194	0008576990202324	26/02/2024-13:54:00	IGR557	500.00
2	(IS)-516-3194	0008576990202324	26/02/2024-13:54:00	IGR557	1000.00
Total Defacement Amount					1,500.00



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

Receipt of Document Handling Charges

PRN 0224266707019

Receipt Date 26/02/2024

Received from DHC, Mobile number 9152200251, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 3194 dated 26/02/2024 at the Sub Registrar office Joint S.R. Borivali 8 of the District Mumbai Sub-urban District.

DEFACED

₹ 800

DEFACED

Payment Details

Bank Name MAHB

Payment Date 26/02/2024

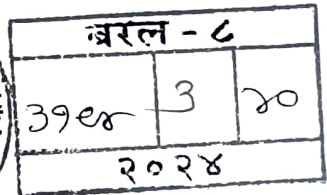
Bank CIN 10004152024022606582

REF No. 007756647

Deface No 0224266707019D

Deface Date 26/02/2024

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



: RELEASE DEED :

THIS RELEASE DEED is made at Mumbai on this 26th day of **FEBRUARY, 2024**

: BETWEEN :

1) MR. JITENDRA GANESHMAL JAIN S/o. MR. GANESHMAL JAVERCHAND JAIN (PAN : ABAPJ2448N), aged 47 years, residing at B-64, Rustomjee Adarsh Regal Co-operative Housing Society Ltd., Adarsha Dugdhalaya Lane, Malad (West), Mumbai 400 064

2) MR. TUSHAR GANESHMAL JAIN S/o. GANESHMAL JAVERCHAND JAIN (PAN : ACNPJ6453F), aged 45 years, residing at Flat No.B-502, 5th Floor, Kewal Tower Co-operative Housing Society Ltd., B. J. Patel Road, Off. Marve Road, Malad (West), Mumbai 400 064 &

3) MRS. PRAVINA NIKHIL RAJAVAT D/o. GANESHMAL JAVERCHAND JAIN (PAN : AHTPR5514J), aged 44 years, residing at 143, Takdeer Terrace, Flat No.01, 1st Floor, Dr. Avenue Road, Parel (East), Mumbai 400 012,

All Indian Inhabitants of Mumbai, hereinafter referred to as "THE RELEASORS" (which expression shall unless it be repugnant to the meaning thereof shall mean and include their respective heirs, executors, administrators and

of the **ONE PART :**



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MRS. VEENA Alias VEENADEVI GANESHMAL JAIN W/o. MR. GANESHMAL JAIN (PAN : ACOPJ9293L), aged 74 years, Indian Inhabitant, Mumbai, residing at Flat No.B-502, 5th Floor, Kewal Tower Co-operative Housing Society Ltd., B. J. Patel Road, Off. Marve Road, Kandivali (West) Mumbai 400 067, hereinafter called "**THE RELEASEE**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS :

- a. "**THE RELEASEE**" is the Real Mother of "**THE RELEASORS**" and "**THE RELEASORS**" & "**THE RELEASEE**" are the only legal heirs and successors of Late MR. GANESHMAL JAIN.
- b. By an Agreement for Sale dated 31st December, 2007 made and entered into : **BETWEEN** : M/s. RUSHABH ENTERPRISE, a Partnership Firm, registered under the Indian Partnership Act, 1932, having their office at 201/A, Vertex Vikas, Sir M. V. Road, Andheri (East), Mumbai 400 069, therein referred to as "**THE PROMOTER**" of the **ONE PART** : **AND** : 1) MR. DEEPAK NAROTTAMBHAI DODIA & 2) MRS. URVI DEEPAK DODIA, therein referred to as "**THE PURCHASERS**" of the **OTHER PART** ; Whereby the said M/s. RUSHABH ENTERPRISE agreed to sell and the said 1) MR. DEEPAK NAROTTAMBHAI DODIA & 2) MRS. URVI DEEPAK DODIA jointly agreed to purchase Flat No.B-501 on 5th Floor in the Building known as Kewal Towers

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(now known as Keval Tower Co-operative Housing Society Ltd.) situated at B. J. Patel Road, Off. Marve Road, Malad (West), Mumbai 400 064, together with all the rights, title, interests, benefits etc., at the consideration amount and on the terms and conditions contained therein

c. That the above said Agreement for Sale dated 31st December, 2007 was duly stamped and registered with the Joint Sub-Registrar Borivali 4, M.S.D. under Document Serial No.BDR10-01497-2008 on 25.02.2008.

d. A society named "Keval Tower Co-operative Housing Society Ltd." was formed in the said Building "Keval Towers" and registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No.MUM/WP/HSG/TC/14806/10-11/2010 Dated 14.07.2010 (hereinafter referred to as "the said Society" and the said 1) **MR. DEEPAK NAROTTAMBHAI DODIA** & 2) **MRS. URVI DEEPAK DODIA** were duly admitted to the membership of the said society and issued Share Certificate No.47 for fully paid up shares of Rs.50/- each bearing Distinctive Nos. from 251 to 255 (both inclusive) by the said society on 1st July, 2013 (hereinafter referred to as "the said Shares")

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e. By a Sale Deed dated 18th March, 2014 made and entered into
: BETWEEN : 1) MR. DEEPAK NAROTTAMBHAI DODIA & 2) MRS. URVI DEEPAK DODIA, therein referred to as "THE TRANSFERORS" of the **ONE PART ;**
: AND : 1) MR. GANESHMAL JAVERCHAND JAIN (Since Deceased) & 2) MRS. VEENADEVI (Alias VEENA) GANESHMAL JAIN i.e. "THE RELEASEE" herein, therein collectively referred to as "THE TRANSFEREES" of the **OTHER PART ;** Whereby the said 1) MR. DEEPAK NAROTTAMBHAI DODIA & 2) MRS. URVI DEEPAK DODIA agreed to sell and the said 1) MR. GANESHMAL JAVERCHAND JAIN (Since Deceased) & 2) MRS. VEENADEVI (Alias VEENA) GANESHMAL JAIN i.e. "THE RELEASEE" herein jointly agreed to purchase above referred Flat No.B-501 on 5th Floor in the Building known as Keval Tower Co-operative Housing Society Ltd. situated at B. J. Patel Road, Off. Marve Road, Malad (West), Mumbai 400 064, together with all the rights, title, interests, benefits shares, sinking fund, etc., at the consideration amount and on the terms and conditions contained therein.

f. That the above Sale Deed dated 18th March, 2014 was duly stamped and registered with Sub Registrar Borivali 6, M.S.D. under Document Serial No.BRL-6-2233-2014 on 21.03.2014.

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g. By virtue of the above, **1) MR. GANESHMAL JAVERCHAND JAIN (Since Deceased)** & **2) MRS. VEENA Alias VEENADEVI GANESHMAL JAIN** i.e. "THE RELEASEE" herein became the joint owners of, well seized and possessed off. and sufficiently entitled to the above referred Flat No.B-501 on 5th Floor in the Building known as Keval Tower Co-operative Housing Society Ltd. situated at B. J. Patel Road, Off. Marve Road, Malad (West), Mumbai 400 064, what is popularly called on ownership basis, which is hereinafter referred to as "the said Flat" and having equal i.e. 50 % each, right, title, interest, benefit, etc. therein.

h. **1) MR. GANESHMAL JAVERCHAND JAIN (Since Deceased)** & **2) MRS. VEENA Alias VEENADEVI GANESHMAL JAIN** i.e. "THE RELEASEE" herein were/are and entitled to be the bonafide and registered members of the said Keval Tower Co-operative Housing Society Ltd. and by virtue of the membership in the said Society, the said **1) MR. GANESHMAL JAVERCHAND JAIN (Since Deceased)** & **2) MRS. VEENA Alias VEENADEVI GANESHMAL JAIN** i.e. "THE RELEASEE" herein were/are holding fully paid-up shares of Rs.50/- each bearing distinctive Nos. from **251** to **255** (both inclusive) under Share Certificate No.47 endorsed by the said Society on 16.06.2014.

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- i. That the said **MR. GANESHMAL JAVERCHAND JAIN** expired on 06.08.2028 leaving behind him, his Wife 1) **MRS. VEENA** Alias **VEENALATA** **GANESHMAL JAIN** i.e. "THE RELEASEE" herein, his Married Daughter **MRS. PRAVINA NIKHIL RAJAVAT**, his Sons 3) **MR. JITENDRA GANESHMAL JAIN** & 4) **MR. TUSHAR GANESHMAL JAIN** i.e. "THE RELEASORS" herein, his legal heirs and successors.
- j. Being the legal heirs and successors of **Late MR. GANESHMAL JAVERCHAND JAIN**, "THE RELEASORS" herein & "THE RELEASEE" herein became entitled to 1/4th undivided share each in 50 % undivided share of **Late MR. GANESHMAL JAVERCHAND JAIN** in the above said Flat.
- k. "THE RELEASORS" out of natural love and affection towards their Mother i.e. "THE RELEASEE" herein are desirous to release, relinquish, surrender, waive and transfer all their collective 3/4th Undivided share in the 50 % undivided share of **Late MR. GANESHMAL JAVERCHAND JAIN** in the above said Flat No.B-501 on 5th Floor in the Building known as Keval Tower Co-operative Housing Society Ltd. situated at B. J. Patel Road, Off. Marve Road, Malad (West), Mumbai 400 064, together with all rights, title, interest, benefits, shares, funds, etc. unto and in favour of "THE RELEASEE" herein forever and free from any encumbrances on the following terms and conditions mutually agreed by and between the parties hereto.

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:- NOW THIS DEED WITNESSTH AS FOLLOWS :-

1. In pursuance of the above "THE RELEASORS" 1) MR. JITENDRA GANESHMAL JAIN, 2) MR. TUSHAR GANESHMAL JAIN & 3) MRS. PRAVINA NIKHIL RAJAVAT, hereby relinquish, release, surrender, waive all their collective 3/4th undivided Share in the 50 % undivided share/s, rights, title, interest, benefits, claim, etc., of Late MR. GANESHMAL JAVERCHAND JAIN in the said above said Flat No.B-501 on 5th Floor in the Building known as Keval Tower Co-operative Housing Society Ltd. situated at B. J. Patel Road, Off. Marve Road, Malad (West), Mumbai 400 064, together with all rights, title, interest, shares, sinking fund, etc. in favour of "THE RELEASEE" herein MRS. VEENA Alias VEENADEVI GANESHMAL JAIN out of natural love and affection towards her without any monetary consideration.
2. The said Flat hereinafter shall remain in the sole and exclusive possession, use and occupation of "THE RELEASEE", her heirs, successors, etc.
3. "THE RELEASEE" shall at ali times hereinafter peacefully and quietly enjoy the said Flat and receive the rents, issues and profits thereof for their use and benefit without any interruption, claim or demand or hindrance of any nature whatsoever from "THE RELEASORS" or from any person or persons lawfully or equitably claiming by, from under or trust of "THE RELEASORS".

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4. "THE RELEASORS" hereby agree and undertake that hereinafter they themselves nor any of their respective family members, legal executors, administrators and assigns etc., shall have or claim to any rights, title or interest in the said relinquished undivided share said Flat or any part thereof hereby released in favour of said
- VEENA Alias VEENADEVI GANESHMAL JAIN.**
5. "THE RELEASEE" will be entitled to hold the said Flat No.B-501 on 5th floor in the Building known as Keval Tower Co-operative Housing Society situated at B. J. Patel Road, Off. Marve Road, Malad (West), Mumbai 400 064 and "THE RELEASORS" state that they shall have No Objection whatsoever nature if the society transfers the said Flat in the joint name of the said **MRS. VEENA Alias VEENADEVI GANESHMAL JAIN** i.e. "THE RELEASEE" herein and her name is inserted in it's relevant records as the sole owner of the said Flat.
6. "THE RELEASORS" nor any person/s claiming under them shall have dispute in whatsoever manner in the matter and "THE RELEASEE" shall be entitled to deal with the said Flat together with rights to sell, mortgage, assign etc. as per her own wish and sole discretion.

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7. "THE RELEASEE" shall be responsible for paying all outgoings and expenses like maintenance, taxes, light bills and any other incidentals pertaining to the said Flat and agree to keep "THE RELEASORS" indemnified for all times.
8. "THE RELEASEE" shall be entitled to approach all the concerned Government, Local, Municipal authorities or any other person or persons in any matter relating to the said Flat and do all things necessary as per law to safeguard his interest in the said property and for getting the effective transfer of the said Flat in the sole name of **MRS. VEENA Alias VEENADEVI GANESHMAL JAIN** i.e. "THE RELEASEE" herein.
9. "THE RELEASORS" confirm, acknowledge and state that whatever stated hereinabove is recorded as per their free wish, desire and consent without any coercion, pressure, duress and in full conscious and alert mental state.

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: PROPERTY SCHEDULE :

- A. 3/4th Undivided share in the 50 % undivided share i.e. 37.5 % aggregate undivided Share in Flat No.B-501 total admeasuring 865 sq. ft. Built-up on 5th Floor in the Building known as Keval Tower Co-operative Housing Society Ltd. situated at B. J. Patel Road, Off. Marve Road, Malad (West) Mumbai 400 064, constructed on all that piece and parcel of land bearing C.T.S. No. 591 of Village : Valnai & C.T.S. Nos.730 and 730/1 Village : Malad (North), Taluka : Borivali in the registration District and District of Mumbai City and Mumbai Suburban. The building consists of Basement (Part) + Ground (Part) + Stilt (Part) + 13 (thirteen) upper Floors with lift and was constructed in the year 2010.
- B. Five fully paid up shares of Rs.50/- each bearing Distinctive Nos. from 250 to 255 (both inclusive) under Share Certificate No.47 issued by the Keval Tower Co-operative Housing Society Ltd.

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

SIGNED, SEALED AND DELIVERED)










By the withinnamed THE RELEASORS)

1) MR. JITENDRA GANESHMAL JAIN)

2) MR. TUSHAR GANESHMAL JAIN &)

3) MRS. PRAVINA NIKHIL RAJAVAT)

In the presence of Tarun D. Jain)

SIGNATURE	LEFT THUMB IMPRESSION	PHOTOGRAPH
1) 		
2) 		
3) 		



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SIGNED, SEALED AND DELIVERED)

By the withinnamed THE RELEASEE)

MRS. VEENA Alias VEENADEVI GANESHMAL JAIN)

In the presence of ... *[Signature]* ...)

SIGNATURE	LEFT THUMB IMPRESSION	PHOTOGRAPH
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सूची क्र.2


द्वयम निबंधक सह दु नि बोरीवली 6

दस्त क्रमांक 2233/2014

नोटदणी

Regn 63m

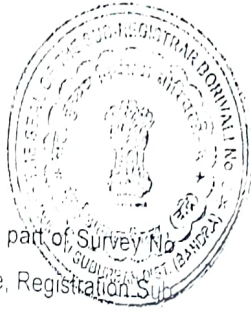
गावाचे नाव : 1) मालाड

(1) विलेखाचा प्रकार	सेल डीड		ब्रल - 6	
(2) मोबदला	13500004		39e8	9E
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8592900	२०२४		
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: ५०१ बी विंग , माळा नं: पाचवा मजला , इमारतीचे नाव: केवल टॉवर को ऑप हौ सो ली . ब्लॉक नं: बी जे पटेल रोड मालाड वेस्ट मुंबई ४०००६४ , रोड नं: ऑफ मार्वे रोड , इतर माहिती:विलेजे- मालाड उत्तर सि टि एस नं ७३०, ७३०/१ व विलेज वळणई सि टि एस नं ५९१((C.T.S. Number : 730, 730/1 ;))			
(5) क्षेत्रफळ	1) 80.39 चौ.मीटर			
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.				
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-दिपक नरोत्तमभाई डोडिया वय:-46; पत्ता:-प्लॉट नं: बी-५०१ , माळा नं: - , इमारतीचे नाव: केवल टॉवर , ब्लॉक नं: बी जे पटेल रोड , रोड नं: मालाड वेस्ट, . . पिन कोड:-400064 पॅन नं:- AAIPD2554J 2): नाव:-उर्वी दिपक डोडिया वय:-42; पत्ता:-प्लॉट नं: बी-५०१ , माळा नं: - , इमारतीचे नाव: केवल टॉवर , ब्लॉक नं: बी जे पटेल रोड , रोड नं: मालाड वेस्ट, . . पिन कोड:-400064 पॅन नं:- AFLPD4623A			
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-गणेशमल जवेरचंद जैन वय:-60; पत्ता:-प्लॉट नं: बी-५०२ , माळा नं: - , इमारतीचे नाव: केवल टॉवर , ब्लॉक नं: बी जे पटेल रोड , रोड नं: मालाड वेस्ट, . . पिन कोड:-400064 पॅन नं:- AAMPJ5397H 2): नाव:-वीनादेवी गणेशमल जैन वय:-55; पत्ता:-प्लॉट नं: बी-५०२ , माळा नं: - , इमारतीचे नाव: केवल टॉवर , ब्लॉक नं: बी जे पटेल रोड , रोड नं: मालाड वेस्ट, . . पिन कोड:-400064 पॅन नं:- ACOPJ9293L			
(9) दस्तऐवज करुन दिल्याचा दिनांक	18/03/2014			
(10) दस्त नोंदणी केल्याचा दिनांक	21/03/2014			
(11) अनुक्रमांक, खंड व पृष्ठ	2233/2014			
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	675100			
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000			
(14) शेर				
मुल्यांकनासाठी विचारात घेतलेला तपशील:-				
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.			

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8. The stamp duty and registration charges shall be borne and paid by the Transferees alone. The Transfer charges and/or donations/contributions payable to the said Society for transfer of the said Premises in favour of the Transferees shall be borne and paid by the parties equally.

SCHEDULE I



All that piece or parcel of land bearing Plot No. 2 forming part of Survey No. 23 and Plot No. 1, of Village Malad, Taluka South Salsette, Registration Sub-District Borivali, District Thane (as it then was), admeasuring 5302 Sq. yards equivalent to 4433 Sq. Mts. Or thereabouts (as per the title documents) and now as per Property Register Cards bearing corresponding C.T.S. No. 591 admeasuring 245 Sq. Mts. Or thereabouts of Village Valnai, and C.T.S. Nos. 730 and 730/1, of Village Malad (North), Taluka Borivali within the Registration Sub-District of Mumbai Suburban, admeasuring 3,752.5 Sq. Mts. or thereabouts, both aggregately admeasuring 3,997.5 Sq. Mts. or thereabouts, situate at B.J. Patel Road, Off Marve Road, Malad (w), Mumbai 400 064 and bounded as follows, that is to say:-

- On or towards East : By B.J. Patel Road
- On or towards West : By C.T.S. No. 591 of Village Valnai
- On or towards South : By C.T.S. Nos. 729 and 730 of Malad
- On or towards North : By C.T.S. Nos. 732, 734 and 730/1 of Malad (North)



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SCHEDULE II

Flat No. 501 admeasuring 865 sq. ft. Built up area on 5th Floor in "B" Wing of the Building known as Keval Towers belonging to Keval Tower Co-operative Housing Society Ltd. situate at B.J. Patel Road, Off. Marve Road, Malad (West), Mumbai 400 064, constructed on all that piece or parcel of land bearing C.T.S. No. 730 & 730/1 of Village : Malad (North) and C.T.S. No 591 of Village : Valnai, Taluka : Borivali in the registration District and Sub-District of Mumbai City and Mumbai Suburban.

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B-501

Share Certificate No. 47 Member's Regn. No. 47 No. of Shares 05

Share Certificate

KEVAL TOWER CO-OPERATIVE HOUSING SOCIETY LTD.

C T S No. 730 & 591, B. J. PATEL ROAD, OFF MARVE ROAD, MALAD (WEST), MUMBAI - 400 064.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 1,00,000. Divided into 2000 Shares of Rs. 50 each

Registration No. MUM/WP/HSG/TC/14806 / 10-11 / 2010 Date 14-07-2010

This is to Certify that Shri/Smt./M/s DEEPAK NAROTTAMBHAI DODIA & Mrs. URVI DEEPAK DODIA .

is the Registered Holder of 05 fully paid up shares of Rs. FIFTY each numbered from 251

to 255 both inclusive in KEVAL TOWER CO-OPERATIVE HOUSING SOCIETY LTD.,

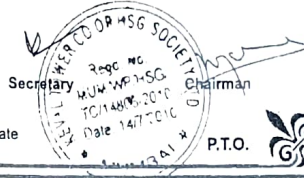
subject to the Bye-Laws of the said Society.

Given under the Common Seal of the said Society at MUMBAI

this 1st day of JULY 2013

r. j. gaw

Authorised
M. C. Member



NOTE : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate



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Transfer NO.	Transfer NO.	Transfer NO.	Transfer NO.
16-6-2014	1	47	75
			<p>MR. GANESHANNA X TRAVS GERHANODAN & MRS. VENKATDEVI GANESHANNAI TAJ</p> <p>Authorized For Keral Chauran Ganop M. C. Member</p> <p><i>[Signature]</i> Chairman/ Secretary/ Treasurer</p> <p>Hegs Sridatta <i>[Signature]</i></p>
			<p>Authorized M. C. Member</p> <p>Chairman</p> <p>Secretary</p>
			<p>Authorized M. C. Member</p> <p>Chairman</p> <p>Secretary</p>
			<p>Authorized M. C. Member</p> <p>Chairman</p> <p>Secretary</p>

RULED CARD No 18467

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 01/12/04 पासकर
 अर्जाचे माहिती अ. क्र. 101/2/04 ए. र.
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 (५) श्री. सुरेश (६) श्री. योगेश्वरजी अरु. श्री (७) श्री. योगेश्वरजी अरु. श्री



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S. I.

अर्ज, मुख्य कार्यालय (H)
जिल्हा वॉरंट
दि: 30/12/2005 या
नऊने प्रकटित होते
दि: 30/12/2005 या
अथवा योग्यथा
दुरुवास्त्यात ठेवता
आचे जाणे कर्तव्य
सुचना पत्र प्रोवेट
प्रमाण आहे यासाठी
वेळी.

2) ज. डाविनास
3) ज. ब. विशा
4) ज. सुरेशा के योग्यथा
ठेवता



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मां. रि. डाविनास मी मुंबई उपनगर - लिट्ला -
याचे पत्र नं. 25, सी. प्राया - 2 कु. सिनिव
नशी - 4321 ee दि. 24/3/2005 अन्वये
अहमद मिहकम, पामिडेवरी दि. 20/3/09
चे नो. दि. खान आदिजी मूहाराष्ट्र
कारसनाने नोवाची नोवाची नं. 25 सी
ठेवली.

3/2/2005

बाग, भो. डाविनास
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[Signature]



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बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

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

मालमत्ता करवर्ष
2022-2023

दफ्तार क्रमांक
202210BIL 16895532
202220BIL 16895533

दफ्तार दिनांक
27/10/2022

GANESHMAL J JAIN & VEENADEVTI G JAIN

प्रेषक -
Asstt. Assessor & Collector, P North Ward, 9th floor
Liberty Garden Malad (West), Mumbai - 400 064

ईमेल - aacpn.ac@mcm.gov.in

दूरध्वनी क्र. 02229994000E/17992



बिल - 6		
39ex	2x	20
₹ 4089025		
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दिनांक: 31/03/1961

जन्म/दहाणी क्रमांक:

₹ Forty Lakh Eighty Nine Thousand Twenty Five

01/04/2022

दि. 01/04/2010 ते

31/03/2023

कराचे नाव

01/04/2022

ते 30/09/2022

01/10/2022

(सर्व रकम रुपयामध्ये)

31/03/2023

मालमत्ता कर	2250	2250
मालमत्ता कर	0	0
मालमत्ता कर	1411	1411
मालमत्ता कर	0	0
मालमत्ता कर	876	876
मालमत्ता कर	818	818
मालमत्ता कर	716	716
मालमत्ता कर	0	0
मालमत्ता कर	42	42
मालमत्ता कर	1022	1022
मालमत्ता कर	7135	7135
मालमत्ता कर	0	0
मालमत्ता कर	0	0
मालमत्ता कर	0	0
मालमत्ता कर	7135	7135
मालमत्ता कर	0	0
मालमत्ता कर	₹ Seven Thousand One Hundred Thirty Five Only	₹ Seven Thousand One Hundred Thirty Five Only
मालमत्ता कर	27/01/2023	27/01/2023

To make payment through NEFT: 5555 - 58100003000, Beneficiary A/C No:- MCGMPTPN1803090010053, Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC /

बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 152 अ अन्वये, अर्धे वाढकामांवर मालमत्ता कर व शम्मी वसविणे व ती मालमत्ता कर देयक, असे अर्धे वाढकाम किंवा पुनर्बांधकाम, ते अस्तित्वात असेतोपर्यंतच्या कोणत्याही कारणावधीसाठी विनियमित झालेले प्रपत्र अन्वये वाचना जाणार नाही.

महागाष्ट आग प्रतिबंधक व जीव संरक्षक उपाययोजना अधिनियम 2006 मधील तरतुदीनुसार, इमारतीचे मालक / भोगवटादार यांनी अग्निप्रतिबंधक व अग्निशमन यंत्रणा सुस्थितीत असण्याचे 'प्रपत्र-व' अग्निशमन दलामुळे प्रतिलिपी जाणेवारी व जुलै मध्ये सादर करावे.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154 (1 इ) चा अंतर्भाव होण्यामापेक्षेने जारी करण्यात येत आहे.

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महेश पाटील

करनिर्धारक व संकलक



User Category :- RnR

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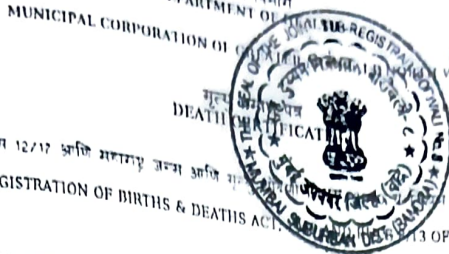
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क्रमांक 1



सरकारचे शासन
GOVERNMENT OF MAHARASHTRA
अधीनस्थ विभाग
DEPARTMENT OF

फॉर्म 6
FORM-6



वार्ड		बरल
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मृत्यू नोंदणी अधिनियम, 1969 च्या कलम 12/17 आणि महाराष्ट्र जन्म आणि मृत्यू नोंदणी (नियम) अधिनियम, 2000 च्या कलम 12/17 OF THE REGISTRATION OF BIRTHS & DEATHS ACT, 1969 AND THE MAHARASHTRA REGISTRATION OF BIRTHS & DEATHS RULES 2000.)

TO CERTIFY THAT THE FOLLOWING INFORMATION HAS BEEN TAKEN FROM THE ORIGINAL RECORD OF DEATH WHICH IS THE REGISTER FOR MUNICIPAL CORPORATION OF GREATER MUMBAI P NORTH WARD OF TAHSIL/BLOCK GREATER MUMBAI OF DISTRICT MUMBAI OF STATE/UNION TERRITORY MAHARASHTRA

मृत्यू झाल्याचा नाव / NAME OF DECEASED : GANESHMAL JAVERCHAND JAIN

लिंग / SEX: पुरुष / MALE

आधार क्रमांक / AADHAAR NO.:

मृत्यू दिनांक / DATE OF DEATH: 11 AUGUST-TWO THOUSAND TWENTY THREE

मृत्यू ठिकाण / PLACE OF DEATH: B - 502, KEWAL TOWERS, B. J. PATEL ROAD, MALAD WEST, GREATER MUMBAI, GR MUMBAI, MUMBAI SUBURBAN, MAHARASHTRA, 400064.

मृत्यू झाल्याची वय / AGE OF DECEASED:

पत्नी / पत्नी माहितीचा नाव / NAME OF HUSBAND / WIFE:

मातेचे नाव / NAME OF MOTHER:

आधार क्रमांक / HUSBAND/WIFE AADHAAR NO.:

मातेचे आधार क्रमांक / MOTHER'S AADHAAR NO.:

पडिनाचे पूर्ण नाव / NAME OF FATHER: JAVERCHAND JAIN

मृत्यू झाल्याची पत्ता / ADDRESS OF THE DECEASED AT THE TIME OF DEATH:

आधार क्रमांक / FATHER'S AADHAAR NO.:

B - 502, KEWAL TOWERS, B. J. PATEL ROAD, MALAD WEST, GREATER MUMBAI, GR MUMBAI, MUMBAI SUBURBAN, MAHARASHTRA- 400064

स्थायी वस्तीचा कायमचा पत्ता / PERMANENT ADDRESS OF DECEASED

नोंदणी क्रमांक / REGISTRATION NO: D-2023-27-90275-003091

B - 502, KEWAL TOWERS, B. J. PATEL ROAD, MALAD WEST, GREATER MUMBAI, GR MUMBAI, MUMBAI SUBURBAN, MAHARASHTRA- 400064

टीप / REMARKS (IF ANY): TOD AT 09.00. A.M.

नोंदणी दिनांक / DATE OF REGISTRATION: 10-08-2023

नोंदणी दिनांक / DATE OF ISSUE: 10-08-2023

निर्गमित करणारे प्राधिकारी / ISSUING AUTHORITY

उप-रजिस्ट्रार (जन्म व मृत्यू)
SUB-REGISTRAR (BIRTH & DEATH)
MUNICIPAL CORPORATION OF GREATER MUMBAI P NORTH WARD

UPDATED ON : 2023-08-10



"THIS IS A COMPUTER GENERATED CERTIFICATE WHICH CONTAINS FACSIMILE SIGNATURE OF THE ISSUING AUTHORITY" THE GOVT. OF INDIA VIDE CIRCULAR NO 1-1/2014-5(SICRS) DATED 27 JULY-2015 HAS APPROVED THIS CERTIFICATE AS A VALID LEGAL DOCUMENT FOR ALL OFFICIAL PURPOSES

* प्रत्येक जन्म आणि मृत्यू घटना नोंदल्याची खात्री करा / ENSURE REGISTRATION OF EVERY BIRTH AND DEATH *





GOVERNMENT OF MAHARASHTRA
 DEPARTMENT OF REGISTRATION

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 FORM-6

MUNICIPAL CORPORATION OF



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	3908	24 20
	अन्यत्वे येथेच टाकावे	

REGISTRATION OF BIRTHS & DEATHS ACT, 1969 (UNDER SECTION 12/17 OF THE REGISTRATION OF BIRTHS & DEATHS ACT, 1969) (MUMBAI MUNICIPAL CORPORATION) (MUMBAI SUBURBAN, MAHARASHTRA, 400064) 13 OF THE MAHARASHTRA REGISTRATION OF BIRTHS &

I HEREBY CERTIFY THAT THE FOLLOWING INFORMATION HAS BEEN TAKEN FROM THE ORIGINAL RECORD OF DEATH WHICH IS THE REGISTER FOR MUNICIPAL CORPORATION OF GREATER MUMBAI P NORTH WARD OF TAHSIL/BLOCK GREATER MUMBAI OF DISTRICT MUMBAI OF STATE/UNION TERRITORY MAHARASHTRA.

NAME OF DECEASED : GANESHMAL JAVERCHAND JAIN
 SEX : पुरुष / MALE

AADHAAR NO. : 39082420
 DATE OF DEATH : 27 AUGUST TWO THOUSAND TWENTY THREE
 PLACE OF DEATH : मृत्यु ठिकाण / PLACE OF DEATH: B-502, KEWAL TOWERS, B. J. PATEL ROAD, MALAD WEST, GREATER MUMBAI, GR MUMBAI, MUMBAI SUBURBAN, MAHARASHTRA, 400064.

AGE OF DECEASED : 65 YEARS
 NAME OF HUSBAND / WIFE : पत्नी / पत्नी माहिती नाव / NAME OF HUSBAND / WIFE:
 HUSBAND/WIFE AADHAAR NO. : अधिकार क्रमांक / HUSBAND/WIFE AADHAAR NO. :

NAME OF MOTHER :
 NAME OF FATHER : JAVERCHAND JAIN
 FATHER'S AADHAAR NO. : अधिकार क्रमांक / FATHER'S AADHAAR NO. :

ADDRESS OF THE DECEASED AT THE TIME OF DEATH : मृत्युस्थळीचा पत्ता / ADDRESS OF THE DECEASED AT THE TIME OF DEATH: B-502, KEWAL TOWERS, B. J. PATEL ROAD, MALAD WEST, GREATER MUMBAI, GR MUMBAI, MUMBAI SUBURBAN, MAHARASHTRA- 400064
 PERMANENT ADDRESS OF DECEASED : स्थाय्य व्यक्तीचा कायमचा पत्ता / PERMANENT ADDRESS OF DECEASED: B-502, KEWAL TOWERS, B. J. PATEL ROAD, MALAD WEST, GREATER MUMBAI, GR MUMBAI, MUMBAI SUBURBAN, MAHARASHTRA- 400064

REGISTRATION NO. : 27-80275-003091
 DATE OF REGISTRATION : 10-08-2023

REMARKS (IF ANY) :
 AT 09.00 A.M.

Bhande

DATE OF ISSUE : 10-08-2023
 ISSUING AUTHORITY : उप-रजिस्ट्रार (जन्म व मृत्यु)
 SUB-REGISTRAR (BIRTH & DEATH)
 MUNICIPAL CORPORATION OF GREATER MUMBAI P NORTH WARD

REPORTED ON : 2023-08-10



"THIS IS A COMPUTER GENERATED CERTIFICATE WHICH CONTAINS FACSIMILE SIGNATURE OF THE ISSUING AUTHORITY" THE GOVT. OF INDIA VIDE CHCL/LAR NO. 1-12/2014-VS(CRS) DATED 27 JULY-2015 HAS APPROVED THIS CERTIFICATE AS A VALID LEGAL DOCUMENT FOR ALL OFFICIAL PURPOSES

प्रत्येक जन्म आणि मृत्युची घटना नोंदवण्याची खात्री करणे / ENSURE REGISTRATION OF EVERY BIRTH AND DEATH



भारतीय गैर न्यायिक
भारत INDIA

रु. 500



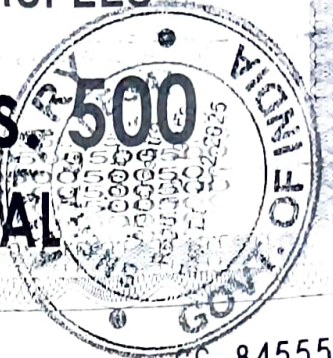
सत्यमेव जयते



बरल - 6		
3908	26	20
10/8		

FIVE HUNDRED
RUPEES

Rs. 500



पै रूपये

INDIA NON JUDICIAL

MAHARASHTRA

2023
Notary
Register
Serial 1158124
Date 26/02/2024

CG 845558

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.दि.क्र. 6000094
13 FEB 2024
सक्षम अधिकारी

AFFIDAVIT CUM INDEMNITY BOND

We,

- 1) MRS. VEENA Alias VEENADEVI GANESHMAL JAIN W/o. MR. GANESHMAL JAVERCHAND JAIN (PAN : ACOPJ9293L), aged 74 years,
- 2) MR. JITENDRA GANESHMAL JAIN S/o. MR. GANESHMAL JAVERCHAND JAIN (PAN : ABAPJ2448N), aged 47 years,
- 3) MR. TUSHAR GANESHMAL JAIN S/o. GANESHMAL JAVERCHAND JAIN (PAN : ACNPJ6453F), aged 45 years, residing at Flat No.B-502, 5th Floor, Kewal Tower Co-operative Housing Society Ltd., B. J. Patel Road, Off. Marve Road, Malad (West), Mumbai 400 064 &
- 4) MRS. PRAVINA NIKHIL RAJAVAT D/o. GANESHMAL JAVERCHAND JAIN (PAN : AHTPR5514J), aged 44 years, residing at 143, Takdeer Terrace, Flat No.01, 1st Floor, Dr. Avenue Road, Parel (East), Mumbai 400 012.

All Indian Inhabitants of Mumbai, do hereby jointly & severally state and declare on solemn affirmation as under :

वीणा जैन *Amigava* Juy Pinat

16 FEB 2024

जाडपत्र-9 Annexure - 1
फक्त परिभाषासाठी Only for Affidavit

सुरांकि विगत देशाच्या नाव Vednadi Cr. Jain

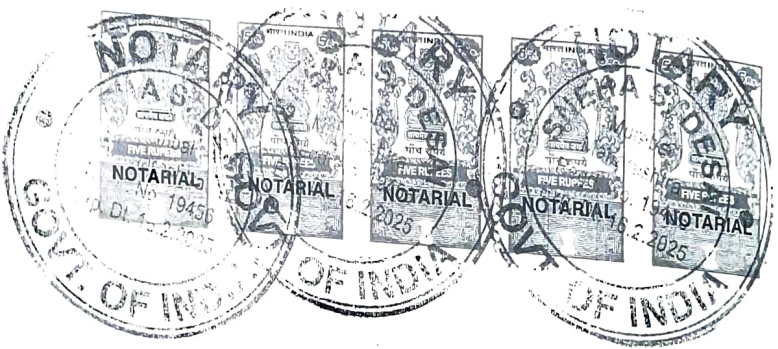
सुरांकि विगत देशाचे न. नं. व पत्ता _____

सुरांकि विगत देशाची नोंदणी क्र. क्रमांक _____ दिनांक _____

परवानाधारक मुद्रांक विक्रेत्याची मुद्रा

16 FEB 2024

सुरांकि विगत देशाच्या नाव
सुरांकि विगत देशाचे न. नं. व पत्ता
सुरांकि विगत देशाची नोंदणी क्र. क्रमांक
सुरांकि विगत देशाचे न. नं. व पत्ता
सुरांकि विगत देशाची नोंदणी क्र. क्रमांक
सुरांकि विगत देशाचे न. नं. व पत्ता
सुरांकि विगत देशाची नोंदणी क्र. क्रमांक



39er Ku 20	
2024	

We state and declare that **MR. GANESHMAL JAVERCHAND JAIN** (since deceased) (Husband of Deponent No.1 and Father of Deponent Nos.2 to 4) was the sole owner of Flat No.B-501 on 5th Floor in the Building known as Keval Tower Co-operative Housing Society Ltd. situated at B. J. Patel Road, Off. Marve Road, Malad (West) Mumbai-400 064, hereinafter referred to as "the said Flat") along with **MRS. VEENA** Alias **VEENADEVI GANESHMAL JAIN** i.e. "THE DEPONENT No.1" herein



MRS. VEENA Alias VEENADEVI GANESHMAL JAIN		
3908	26	20
GANESHMAL JAVERCHAND		

We state and declare that the said **MR. GANESHMAL JAVERCHAND JAIN** expired on 06.08.2023 leaving behind him, his Wife 1) **MRS. VEENA** Alias **VEENADEVI GANESHMAL JAIN**, his Married Daughter 2) **MRS. PRAVINA NIKHIL RAJAVAT** & his Sons 3) **MR. JITENDRA GANESHMAL JAIN** & 4) **MR. TUSHAR GANESHMAL JAIN** i.e. "THE DEPONENTS" herein as his only legal heirs and successors.

We state and declare that being the only legal heirs and successors of **Late MR. GANESHMAL JAVERCHAND JAIN** we became entitled to 1/4th undivided share each in 50 % undivided share of **Late MR. GANESHMAL JAVERCHAND JAIN** in the above said Flat.

We state and declare that now the **Deponent Nos.2 to 4** i.e. 1) **MR. JITENDRA GANESHMAL JAIN**, 2) **MR. TUSHAR GANESHMAL JAIN** & 3) **MRS. PRAVINA NIKHIL RAJAVAT** have agreed to release all their collective 3/4th undivided Share in the 50 % undivided share of **Late MR. GANESHMAL JAVERCHAND JAIN** in the above said Flat together with all rights, title, interest, benefits, etc. in favour of **MRS. VEENA** Alias **VEENADEVI GANESHMAL JAIN** i.e. "The Deponent No.1" herein.

We further state, declare and confirm that we are the only legal heirs and successors of the **Late MR. GANESHMAL JAVERCHAND JAIN** and there are no other legal heirs/successors of **Late MR. GANESHMAL JAVERCHAND JAIN** and we hereby indemnify and keep indemnified the concerned authorities in this respect.

श्रीदत्तजी अमिताभ जय Pooat

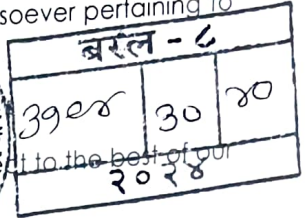


ಪುಟ - 6		
3928	22	70
1025		

We further indemnify and agree to keep indemnified the concerned registering authorities in respect of any claim made by any person claiming to be the legal heir of **Late MR. GANESHMAL JAVERCHAND JAIN.**

We further state and declare that the concerned Registrar/Sub-Registrar shall not be held liable for any matter whatsoever pertaining to the above referred matter.

Whatever stated hereinabove is true and correct to the best of our knowledge and belief.



We are making this Affidavit-cum-Indemnity Bond at our free will and consent without any pressure from any person of whatsoever nature.

Solemnly affirmed at MUMBAI on this _____ day of **FEBRUARY, 2024**



1) **MRS. VEENA Alias VEENADEVI GANESHMAL JAIN**

) वीणा जैन

2) **MR. JITENDRA GANESHMAL JAIN**

) जितेंद्रा

3) **MR. TUSHAR GANESHMAL JAIN &**

) तुषार

4) **MRS. PRAVINA NIKHIL RAJAVAT**

) प्रविण

DEPONENTS

Identified and explained by me

Advocate, High Court.

BEFORE ME

Desai

SNEHA S. DESAI
Advocate & Notary Govt. Of India
Shop No. 1, Victoria GIS Ltd.,
East, Mathura, G. Road
Kandivali (W.) - Mumbai - 400 067

We further indemnify and agree to keep indemnified the concerned registering authorities in respect of any claim made by any person claiming to be the legal heir of **Late MR. GANESHMAL JAVERCHAND JAIN.**

We further state and declare that the concerned Registrar/Sub-Registrar shall not be held liable for any matter whatsoever pertaining to the above referred matter.

Whatever stated hereinabove is true and correct to the best of our knowledge and belief.



बरल - 6		
3928	30	20
2028		

We are making this Affidavit-cum-Indemnity Bond at our free will and consent without any pressure from any person of whatsoever nature.

Solemnly affirmed at MUMBAI on this _____ day of **FEBRUARY, 2024**



1) **MRS. VEENA Alias VEENADEVI GANESHMAL JAIN**

) वीणा जैन

2) **MR. JITENDRA GANESHMAL JAIN**

) जितेंद्र

3) **MR. TUSHAR GANESHMAL JAIN &**

) तुषार

4) **MRS. PRAVINA NIKHIL RAJAVAT**

) प्रविण

DEPONENTS

Identified and explained by me

Advocate, High Court.

BEFORE ME

Desai

SNEHA S. DESAI
Advocate & Notary Govt. Of India
Shop No. 3, Victoria CHS Ltd.,
Exit, Mathuradas Road
Kandivli (W), Mumbai-400 067.



नाम - ८		
३९६	३९	००
२०२४		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACOPJ9293L



नाम / Name
VEENA GANESHMAL JAIN

पिता का नाम / Father's Name
JAWATHAT NAULAKHA

जन्म की तारीख / Date of Birth
31/10/1949

वीणा जैन
NAME / Signature



वीणा जैन

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABAPJ2448N



नाम / Name
JITENDRA GANESHMAL JAIN

पिता का नाम / Father's Name
GANESHMAL JAWERCHAND JAIN

जन्म की तारीख / Date of Birth
23/12/1976

जितेंद्र
NAME / Signature



Amiyan

बरल - ८		
3908	32	20
२०२४		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACNPJ6453F



नाम / Name
TUSHAR GANESHMAL JAIN

पिता का नाम / Father's Name
GANESHMAL JAWERCHAND JAIN

जन्म की तारीख / Date of Birth
31/10/1978

तुषार
NAME / Signature

14082019

Juy

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRAVINA N RAJAVAT
GANESHMAL JAWERCHAND JAIN

12/12/1979
Permanent Account Number

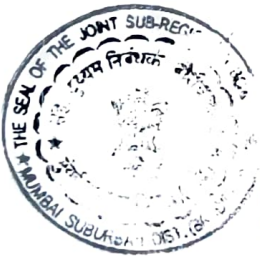
AHTPR5514J

Pravina
Signature



12072005

Pravina



७२९-६		
३९२	३३	४०
२०२४		

भारत सरकार
Government of India



नॉदणी क्रमांक / Enrollment No. 0000/00321/28661



विना गणेशमल जैन
Veena Ganeshmal Jain
जन्म तारीख / DOB 31/10/1949
स्त्री / Female

9411 8488 6509

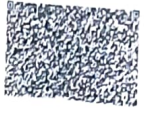
माझे आधार, माझी ओळख

To
विना गणेशमल जैन
Veena Ganeshmal Jain
F 502 KEWAL TOWER, B J PATEL ROAD,
OPP SNDT COLLEGE, MALAD WEST,
VTC Mumbai,
PO. Malad West Doly,
District Mumbai Suburban,
State Maharashtra,
PIN Code: 400064,
Mobile: 9724941447

148229075



MG482290753F1



वीणा जैन



बसल - ८		
नॉदणी क्रमांक / Enrollment No. 0000/00673/27238		
39ex	38	20
२०२४		

Tushar Ganeshmal Jain
B 502 KEWAL TOWER, B J PATEL ROAD,
OPP SNDT COLLEGE, MALAD WEST,
VTC: Mumbai,
PO: Malad West Doly,
District: Mumbai Suburban,
State: Maharashtra,
PIN Code: 400064,
Mobile: 9892969194

39472331



MF394723312F1



Jay

भारत सरकार
Government of India



तुषार गणेशमल जैन
Tushar Ganeshmal Jain
जन्म तारीख / DOB : 31/10/1978
पुरुष / Male

9307 8804 9554

माझे आधार, माझी ओळख

भारत सरकार
Government of India



जितेंद्र गणेशमल जैन
Jitendra Ganeshmal Jain
जन्म तारीख / DOB 23/12/1976
पुरुष / Male

8598 2911 0498

माझे आधार, माझी ओळख

नॉदणियाचा क्रमांक / Enrollment No.: 0000/00599/30626

To,
जितेंद्र गणेशमल जैन
Jitendra Ganeshmal Jain
B-64 RUSTOMJEE ADARSH-REGAL CHS LTD,
ADARSH DUGDHALAYA LANE,
Opp Adarsh Garden, MALAD WEST, VTC, Mumbai,
PO: Malad West Doly, District: Mumbai Suburban,
State: Maharashtra, PIN Code: 400064,
Mobile: 9892906571

30102011

Ref: 181 / 09W / 23693 / 23736 / P



SB050713790FH



Amiga

भारत सरकार
Government of India



प्रविणा निखत राजवट
Pravina Nikhat Rajawat
जन्म वर्ष / Year of Birth: 1979
स्त्री / Female

4167 2224 0751

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता W/O निखत राजवट, 143, Address W/O Nikhat Rajawat, 143,
ताकूर टॉवर, पार्ले ई. 01 फ्लोर Takoor Terrace, Flat No. 01 1st Floor
मजला. 01 आवन्य रोड, पार्ले पूर्व Dr. Aveny Road, Parle East, Mumbai
मुंबई, पार्ले, महाराष्ट्र, 400012 Parle, Maharashtra, 400012

Address W/O Nikhat Rajawat, 143,
Takoor Terrace, Flat No. 01 1st Floor
Dr. Aveny Road, Parle East, Mumbai
Parle, Maharashtra, 400012

Pravina

4167 2224 0751





पत्रिका - ८

३१६४	३५	४०
२०२४		



भारत सरकार
Unique Identification Authority of India
Government of India

नोदविषयाचा क्रमांक / Enrollment No 121B/61161/08435

To
शिल्पेन किरिट सरवैया
Shilpen Kirit Sarvaiya
308, Siddharth Tower
Plot No 266, 50th Road
Near Ganesh Temple, Khar Park, Borivali
Mumbai
Borivali West Mumbai
Maharashtra 400099
9819173535

2006/2013
Ref 36 / 23H / 70914 / 7



बरल - ८		
39ex	3E	20
२०२४		

SH175510393FT



आपला आधार क्रमांक / Your Aadhaar No. :

6307 6044 8613

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



शिल्पेन किरिट सरवैया
Shilpen Kirit Sarvaiya
जन्म वर्ष / Year of Birth : 1977
पुरुष / Male



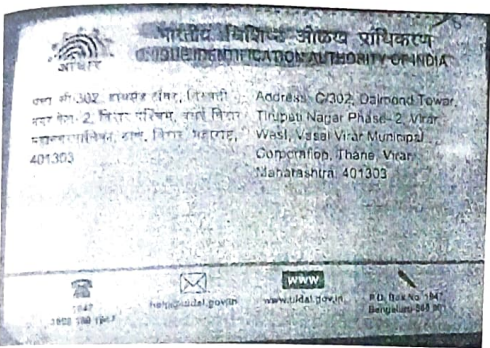
6307 6044 8613

आधार - सामान्य माणसाचा अधिकार

Shilpen Kirit Sarvaiya



Parasmit Diobhand Jain



अरल - 6		
39er	30	20
2028		

दस्त गोपवारा भाग-1

वरल 8

दस्त क्रमांक: 3194/2024

क्र. 3194
दि. 26 फेब्रुवारी 2024 1:54 म.नं.

दस्त क्रमांक: वरल 8 / 3194/2024

दस्त मूल्य: रु. 00/-

मोबदला: रु. 00/-

दस्त मूलांक शुल्क: रु. 500/-

दस्त फी माफी अमल्याम तपशिल :-

Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दि. मह. दु. ति. वरल 8 यांचे कार्यालयात

क्र. 3194 वर दि. 26-02-2024

दि. 1:52 म.नं. वा. हजर केला.

पावती: 3298

पावती दिनांक: 26/02/2024

मादरकरणाचे नाव: वीणा उर्फ वीणादेवी गणेशमल जैन

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण: 1800.00

वीणा जैन

दस्त हजर करणाऱ्याची मही:

५५५५५

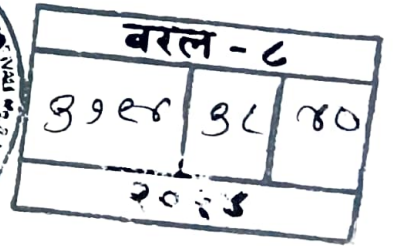
दस्त निबंधक बोरीवली - ८,
मुंबई उपनगर जिल्हा.

दस्त प्रकार: गिनीज डीड

दस्त शुल्क: *(52-अ) दाव्याची किंमत 2500 च्या खाली असेल तर

दस्त क्र. 1 26 / 02 / 2024 01 : 52 : 41 PM ची वेळ: (मादरीकरण)

दस्त क्र. 2 26 / 02 / 2024 01 : 53 : 51 PM ची वेळ: (फी)

सह. मुख्य निबंधक, बोरीवली - ८,
मुंबई उपनगर जिल्हा.

प्रतिज्ञापत्र

* सदर दस्तपेथज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत दाखल केलेला आहे. * दस्तातीत संपूर्ण मजकूर, निष्पादक व्यक्ती, सादीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, संपूर्ण कायदेशीर बाबीसाठी दस्त निष्पादक व फातुआदारक हे संपूर्णपणे जबाबदार राहतील.

वीणा जैन

लिहून देणारे :

लिहून घेणारे :

दस्त मोहबारा भाग-2

बरन 8

दस्त क्रमांक: 3194/2024

11:58 AM
26/02/2024
पश्चिम तीर

पश्चिम तीरचे नाव व पत्ता
पत्ता प्लॉट नं. बी-502, माळा नं.: 5 वा मजला, इमारतीचे नाव: केवल
प्लॉट नं. बी.जे. पटेल रोड, ऑफ. मावें रोड,
पश्चिमी पश्चिम, रोड नं.: - , महाराष्ट्र, MUMBAI.
पिन नंबर: ACOPJ9293L

पक्षकाराचा प्रकार
लिहून घेणार
वय :-74
स्वाधरी:-

वीणा जैन



छायाचित्र

ठसा प्रमाणित



पश्चिम तीरचे नाव व पत्ता
पत्ता प्लॉट नं. बी-64, माळा नं.: - , इमारतीचे नाव: रुस्तमजी आदर्श रीगल
प्लॉट नं. बी.जे. पटेल रोड, ऑफ. मावें रोड,
पश्चिमी पश्चिम, रोड नं.: - , महाराष्ट्र, MUMBAI.
पिन नंबर: ABAPJ2448N

लिहून देणार
वय :-47
स्वाधरी:-

Amirgawa



पश्चिम तीरचे नाव व पत्ता
पत्ता प्लॉट नं. बी-502, माळा नं.: 5 वा मजला, इमारतीचे नाव: केवल
प्लॉट नं. बी.जे. पटेल रोड, ऑफ. मावें रोड,
पश्चिमी पश्चिम, रोड नं.: - , महाराष्ट्र, MUMBAI.
पिन नंबर: ACNPJ6453F

लिहून देणार
वय :-45
स्वाधरी:-

Juy



पश्चिम तीरचे नाव व पत्ता
पत्ता प्लॉट नं. 1, माळा नं.: 1 ला मजला, इमारतीचे नाव: 143, तकरडी
प्लॉट नं. डॉ. एबेन्सु रोड, परेल पूर्व , रोड नं.: - , महाराष्ट्र,
MUMBAI
पिन नंबर: AHTPR5514J

लिहून देणार
वय :-44
स्वाधरी:-

Pamut



पश्चिम तीरचे नाव व पत्ता
पत्ता प्लॉट नं. 1, माळा नं.: 1 ला मजला, इमारतीचे नाव: 143, तकरडी
प्लॉट नं. डॉ. एबेन्सु रोड, परेल पूर्व , रोड नं.: - , महाराष्ट्र,
MUMBAI
पिन नंबर: AHTPR5514J

पश्चिम तीरचे नाव व पत्ता
पत्ता प्लॉट नं. 1, माळा नं.: 1 ला मजला, इमारतीचे नाव: 143, तकरडी
प्लॉट नं. डॉ. एबेन्सु रोड, परेल पूर्व , रोड नं.: - , महाराष्ट्र,
MUMBAI
पिन नंबर: AHTPR5514J

Shubhrajyoti
स्वाधरी



छायाचित्र

ठसा प्रमाणित



पश्चिम तीरचे नाव व पत्ता
पत्ता प्लॉट नं. 1, माळा नं.: 1 ला मजला, इमारतीचे नाव: 143, तकरडी
प्लॉट नं. डॉ. एबेन्सु रोड, परेल पूर्व , रोड नं.: - , महाराष्ट्र,
MUMBAI
पिन नंबर: AHTPR5514J

Pareemal D. Jadhav
स्वाधरी



पश्चिम तीरचे नाव व पत्ता
पत्ता प्लॉट नं. 1, माळा नं.: 1 ला मजला, इमारतीचे नाव: 143, तकरडी
प्लॉट नं. डॉ. एबेन्सु रोड, परेल पूर्व , रोड नं.: - , महाराष्ट्र,
MUMBAI
पिन नंबर: AHTPR5514J



बरन - 6		
3928	82	88
२० x ४		

Challan	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
EENA Alias ESHNADEVI JAVESHMAL	eChallan	02300042024022625144	MH016218944202324E	500 00	SD	0008576990202324	26/02/2024
	DHC		0224266707019	800	RF	0224266707019D	26/02/2024
EENA Alias ESHNADEVI JAVESHMAL	eChallan		MH016218944202324E	1000	RF	0008576990202324	26/02/2024

Challan Duty] [RF: Registration Fee] [DHC: Document Handling Charges]



बॉरल - ८		
३१२२	४०	४०
२०२४		

प्रमाणित करणेत येते की, या
दस्ताव्याचे एकूण...पाने आहेत.

सह. दुय्यम निबंधक, बोरीवली - ८,
मुंबई उपनगर जिल्हा.

बॉरल-८/३१२२/१२०२४

पुस्तक क्रमांक १, क्रमांक.. वर
नोंदला.

दिनांक: २६ माहे ५/५/२४

सह. दुय्यम निबंधक, बोरीवली - ८,
मुंबई उपनगर जिल्हा.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 8

दस्त क्रमांक : 3194/2024

नोदणी :

Regn 63m

गावाचे नाव : मालाड

- (1) तिलेखाचा प्रकार
 (2) मोबदला
 (3) बाजारभाव (माडेपट्टयाच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते मसुद करावे)
 (4) मू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

रिलीज डीड

0

0

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: वी-501, माळा नं: 5 वा मजला, इमारतीचे नाव: केवल टॉवर को ऑप हौ सो लि, ब्लॉक नं: बी.जे.पटेल रोड, मालाड पश्चिम, मुंबई 400064, रोड : ऑफ. मार्वे रोड, इतर माहिती:सदनिकेचे क्षेत्रफळ 80.39 चौ. मी. बांधीव पैकी 50% अविभाजित हिस्सा 40.19 चौ मी बांधीव मधील 3/4 अविभाजित हिस्सा 30.14 चौ. मी. बांधीव रिलीजर्स यांस वारसाहक्काने प्राप्त अविभाजित हिस्सा रिलीजी यांस विनामोबदला हक्क सोडत आहे. सीटीएम नं 591 ऑफ वळणई व सीटीएम नं 730,730/1 ऑफ मालाड उत्तर PUI: PN1803090010053 ((C.T.S. Number : 730 :))

1) 30.14 चौ.मीटर

- (5) क्षेत्रफळ
 (6) अकारणी किंवा जुडी देण्यात असेल तेव्हा.
 (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-जितेंद्र गणेशमल जैन वय:-47; पत्ता:-प्लॉट नं: वी-64, माळा नं: -, इमारतीचे नाव: रुस्तमजी आदर्श रीगल को ऑप हौ सो लि, ब्लॉक नं: आदर्श दुरधालय लेन, मालाड पश्चिम, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-ABAPJ2448N

2): नाव:-तुषार गणेशमल जैन वय:-45; पत्ता:-प्लॉट नं: वी-502, माळा नं: 5 वा मजला, इमारतीचे नाव: केवल टॉवर को ऑप हौ सो लि, ब्लॉक नं: बी.जे. पटेल रोड, ऑफ. मार्वे रोड, कांदिवली पश्चिम, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-ACNPJ6453F

3): नाव:-प्रविणा निखिल रजावत वय:-44; पत्ता:-प्लॉट नं: 1, माळा नं: 1 ला मजला, इमारतीचे नाव: 143. तकदीर टेरेस, ब्लॉक नं: डॉ. एव्ह्यू रोड, परेल पूर्व, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400012 पॅन नं:-AHTPR5514J

- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता
 (9) दस्तऐवज करून दिल्याचा दिनांक
 (10) दस्त नोंदणी केल्याचा दिनांक
 (11) अनुक्रमांक, खंड व पृष्ठ
 (12) बाजारभावाप्रमाणे मुद्रांक शुल्क
 (13) बाजारभावाप्रमाणे नोंदणी शुल्क
 (14) न

1): नाव:-वीणा उर्फ वीणादेवी गणेशमल जैन वय:-74; पत्ता:-प्लॉट नं: वी -502, माळा नं: 5 वा मजला, इमारतीचे नाव: केवल टॉवर को ऑप हौ सो लि, ब्लॉक नं: बी.जे. पटेल रोड, ऑफ. मार्वे रोड, कांदिवली पश्चिम, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-ACOPJ9293L

26/02/2024

26/02/2024

3194/2024

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1000



मुद्राक्रमाठी विचारात घेतलेला तपशील:-

मुद्राक्रमाठी आवश्यकता नाही कारण दस्तऐवजकाराच्या आवश्यक नाही कारण तपशील दस्तऐवजकारानुसार आवश्यक नाही

मुद्रा 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.

दस्तावेज सूची क्र. II

खरी प्रत

Mueca

सह दुय्यम निबंधक बोरीवली क्र. ८

मुंबई उपनगर जिल्हा



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VEENA Alias VEENADEVI GANESHMAL JAIN	eChallan	02300042024022625144	MH016218944202324E	500.00	SD	0008576990202324	26/02/2024
2		DHC		0224266707019	800	RF	0224266707019D	26/02/2024
3	VEENA Alias VEENADEVI GANESHMAL JAIN	eChallan		MH016218944202324E	1000	RF	0008576990202324	26/02/2024

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