



S. C. ASSOCIATES



ADVOCATES & LEGAL ADVISORS

PROPERTY DOCUMENTATION &
STAMP DUTY/ REGISTRATION CONSULTANTS

RELEASE DEED BETWEEN

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

"RELEASORS"

AND

MR. JITENDRA GANESHMAL JAIN

"RELEASEE"

PROPERTY DETAILS:

Flat No.301 on 3rd Floor in the Building known as Satguru Krupa Co-operative Housing Society Ltd. situated at Mantri Lane, Turel Pakhadi Road, Near Lokmanya Library, 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

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

516/3196

पावती

Original/Duplicate

Monday, February 26, 2024

नोंदणी क्र.: 39M

1:59 PM

Regn.: 39M

पावती क्र.: 3300 दिनांक: 26/02/2024

गावाचे नाव: मालाड

दम्तऐवजाचा अनुक्रमांक: बरल8-3196-2024

दम्तऐवजाचा प्रकार: रिलीज डीड

मादर करणाऱ्याचे नाव: जितेंद्र राणेशमल जैन

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 1800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:18 PM ह्या वेळेस मिळेल.

 स दु नि का बोरीवली 8

बाजार मूल्य: रु.0.0/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

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

1) देयकाचा प्रकार: DHC रकम: रु.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224263406744 दिनांक: 26/02/2024

बँकेचे नाव व पत्ता:

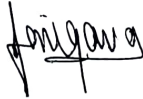
2) देयकाचा प्रकार: eChallan रकम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016219027202324E 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





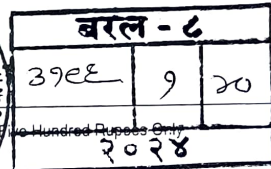
CHALLAN
MTR Form Number-6



GRN	MH016219027202324E	BARCODE		Date	26/02/2024-12:37:37	Form ID	52(b)
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	BRL6_JT SUB REGISTRAR BORIVALI 6	PAN No.(If Applicable)	ADAPJ2448N
Location	MUMBAI	Full Name	JITENDRA GANESHMAL JAIN
Year	2023-2024 One Time	Flat/Block No.	301, Satguru Krupa Co-operative Housing Society
		Premises/Building	Ltd

Account Head Details	Amount In Rs.	Road/Street	Mantri Lane, Turel Pakhadi Road, Near Lokmanya Library
0030045501 Stamp Duty	500.00	Area/Locality	Malad West Mumbai
0030063301 Registration Fee	1000.00	Town/City/District	
		PIN	4 0 0 0 6 4
		Remarks (If Any)	PAN2=ACOPJ9293L--SecondPartyName=VEENA GANESHMAL JAIN-
Total	1,500.00	Amount in Words	One Thousand Five Hundred Rupees Only २०२४



Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK	
Cheque/DD Details	Bank CIN	Ref. No.	02300042024022625146 006963-18
Cheque/DD No.	Bank Date	RBI Date	26/02/2024-12:38:18 No: 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.
सदर चलान केवल दुयम निबधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलान लागू नाही.

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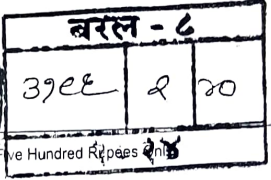


CHALLAN
MTR Form Number-0



GRN	MH016219027202324E	BARCODE		Date	26/02/2024-12:37:37	Form ID	52(b)
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Department Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	BRL6_JT SUB REGISTRAR BORIVALI 6	PAN No.(If Applicable)	ABAPJ2448N				
Location	MUMBAI	Full Name	JITENDRA GANESHMAL JAIN				
Year	2023-2024 One Time	Flat/Block No.	301, Salguru Krupa Co-operative Housing Society				
		Premises/Building	Ltd				

Account Head Details	Amount In Rs.	Road/Street	Mantri Lane, Turel Pakhadl Road, Near Lokmanya Library						
0030045501 Stamp Duty	500.00	Area/Locality	Malad West Mumbai						
0030063301 Registration Fee	1000.00	Town/City/District							
		PIN		4	0	0	C	6	4
		Remarks (If Any)	PAN2=ACOPJ9293L-SecondPartyName=VEENA GANESHMAL JAIN-						
			 						
Total	1,500.00	Words							



Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042024022625146	006963412		
Cheque/DD No.		Bank Date	RBI Date	26/02/2024-12:38:18	Not Verified with RBI		
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

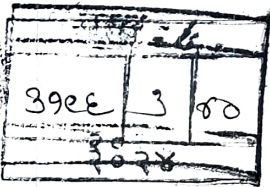
Department ID : Mobile No. : 9152200251
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन केवल दृश्य निवृत्त कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-516-3195	0008577277202324	26/02/2024-13:58:56	IGR557	500.00

GRN : MH016219027202324E Amount : 1500.00 Bank : BANK OF MAHARASHTRA Date : 26/02/2024-12:37:37

2	(S)-516-1196	0008577277202324	26/02/2024-13 58 58	IGR557	1000.00
Total Deacement Amount					1,500.00



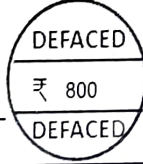


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0224263406744	Receipt Date	26/02/2024
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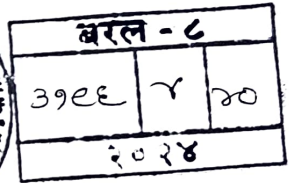
Received from DHC, Mobile number 9152200251, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 3196 dated 26/02/2024 at the Sub Registrar office Joint S.R. Borivali 8 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	MAHB	Payment Date	26/02/2024
Bank CIN	10004152024022606316	REF No.	007615982
Deface No	0224263406744D	Deface Date	26/02/2024

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





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: RELEASE DEED :

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

: BETWEEN :

- 1) **MRS. VEENA GANESHMAL JAIN W/o. MR. GANESHMAL JAVERCHAND JAIN**
(PAN : ACOPJ9293L), aged 74 years,
- 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 assigns) of the **ONE PART ;**

: AND :

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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, hereinafter called "THE RELEASEE" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the **OTHER PART.**

: WHEREAS :

a. "THE RELEASEE" is the Real Brother of "THE RELEASOR NOS.2 & 3" and Real Son of "THE RELEASOR NO.1" and "THE RELEASORS" & "THE RELEASEE" are the only legal heirs and successors of Late MR. GANESHMAL JAVERCHAND JAIN.

b. By an Agreement for Sale dated 30th July, 2009 made and entered into **: BETWEEN :** M/s. R. P. BUILDERS, a Partnership Firm, registered under the Indian Partnership Act, 1932, having their office at 2, Gopal Niwas, 1st Floor, Turel Pakhadi Road, Malad (West), Mumbai 400 064, therein referred to as "THE PROMOTERS" of the **ONE PART ; : AND :** 1) MR. GANESHMAL JAVERCHAND JAIN (Since Deceased) & 2) MRS. SONA JITENDRA JAIN, therein collectively referred to as "THE PURCHASERS" of the **OTHER PART ;** Whereby the said M/s. R. P. BUILDERS agreed to sell and the said 1) MR. GANESHMAL JAVERCHAND JAIN (Since Deceased) &

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2) **MRS. SONA JITENDRA JAIN** jointly agreed to purchase Flat No.301 on 3rd Floor in the Building known as Satguru Krupa (now known as Sctguru Krupa Co-operative Housing Society Ltd.) situated at Mantri Lane, Turel Pakhadi Road, Near Lokmanya Library, 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 30th July, 2009 was duly stamped and registered with the Joint Sub-Registrar Borivali 1, M.S.D. under Document Serial No.BDR2-06313-2009 on 31.07.2009.

d. A society named "Satguru Krupa Co-operative Housing Society Ltd." was formed in the said Building "Satguru Krupa" and registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No.MUM/W-P/HSG/(TC)/14777/2010-2011 Dated 28.05.2010 (hereinafter referred to as "the said Society" and the said 1) **MR. GANESHMAL JAVERCHAND JAIN (Since Deceased)** & 2) **MRS. SONA JITENDRA JAIN** were/are duly admitted to the membership of the said society and issued Share Certificate No.08 for fully paid up shares of Rs.50/- each bearing Distinctive Nos. from 36 to 40 (both inclusive) by the said society on 12th July, 2010 (hereinafter referred to as "the said Shares")

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- e. By virtue of the above, 1) **MR. GANESHMAL JAVERCHAND JAIN (Since Deceased)** & 2) **MRS. SONA JITENDRA JAIN** became the joint owners of, well seized and possessed off, and sufficiently entitled to the above referred Flat No.301 on 3rd Floor in the Building known as Satguru Krupa Co-operative Housing Society Ltd. situated at Mantri Lane, Turel Pakhadi Road, Near Lokmanya Library, 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.
- f. That the said **MR. GANESHMAL JAVERCHAND JAIN** expired on 06.08.2023 leaving behind him, his Wife 1) **MRS. VEENA GANESHMAL JAIN**, his Married Daughter 2) **MRS. PRAVINA NIKHIL RAJAVAT**, his Sons 3) **MR. TUSHAR GANESHMAL JAIN** i.e. "THE RELEASORS" herein & 4) **MR. JITENDRA GANESHMAL JAIN** i.e. "THE RELEASEE" herein, as his legal heirs and successors.
- g. 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.

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h. "THE RELEASORS" out of natural love and affection towards **MR. JITENDRA GANESHMAL JAIN** 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.301 on 3rd Floor in the Building known as Satguru Krupa Co-operative Housing Society Ltd. situated at Mantri Lane, Turel Pakhadi Road, Near Lokmanya Library, 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.

∴ NOW THIS DEED WITNESSTH AS FOLLOWS ∴

1. In pursuance of the above "THE RELEASORS" 1) **MRS. VEENA 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.301 on 3rd Floor in the Building known as Satguru Krupa Co-operative Housing Society Ltd. situated at Mantri Lane, Turel Pakhadi Road, Near Lokmanya Library, Malad (West), Mumbai 400 064, together with all rights, title, interest, shares, sinking fund, etc. in favour of "THE RELEASEE" herein **MR. JITENDRA GANESHMAL JAIN** out of natural love and affection towards him without any monetary consideration.

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2. The said Flat hereinafter shall remain in the joint and exclusive possession, use and occupation of "THE RELEASEE", his heirs, successors, etc. along with **MRS. SONA JITENDRA JAIN** (existing joint owner).
3. "THE RELEASEE" shall at all times hereinafter along with **MRS. SONA JITENDRA JAIN** (existing joint owner) peacefully and quietly enjoy the said Flat and receive the rents, issues and profits thereof for his 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".
4. "THE RELEASORS" hereby agree and undertake that hereinafter neither they themselves nor any of their respective family members, legal heirs, executors, administrators and assigns etc., shall have or claim to have any rights, title or interest in the said relinquished undivided share in the said Flat or any part thereof hereby released in favour of said **MR. JITENDRA GANESHMAL JAIN**.
5. "THE RELEASEE" along with **MRS. SONA JITENDRA JAIN** (existing joint owner) will be entitled to hold the said Flat No.301 on 3rd Floor in the Building known as Satguru Krupa Co-operative Housing Society Ltd. situated at Mantri Lane, Turel Pakhadi Road, Near Lokmanya Library, Malad (West), Mumbai 400 064 and "THE RELEASORS" state that they

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shall have No Objection of whatsoever nature if the society transfers the said Flat in the joint names of the said **MR. JITENDRA GANESHMAL JAIN** along with **MRS. SONA JITENDRA JAIN** (existing joint owner) and their names are inserted in it's relevant records as the joint owners 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" along with **MRS. SONA JITENDRA JAIN** (existing joint owner) shall be entitled to deal with the said Flat together with rights to sell, mortgage, assign etc. as per their own wish and sole discretion.
7. "THE RELEASEE" along with **MRS. SONA JITENDRA JAIN** (existing joint owner) shall be responsible for paying all outgoing 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 the joint names of **MR. JITENDRA GANESHMAL JAIN** along with **MRS. SONA JITENDRA JAIN** (existing joint owner).

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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.

10. Hereinafter "THE RELEASEE" and **MRS. SONA JITENDRA JAIN** amongst themselves shall have the share in the said Flat in the following proportion;

SR. NO.	NAME	SHARE
1	MR. JITENDRA GANESHMAL JAIN i.e. "THE RELEASEE" herein	50 %
2	MRS. SONA JITENDRA JAIN	50 %
	TOTAL	100 %

: PROPERTY SCHEDULE :

A. 3/4th Undivided share in the 50 % undivided share i.e. 37.5 % aggregate undivided Share in Flat No.301 total admeasuring 599 sq. ft. Carpet area on 3rd Floor in the Building known as Satguru Krupa Co-operative Housing Society Ltd. situated at Mantri Lane, Turel Pakhadi Road, Near Lokmanya Library, Malad (West), Mumbai 400 064, constructed on all that piece and parcel of land bearing C.T.S. No.566-A/1 of Village : Malad (South), Taluka : Borivali in the registration District and Sub-District of Mumbai City and Mumbai Suburban. The building consists of Ground + 5 (Five) upper Floors with lift and was constructed in the year 2009 (as per O.C.).

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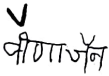



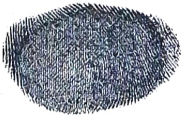



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B. Five fully paid up shares of Rs.50/- each bearing Distinctive Nos. from 36 to 40 (both inclusive) under Share Certificate No.08 issued by the said Satguru Krupa Co-operative Housing Society Ltd.

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) MRS. VEENA GANESHMAL JAIN)
 2) MR. TUSHAR GANESHMAL JAIN &)
 3) MRS. PRAVINA NIKHIL RAJAVAT)
 In the presence of Faruqul O'Jain)

SIGNATURE	LEFT THUMB IMPRESSION	PHOTOGRAPH
1) 		
2) 		



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3)			
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SIGNED, SEALED AND DELIVERED

By the withinnamed THE RELEASEE

MR. JITENDRA GANESHMAL JAIN

In the presence of ... *Okshwajia* ...

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SIGNATURE	LEFT THUMB IMPRESSION	PHOTOGRAPH

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सूची क्र.2

दुय्यम निबंधक : बोरीवली 1 (मालाड)

19-02-2024

दस्त क्रमांक : 6313/2009

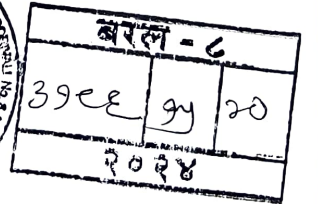
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

नोंदणी :

Regn:63m

गावाचे नाव : मालाड

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.3200000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 2572185
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - मालाड (दक्षिण) (बोरीवली), उपविभाग चे नाव - 63/298 - भुभाग: उत्तरेस मामलेदार वाडी मार्ग, पूर्वेस एस. व्ही. रोड, दक्षिणेस वॉर्ड हद्द व पश्चिमेस लिंक रोड. सदर मिळकत सि.टी.एस. नंबर - 566 मध्ये आहे. ----- सदनिका क्र 301, 3 रा मजला, सतगुरु कृपा, जंक्शन ऑफ जकेरीया रोड, व मंत्री रोड, मालाड प मुं
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 66.81 चौ.मी. आहे.
(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:-मे/-आर पी बिल्डर्स चे भागीदार परमजीतसिंह सी पनेसर तर्फे मुखत्यार दर्शन भुता -- वय:-??पत्ता:- २, गोपालनिवास, १ ला मजला, मालाड प पिन कोड:-पॅन नं:-AAAFR8751P
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-गणेशमल जवेरचंद जैन -- वय:-??पत्ता:-बी-१४, श्रीदत्त अपार्ट, किसन रोड, मालाड प मुं ६४पिन कोड:-पॅन नं:-AAMPJ5397H 3): नाव:-सोना जितेंद्र जैन -- वय:-??पत्ता:- वरीलप्रमाणेपिन कोड:-पॅन नं:-±úÔö'ÔÔ 60
(9) दस्तऐवज करुन दिल्याचा दिनांक	30/07/2009
(10)दस्त नोंदणी केल्याचा दिनांक	31/07/2009
(11)अनुक्रमांक,खंड व पृष्ठ	6313/2009
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	160050
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	-



the Purchaser has agreed that he/she/they may not raise any requisition/query/objection on the regard thereto;



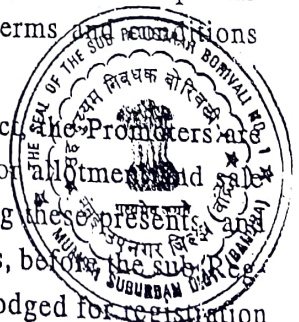
बदल नं ६	
372	98
२०२४	

VII. The Purchaser hereby admits and confirms that he/she/they had demanded from the Promoters and the Promoters have given inspection to the Purchaser, of all the documents referred to herein above viz. of title deeds relating to the said property, ULC Order, NOC, permissions, approvals, sanctions, plans, designs, specifications sanctioned by the M.C.G.M. and other concerned authorities as also the relevant City Survey and Revenue Records in respect of the said property and all other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (herein referred to as "the Ownership Flats Act") and the Rules framed there under and at the specific request made by the Purchaser the Promoters have furnished to the Purchaser the Photo Copies of all the said documents prior to the execution of this Agreement and the Purchaser doth hereby admits, acknowledges and confirms the receipt thereof from the Promoters;

VIII. At the request of the Purchaser the Promoters have agreed to allot and sell to the Purchaser one Flat/Shop/Office Bearing No. 301 admeasuring 599 Sq.Ft. (built up area) on the 3rd floor of the said building proposed to be known as "SATGURU KRUPA" (hereinafter referred to as "the said premises") on Ownership basis at and for the consideration and on the terms and conditions recorded hereinafter;

[Handwritten signature]
S. Sonigra

IX. Under Section 4 of the Ownership Flats Act, the Promoters are required to execute a written Agreement for allotment and sale of the said premises to the Purchaser, being these presents, and also to admit the execution of these presents, before the Sub-Registrar of Assurances upon the same being lodged for registration by the Purchaser under the provisions of the Indian Registration Act, 1908.



[Handwritten signature]
S. Sonigra

बदर-२	
6373	६
२००९	

Satguru Krupa Co-operative Housing Society Limited

(Registered under the Maharashtra Co-operative Societies Act, 1960)
Regd. No. : MUM / W-P / HSG / [TC] / 14777 / 2010-2011 Dated 28/05/2010

C.T.S. No. 566, A/1, Village Malad, Mantri Lane, Turel Pakhadi Road, Near Lokmanya Library, Malad (W), Mumbai - 400 064.

SHARE CERTIFICATE

Authorised Share Capital : Rs. 1,00,000/- divided into 2000 shares of Rs.50/- each

Share Certificate No. : 08 Member's Register No. : 08 No. of Shares : Five

This is to certify that MR. GANESHMAL JAVERCHAND JAIN &

MRS. SONA J. JAIN of Flat No. 301

'SATGURU KRUPA', is/are the registered holder/s of five fully paid up shares of Rupees Fifty each numbered from 36 to 40 (both inclusive) in the Satguru Krupa Co-operative Housing Society Limited, situated at C.T.S. No. 566, A/1, Village Malad, Mantri Lane, Turel Pakhadi Road, Near Lokmanya Library, Malad (West), Mumbai - 400 064, subject to the bye-laws of the said Society.

Given under the Common Seal of the said Society at Malad (West), this 12TH day of JULY, 2010.



A. N. Melita

Chairman

Hon. Secretary

Authorised
M.C. Member



ब्रल - ८		
3923	90	20
२०२४		

बरल - ६/		
१२००३	२४	३२
२०२१		

EXTRACT FROM THE PROPERTY REGISTERED CARD
CITY SURVEY माण्डव तालुका TALUKA

Dist. : BOMBAY



बरल ६/		
१२००३	२४	३०
२०२४		

City Survey	Area Sq. Mtrs.	Easement	Holder In fee	Origin of the title so far as traced	Loose	Other Encumbrances	Other Remarks
५६६३	३७५.६						



Date	Transaction	Vol. No.	New Holder (H) Lessee (L) or Encumbrances (a) %	Attestation
१६-१०-६३	मे. अपर उपजिनेधीमारी गु. उ. जि. अंधेरी मांचे फडीव आदेश क्र. ADCLND-५२२२ दि. ३-११-६३ अन्वये न क्र. ५६६३ न पोर्चिस पहा नमिश क्र. ५६६३ दिवा व शेज दुकती केली मागील न. क्र. ४ ५६६३, ५६६३ १६६३	५७	अंधेरी मांचे फडीव आदेश क्र. ADCLND-५२२२ दि. ३-११-६३ अन्वये न क्र. ५६६३ न पोर्चिस पहा नमिश क्र. ५६६३ दिवा व शेज दुकती केली मागील न. क्र. ४ ५६६३, ५६६३ १६६३	महेश चं. भ. च. म. व. म. च.
४-२-६७	२२-६-६२ नैमि गहाणापोरी किताब गहाणापोरी लुगवचर वगैरीकत मागी ५६६ पोचव आगा गहाणापोरी SR Bom-२६२६-७५-२३७-७५ अन्वये विक्री केलिने २५६,००,०००/- च गहाणापोरी गेद केली विकल्पकत मागील क्र. ३५३०-१३-६५ आदेश न. क्र. अ. क्र. ५ क्र. न. क्र. ७-५६६-२०-३७७ ४ व ५		गहाणापोरी SR Bom-२६२६-७५-२३७-७५ अन्वये विक्री केलिने २५६,००,०००/- च गहाणापोरी गेद केली विकल्पकत मागील क्र. ३५३०-१३-६५ आदेश न. क्र. अ. क्र. ५ क्र. न. क्र. ७-५६६-२०-३७७ ४ व ५	महेश चं. भ. च. म. व. म. च.
४-२-६७	पी. अमांकापोरिया मांचे गहाणापोरी न. क्र. अ. क्र. ५ क्र. न. क्र. ७-५६६-२०-३७७ ४ व ५ २६-६-७५ अन्वये E३० चे मम आगा नवेरी विक्रीने गहाणापोरी अकरेची पोड मागेच गेद केली आदेश न. क्र. अ. क्र. ५ क्र. न. क्र. ७-५६६-२०-३७७ ४ व ५		गहाणापोरी न. क्र. अ. क्र. ५ क्र. न. क्र. ७-५६६-२०-३७७ ४ व ५ २६-६-७५ अन्वये E३० चे मम आगा नवेरी विक्रीने गहाणापोरी अकरेची पोड मागेच गेद केली आदेश न. क्र. अ. क्र. ५ क्र. न. क्र. ७-५६६-२०-३७७ ४ व ५	महेश चं. भ. च. म. व. म. च.
१६-२-६०	मा. न. क्र. अ. क्र. ५ मांचे फडीव अन्वये क्र. प. क्र. ४ दि. प्र. २/६० दिगां ५२२-२-६० अन्वये दिगां ६००००/- च नवेरी व न. क्र. ५ ५६६-२०-३७७ ४ व ५ क्र. न. क्र. ७-५६६-२०-३७७ ४ व ५	५१	मा. न. क्र. अ. क्र. ५ मांचे फडीव अन्वये क्र. प. क्र. ४ दि. प्र. २/६० दिगां ५२२-२-६० अन्वये दिगां ६००००/- च नवेरी व न. क्र. ५ ५६६-२०-३७७ ४ व ५ क्र. न. क्र. ७-५६६-२०-३७७ ४ व ५	महेश चं. भ. च. म. व. म. च.
५-६-६२	मा. अ. उपजिनेधीमारी गु. उ. जि. अंधेरी मांचे फडीव लुगवचर वगैरीकत आदेश क्र. १५१०२१२६६ दि. २६-११-६२		अंधेरी मांचे फडीव लुगवचर वगैरीकत आदेश क्र. १५१०२१२६६ दि. २६-११-६२	महेश चं. भ. च. म. व. म. च.

OFFICE OF THE
 EX. ENGR. BLDG. PROPL. (W.E.) RAP WARD
 Dr. DADABAI HANBIRKAR MARKET BLDG.
BRIHANMUMBAI MAHANAGARPALIKA
 NO.CHE/9396/BP (VYS)/AP

6 JUN 2009

To,

Shri Paramjit Singh C. Panesar
 Partner of R.P. Builders
 Owner.



बदल - ८		
३९६	१६	२०
२०२४		

Subject: Permission to occupy
 on plot bearing C.T.S. No. 506-A/1 of village
 Malad(S), situated at Mantri Lane at Malad
 (West).

Reference: Your Arch's letter No.T/120/1196 dated
 11.02.2009.

Sir,

The development work of building comprising of Ground + 5
 upper floors on plot bearing C.T.S. No. 566-A/1 of village
 Malad(S), situated at Mantri Lane at Malad (West) is completed
 under the supervision of Shri R.P.Hingoo, Licenced Architect
 having Lic. No. CA/84/S385. Shri R.D. Magdum, Licenced
 Structural Engineer, having Licence No.STR/M/14 and site
 supervisor Shri Yogesh D. Vajajani, Licence No. 26/SS-I, may be
 occupied on the following conditions:

1. That the certificates under the B.E.S. Act shall be
 obtained from A.E.W.W. Office and a certified copy of the
 same shall be submitted to this office.
2. That D.I.L.R.'s certificate for the ownership of setback
 land in the name of M.C.G.M. shall be submitted
 before B.C.C. or within 3 months whichever is earlier.
3. That all the conditions laid down in this letter of permission
 shall be complied with within one year so as to claim the
 deposits which otherwise will be forfeited.



बदल - ३/
६६५ १५
२०२०
बदल - २/
६२३ ८२६
२०१२



बदर - ६
39
२०२४

39 The Co. of Hse. Society shall be formed and registered within three months from the date of issue hereof or before E.C.C. whichever is earlier.

A set of completion plan is returned herewith.

Yours faithfully,

ad/
Ex. Engineer, Bldg. Proposal
(Western Suburbs) P. Wards.

26 JUN 2080

- Copy to :-
1. Architect, Shri R.P. Hingoo,
 2. Asstt. Commissioner, P/North
 3. E.E.V., 4. A.A. & C. (P/N) Ward.
 5. A.E.W.W.P./North, 6. A.H.S. (P-III),

For information please.

F ^{6/6/24}
Ex. Eng. Bldg. Proposals
(Western Suburbs) P. Wards.



PRADHYAN, 00012567/24

बदर - ३१
E.E.V. 9E
२०१०

बदर - २१
६२३८१०
२०१२



New Bill

मुहत्सुम्बई महानगरपालिका
करनिर्धारण व संकलन खाते
मासभरा करपत्रक

11/12 10 113

मुहत्सुम्बई महानगरपालिका अधिनियम, 1888 मधील कलम 200 कन्वये वजावटच्या भाषेत मासभरा कराचे देयक.

वैशा क्रमांक PN1007500030000	मासभरा कायदे 2021-2022	देयक क्रमांक 202110BIL13846585 202120BIL13846586	देयक दिनांक 01/09/2021
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पत्रकारांचे नाव व पत्ता: SHRI MOHAMMAD YUSUF V.M.MEMON
 & 8 OTHERS.GO FAMOUS TRADE,RS ZAKERIA RD., MALAD(WEST), MUMBAI 400 084.
 पत्रक - Asstt. Assessor & Collector, P North Ward, 9th floor, Liberty Garden, Malad (West), Mumbai - 400 084.
 (फोन - 8421120000)



39ee 29 20
 81831055
 2022

मासभरा क्रमांक, करनिर्धारक क्रमांक, इमारतीचे माध्य विंग, सी.टी.एच.क. / प्लॉट क्र., गावाचे नाव, पत्रक क्र., वृत्तीचे नाव, विभाग, मुद्रांक क्र. PN-3854(2) 832 KISAN ROAD MALAD WEST MUMBAI- 400084, HOUSE WITH SHOW ROOM OFFICE SHRI MOHAMMAD YUSUF VALI MOHAMMED MEMON, SHRI MOHAMMED YUN, US VALI MOHAMMED MEMON, SHRI ABD UL RAZAK (A) MOHAMMED ME, MOHAMMAD SHRI MOHAMMED IQBAL VALI M. MEMON, SHRI MOHAMMED ZUBER, VALI M. MEMON, SMT. YASMIN SIRAJ NAFI, SMT. NASRIN SALIM, JIJUNDA
 पत्रक करनिर्धारक दिनांक: पत्रकीकरण क्रमांक:
 एकूण बांधकामी मूल्य: ₹ Eight Crore Eighteen Lakh Thirty One Thousand Fifty Five (अष्ट कोटी)
 31/03/2010 या तारखेपर्यंतची बकमाती ₹ 0 रि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची बकमाती ₹ 1098015
 देयक बकमाती: 01/04/2021 ते 31/03/2022

क्रमांचे नाव	01/04/2021 ते	30/09/2021	01/10/2021 ते	31/03/2022
सर्वसाधारण कर		94168		94168
जल कर		0		0
जल मास कर		0		0
यमनिःसारण कर		59290		59290
यमनिःसारण मास कर		0		0
म.न.पा. विद्युत उपकर		38621		38621
राज्य विद्युत उपकर		34878		34878
रोबगार हद्दी उपकर		27902		27902
बूथ उपकर		6974		6974
पत्र कर		1744		1744
एकूण देयक एकूण		45340		45340
कममा 152 बा दुबार देवाची एकूण		306917		306917
परदाभारतीय भवनाची वसुली		0		0
अधिकाऱ्यांचे खमारीवतन		0		0
मालवनाची निव्वळ एकूण		306917		306917
अखरी रुपये		₹ Three Lakh Six Thousand Nine Hundred Seventeen Only		₹ Three Lakh Six Thousand Nine Hundred Seventeen Only

अंतिम देय दिनांक: 30/11/2021

"To make payment through NEFT: IFSC - SBIM0003200, Beneficiary A/C No:- MCGMPTPH1007500030000, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM"

सदर दस्तऐवज हा भावनिर्वाहाने करावा व त्यास तुमच्याकडे रुळा यावा याबाबतीत मुंबयचा अधिनियमातील तरतुदीनुसार निर्दिष्ट करण्यात आला असून सदर दस्तऐवज तुमची मासभरा अधिकृत बकमातीस सुचित करत नाही.

आनाधिक व परिशिष्टीकृत भावदायक सोबतचोर्नरीट बटी-दाहीची पूर्वता करणा-या याच मासभरात मासभरा करदारीच सर्वसाधारण कर वा बटकात 5% ते 15% घटवत व्हावे याचे.

सदरचे मासभरा कर देयक हे मुहत्सुम्बई महानगरपालिका अधिनियम, 1888 मध्ये कलम 147(1) (अ) या अंतर्गत होण्यास ताबेदार बाटी करण्यात येत आहे.



10/11/21

एक अक्षर स्पष्टपणे लिहा

(विश्वराम पो. मोटे)
करनिर्धारक व संकलक

क्रमांक 1



गवाराणु शासना
GOVERNMENT OF MAHARASHTRA
आरोग्य विभाग
DEPARTMENT OF HEALTH

फॉर्म-6
FORM-6



MUNICIPAL CORPORATION OF GREATER MUMBAI P NORTH WARD

मृत्यु
DEATH



खरल - ८		
39	२५	२०
11 अगस्त २०२३		
THE MAHARASHTRA REGISTRATION OF BIRTHS & DEATHS		

जन्म व मृत्यु नोंदणी अधिनियम, १९६० च्या कलम १२/१७ आणि महाराष्ट्र जन्म आणि मृत्यु नोंदणी नियम २००० अन्वये जारी केले आहे.
(ISSUED UNDER SECTION 12/17 OF THE REGISTRATION OF BIRTHS & DEATHS RULES 2000.)

प्रमाणित करण्यात येत आहे की, खालील माहिती मृत्युच्या मूळ अभिलेखच्या नोंदणीतून पुढीलप्रमाणे महानगरपालिका या उच्च विभागा, नासिका मुंबई शहर, त्रिका मुंबई, राज्य महाराष्ट्र, मुंबई पश्चिम नॉर्थ वार्ड तहसील/ब्लॉक मुंबई महाराष्ट्र, मुंबई उपनगर, महाराष्ट्र, ४०००६४ मधील मृत्यु नोंदणीतून उल्लेख आहे.
THIS IS 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, INDIA.

मृत व्यक्तीचे नाव / NAME OF DECEASED : GANESHMAL JAVERCHAND JAIN

लिंग / SEX: पुरुष / MALE

आधार क्रमांक / AADHAAR NO.: XXXXXXXX6078

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

मृत्यु दिनांक / DATE OF DEATH: 06-08-2023
SIXTH-AUGUST-TWO THOUSAND TWENTY THREE

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

मृत व्यक्तीचे वय / AGE OF DECEASED: 69 YEARS

आधार क्रमांक / HUSBAND/WIFE AADHAAR NO.:

आईचे पूर्ण नाव / NAME OF MOTHER:

पडिलांचे पूर्ण नाव / NAME OF FATHER: JAVERCHAND JAIN

आईचे आधार क्रमांक / MOTHER'S AADHAAR NO.:

आईचे आधार क्रमांक / FATHER'S AADHAAR NO.:

मृत व्यक्तीचा मृत्युसमयीचा पत्ता / ADDRESS OF THE DECEASED AT THE TIME OF DEATH:

मृत 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

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

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

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

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

Signature

प्रमाणपत्र दिल्याचा दिनांक / DATE OF ISSUE: 10-08-2023

निर्गमन करणारे प्राधिकारी / ISSUING AUTHORITY

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

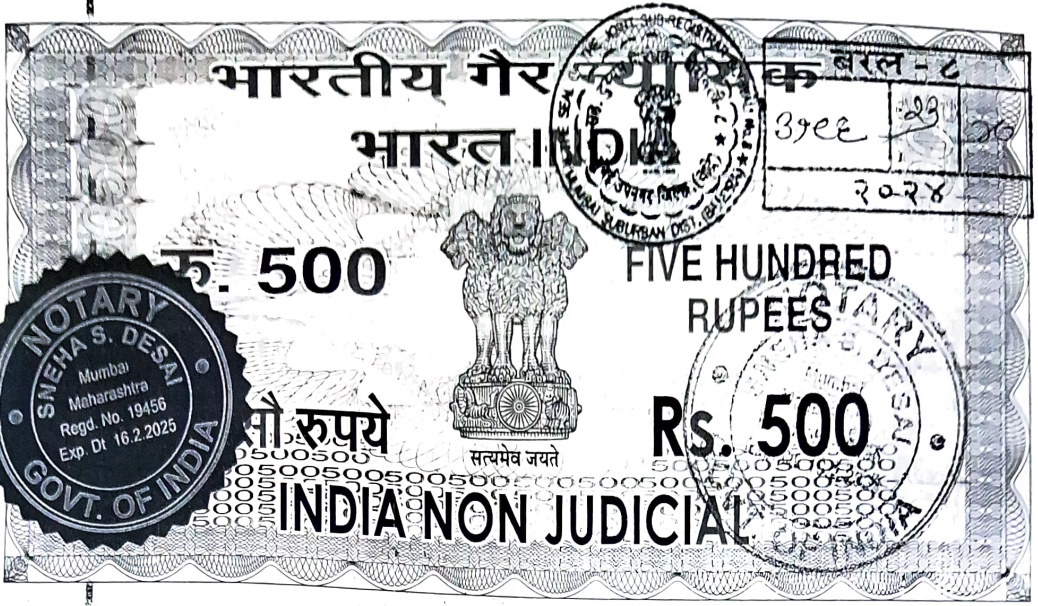
UPDATED ON : 2023-08-10



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

* प्रत्येक जन्म आणि मृत्युची घटना नोंदल्याची सारी कृत / (NSR)REGISTRATION OF EVERY BIRTH AND DEATH





महाराष्ट्र MAHARASHTRA

© 2023 ©

CG 845556

Notary Register S. No.	
Date	1160
	26/02/2024

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.क्र. ८०००९५
13 FEB 2024
सक्षम अधिकारी

AFFIDAVIT CUM INDEMNITY BOND श्रीमती लता सांगठे

We,

- 1) MRS. VEENA 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 *[Signature]* Juy *[Signature]* Pravat



बेरल - ८		
3700	R1	11 FEB 2024

जाह पत्र-9 Annexure - 1

पत्रांतो खेलेजापत्रांतो Only for Affidavit

मुद्रांक विकत घेणान्यांचो नाव Veenadevi Gwain

मुद्रांक विकत घेणान्याचे रहिवाशी पत्ता _____

मुद्रांक विक्रयाबतथी नोंद वरी अह. क्रमांक _____ दिनांक _____

मुद्रांक दिवत घेणान्याची संदी

परवानाधारक मुद्रांक विक्रियाची संदी

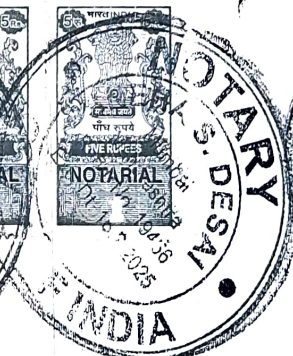
परवाना क्रमांक : ८००००९५

मुद्रांक विक्रीची ठिकाण/पत्ता : अंधेरी कोर्ट बाट असोशिएशन

एम. एम. कोर्ट, ऑपी रेल्वे स्टेशनच्या गुजुला, अंधेरी (पूर्व), मुंबई - ४९

शासनाचे कायदोन्वयेन तयार केलेल्या प्रतिबंधात्मक स्तर करणाऱ्या मुद्रांक विक्रीची अटी अन्वयेन आहे. (जासन आदेश दि. ०१/०७/२००४) नुसार

ज्या अटी अन्वयेन मुद्रांक विक्रीची वेळ त्यांनी त्याच कारणासाठी मुद्रांक विक्रीचे प्रयत्नांतून काढिल्यात त्यापरचे बंधनकारक आहे



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 Joint owner of Flat No.301 on 3rd Floor in the Building known as Satguru Krupa Co-operative Housing Society Ltd. situated at Mantri Lane, Turel Pakhadl Road, Near Lokprasth, Malad (West) Mumbai 400 064, hereinafter referred to as **the Flat** along with **MRS. SONA JITENDRA JAIN.**



बदल - 6		
3900	24	20
२०२४		

We state and declare that the said **MR. GANESHMAL JAVERCHAND JAIN** expired on 06.08.2023 leaving behind him, his Wife 1) **MRS. VEENA 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 DEONENTS" 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.1, 3 & 4 i.e. 1) **MRS. VEENA 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 **MR. JITENDRA GANESHMAL JAIN** i.e. "The Deponent No.2" 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.

जीता जैन

[Handwritten Signature]

Jay

Pinest



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 higher responsibility pertaining to the above referred matter.



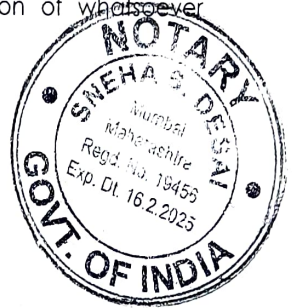
बल - 6		
39EE	10	20
2028		

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 4 day of FEBRUARY, 2024



1) MRS. VEENA GANESHMAL JAIN

) वीणा जैन

2) MR. JITENDRA GANESHMAL JAIN

) *Jitendra*

3) MR. TUSHAR GANESHMAL JAIN &

) *Tushar*

4) MRS. PRAVINA NIKHIL RAJAVAT

) *Pravina*

Identified and explained by me

Advocate, High Court.

DEPONENTS

BEFORE ME

Desai

SMT. S. DESAI

Advocate & Notary Govt. Of India
Shop No. 1, Victoria CHS Ltd.,

Trudass Road
Kandivli, Mumbai-400 067.

आयकर विभाग
INCOME TAX DEPARTMENT



स्थायी लेखा संख्या
Permanent Account Number
ACOPJ9203L



नाम (Name)
VEENA GANESHMAL JAIN

पिता का नाम / Father's Name
JAWATHAT HAULAKIA

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



बर्ल - 6		
39	22	20
२०२४		



वीणा जैन
हस्ताक्षर / 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

30082019

हस्ताक्षर / Signature

Amigam

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

14082019

हस्ताक्षर / Signature

Tuy

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRAVINA N RAJAVAT

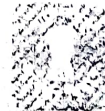
GANESHMAL JAWERCHAND JAIN

12/12/1979

Permanent Account Number

AHTPR5514J

हस्ताक्षर / Signature



12072005

Pinest

विशेष संपर्कस्थान केंद्र
 Vishwa Ganeshmal Jain
 जन्म तारीख / DOB: 31/10/1978
 लिंग / Gender: Female

9411 8488 6509

माझे आधार, माझी ओळख



Enrollment No. 0003003212866

बरल - ८	
39९९	39 २०
MALAD WEST २०२४	

1-10229075
 District: Mumbai Suburban
 State: Maharashtra
 PIN Code: 400064
 Mobile: 9324341447
 MG482290753F



प्रीता जल

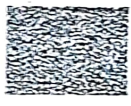
विशेष संपर्कस्थान केंद्र
 Tuskar Ganeshmal Jain
 जन्म तारीख / DOB: 31/10/1978
 लिंग / Male

9307 8804 9554

माझे आधार, माझी ओळख

नॉटिफिकेशन क्रमांक / Enrollment No.: 00030067327238

To
 तुस्कार संपर्कस्थान केंद्र
 Tuskar Ganeshmal Jain
 B 502 KEVAL TOWER, S.J.PATEL ROAD,
 OPP SNET COLLEGE, MALAD WEST,
 VTC: Mumbai,
 PC: Malad West Dely,
 District: Mumbai Suburban,
 State: Maharashtra,
 PIN Code: 400064,
 Mobile: 9852969194



Jay

विशेष संपर्कस्थान केंद्र
 Jitendra Ganeshmal Jain
 जन्म तारीख / DOB: 23/12/1976
 लिंग / Male

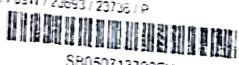
8598 2911 0498

माझे आधार, माझी ओळख

नॉटिफिकेशन क्रमांक / Enrollment No.: 00000059930626

To
 जितेंद्र संपर्कस्थान केंद्र
 Jitendra Ganeshmal Jain
 B-54 RUSTOMJEE ADARSH+REGAL CHS LTD,
 ADARSH DUGGHALAYA LANE,
 Opp Adarsh Garden, MALAD WEST, VTC: Mumbai,
 PC: Malad West Dely, District: Mumbai Suburban,
 State: Maharashtra, PIN Code: 400064,
 Mobile: 9852966571

Ref: 181 / 09W / 23663 / 23736 / P



S8050713790FH



भारत सरकार
 Government of India
 विश्व प्रौढता केंद्र
 Pravara Incentive Khandwal
 जन्म वर्ष / Year of Birth: 1975
 लिंग / Gender: Female

4167 2224 0751

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India

पत्ता: W/O मिर्झा सत्यजित 143, Address: W/O New Rajawade 143,
 लक्ष्मी टॉवर, फ्लॉर नं. 01 1ला, Laxmi Tower, Flat No. 01 1st Floor,
 मजला: डॉ. अश्विन्यु रोड, पार्ले-पूर्व, Dr. Ashwiny Road, Parle East, Mumbai,
 मुंबई, पार्ले, महाराष्ट्र, 400012. Parle, Maharashtra, 400012.

4167 2224 0751

Private



भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/61161/08435

To,
शिल्पेन किरिट सरवैया
Shilpen Kirit Sarvaiya
306, Siddharth Tower
Plot No 266, 50th Road
Near Ganesh Temple, Borivali
Mumbai
Borivali West Mumbai
Maharashtra 4000
9819173535

20/06/2013



बरल - ८		
39EE	33	20
२०२४		

Ref: 36 / 23H / 70914 / 71



SH175510393F1



आपला आधार क्रमांक / Your Aadhaar No. :

6307 6044 8613

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



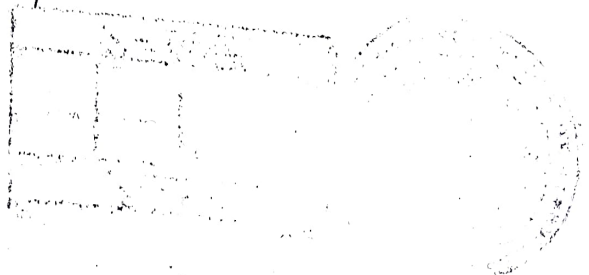
शिल्पेन किरिट सरवैया
Shilpen Kirit Sarvaiya
जन्म वर्ष / Year of Birth : 1977
पुरुष / Male



6307 6044 8613

आधार - सामान्य माणसाचा अधिकार

Shilpen Kirit Sarvaiya
24/2/24









भारत सरकार
GOVERNMENT OF INDIA
 पारसमल दीपशंद जैन
 Parasamal Dipshand Jain
 जन्म वर्ष / Year of Birth : 1970
 पुरुष / Male

3460 1312 1217
आधार — सामान्य माणसाचा अधिकार



बरल - ८		
39	३५	२०
२०२४		

Parasamal D. Jain


भारतीय चिह्नित जीकाय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 पत्ता: सी.302, डायमंड टॉवर, तिरुपाली नगर फेज-२, विरार, वेस्ट वासा विरार नगरपालिका, ठाणे, महाराष्ट्र ४०१३०३
 Address: C/302, Diamond Tower, Tirupali Nagar Phase-2, Virar, West Vasa Virar Municipal Corporation, Thane, Virar, Maharashtra, 401303
 1822 500 1284
 help@uidai.gov.in
 www.uidai.gov.in
 P.O. Bakli - 191, Bengaluru - 560 001

दस्त गोपबारा भाग-1

वृत्त 8

दस्ता प्रमाणक: 3196/2024

26/02/2024

516/3196
गोमवार, 26 फेब्रुवारी 2024 1:59 म.नं.

दस्ता क्रमांक: वरल 8 /3196/2024

वाजारा मूल्य: ₹. 00/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

नोंदणी फी माफी असल्यामुळे वसूलित .

मोबदला: ₹. 00/-

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

इ. नि. मा. इ. नि. वरल 8 यांचे कार्यालय

अ. क्र. 3196 वर दि. 26-02-2024

वेळी 1:57 म.नं. वा. हजर केला.

पावनी 3300

पावनी दिनांक 26/02/2024

मादरकरणाचा नाव: जितेंद्र गणेशमन जैन

नोंदणी फी

₹. 1000.00

दस्त हाताळणी फी

₹. 800.00

पृष्ठांची संख्या: 40

एकूण: 1800.00

Amigaw a

दस्त हजर करणाऱ्याची मही:

Murad

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

Murad

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

दस्ताचा प्रकार: गिनीज डीड

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

शिक्का क्रं. 1 26 / 02 / 2024 01 : 57 : 42 PM ची वेळ: (मादरीकरण)

शिक्का क्रं. 2 26 / 02 / 2024 01 : 58 : 46 PM ची वेळ: (फी)



वरल - ८	
39९९	3७ ९०
२०२४	

प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी प्रमाणक ३१९६ वरून भरलेल्या तरतुदीनुसारच नोंदणीत दाखल केलेला आहे. दस्तावेजाचा प्रमाणक, दिव्यादका व्यक्ती, साक्षीदार व सोयल जोडलेल्या व्यक्ती यांचे नाव, पत्ता, व तसेच दस्ताची शक्यता, वैधता व संपादनबंदी व नोंदणीत दाखल झालेला आहे हे नोंदणी अधिकारी याद्वारे राहतील.

वीणा जैन

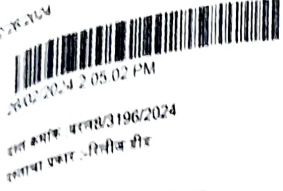
Amigaw a

लिहणारी

विठ्ठल घेणारे :

पंन मोपकारा प्रयोग-2

६४४८
पंन क्रमांक 3196/2024



- 1. पंन क्र. पंनकाराचे नाव व पंना
नाव: वीणा उर्फ वीणादेवी गणेशमल जैन
पंना: प्लॉट नं: बी-502, माळा नं: 5 वा मजला, इमारतीचे नाव: केवल टॉवर को ऑफ ही सो लि, ब्लॉक नं: बी.जे. पटेल रोड, ऑफ. मार्गे रोड, कांदिवली पश्चिम, रोड नं: -, महाराष्ट्र, MUMBAI.
पंन नंबर: ACOPJ92932L
- 2. नाव: जितेंद्र गणेशमल जैन
पंना: प्लॉट नं: बी-64, माळा नं: -, इमारतीचे नाव: सतमजी आदर्श रीगल को ऑफ ही सो लि, ब्लॉक नं: आदर्श दुग्धालय लेन, मालाड पश्चिम, रोड नं: -, महाराष्ट्र, MUMBAI.
पंन नंबर: ABAPJ2448N
- 3. नाव: तुषार गणेशमल जैन
पंना: प्लॉट नं: बी-502, माळा नं: 5 वा मजला, इमारतीचे नाव: केवल टॉवर को ऑफ ही सो लि, ब्लॉक नं: बी.जे. पटेल रोड, ऑफ. मार्गे रोड, कांदिवली पश्चिम, रोड नं: -, महाराष्ट्र, MUMBAI.
पंन नंबर: ACNPJ6453F
- 4. नाव: प्रविणा निखिल रजावत
पंना: प्लॉट नं: 1, माळा नं: 1 ला मजला, इमारतीचे नाव: 143, तकदीर टेरेस, ब्लॉक नं: डॉ. एवेन्यू रोड, परेल पूर्व, रोड नं: -, महाराष्ट्र, MUMBAI.
पंन नंबर: AHTPR5514J

पंनकाराचा पंना	छायाचित्र	ड्या प्रमाणात
विहून देणार वय :-74 स्वाक्षरी:- <i>वीणा जैन</i>		
विहून देणार वय :-47 स्वाक्षरी:- <i>Amranda</i>		
विहून देणार वय :-45 स्वाक्षरी:- <i>Jay</i>		
विहून देणार वय :-44 स्वाक्षरी:- <i>Pooja</i>		

बरीन दस्तऐवज करून देणार तथाकथीत रिजिडी डीड चा दस्त ऐवज करून दिल्याचे कतुल करतात.
शिफा क्र.3 ची वेळ: 26 / 02 / 2024 02 : 02 : 00 PM

अंदाज-
बारीन दस्तऐवज करून देणार तथाकथीत रिजिडी डीड चा दस्त ऐवज करून देणा-यांना व्यक्तीचे: ओळखतात, व त्यांची ओळख पटवितात

- 1. पंन क्र. पंनकाराचे नाव व पंना
नाव: शिल्पेन सर्वैया
वय: 46
पंना: 306 सिद्धार्थ टॉवर कस्तुर पार्क बोरिवली पश्चिम मुंबई
पिन कोड: 400092
- 2. नाव: पारसमल जैन
वय: 53
पंना: ३०२ डायमंड टॉवर तिरुपती नगर विरार वेस्ट ठाणे
पिन कोड: 401303

पंनकाराचा पंना	छायाचित्र	ड्या प्रमाणात
स्वाक्षरी:- <i>Shilpa</i>		
स्वाक्षरी:- <i>Parasamal S-Jain</i>		

शिफा क्र.4 ची वेळ: 26 / 02 / 2024 02 : 04 : 38 PM

पंन: दुग्धालय निबंधक, बोरीवली - ८,
मुंबई उपनगर जिल्हा.



वरल - ८
39 ६६ 3२ १०
२०२४

Sl. No.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	JITENDRA GANESHMAL JAIN	eChallan	02300042024022625146	MH016219027202324E	500.00	SD	0008577277202324	26/02/2024
2		DHC		0224263406744	800	RF	0224263406744D	26/02/2024
3	JITENDRA GANESHMAL JAIN	eChallan		MH016219027202324E	1000	RF	0008577277202324	26/02/2024

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



बरल - 6		
3922	80	80
1028		

प्रमाणित कर प्रोत्त येते की, या
बस्तामध्ये एकूण ... ४५ पाने आहेत.

Muse

सह दुय्यम निबंधक, बोरिवली - 6,
मुंबई उपनगर जिल्हा.

बरल - 6 3922 1028
पुस्तक क्रमांक १, क्रमांक ... वा
नॉदला.
दिनांक: २६ माहे ३० १९२४

Muse

सह दुय्यम निबंधक, बोरिवली - 6,
मुंबई उपनगर जिल्हा.

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20/02/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीबली 8

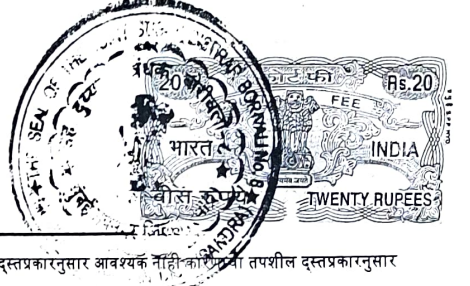
दस्ता क्रमांक : 3196/2024

मोहरणी :

Regn 53m

गावाचे नाव : मालाड

(1) बिलेखाचा प्रकार	रिलीज डीट
(2) मोबवना	0
(3) बाजारभाष (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते मसुद करावे)	0.0
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 301, माळा नं: 3 रा मजला, इमारतीचे नाव: मतगुरू कृपा को ऑप ही सो लि, ब्लॉक नं: मंजी लेन, मालाड पश्चिम, मुंबई 400064, रोड : टूरल पाखाडी रोड, इतर महिती सदनिकेचे क्षेत्रफळ 66.80 चौ. मी. बांधीव पैकी 50% अविभाजित हिस्सा 33.40 चौ मी बांधीव मधील 3/4 अविभाजित हिस्सा 25.05 चौ. मी. बांधीव रिलीजर्स यांस वारसाहक्काने प्राप्त अविभाजित हिस्सा रिलीजरी यांस विनामोबदला हक्क सोडत आहे... व्हिलेज मालाड दक्षिण ((C.T.S. Number : 566-A/1 ;))
(5) क्षेत्रफळ	1) 25.05 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-वीणा उर्फ वीणादेवी गणेशमल जैन वय:-74; पत्ता:-प्लॉट नं: वी-502, माळा नं: 5 वा मजला, इमारतीचे नाव: केवल टॉवर को ऑप ही सो लि, ब्लॉक नं: वी.जे. पटेल रोड, ऑफ. मार्ग रोड, कांदिवली पश्चिम, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-ACOPJ9293L 2): नाव:-तुषार गणेशमल जैन वय:-45; पत्ता:-प्लॉट नं: वी-502, माळा नं: 5 वा मजला, इमारतीचे नाव: केवल टॉवर को ऑप ही सो लि, ब्लॉक नं: वी.जे. पटेल रोड, ऑफ. मार्ग 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. एवेन्यू 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	1): नाव:-जितेंद्र गणेशमल जैन वय:-47; पत्ता:-प्लॉट नं: वी-64, माळा नं: -, इमारतीचे नाव: रुस्तनजी आदर्श रीगल को ऑप ही सो लि, ब्लॉक नं: आदर्श दुग्धालय लेन, मालाड पश्चिम, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-ABAPJ2448N
(9) दस्तऐवज करून दिल्याचा दिनांक	26/02/2024
(10) दस्त नोंदणी केल्याचा दिनांक	26/02/2024
(11) अनुक्रमांक, खंड व पृष्ठ	3196/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारण 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.

दस्तासोबत सूची क्र. II

खरी प्रत

सह दुय्यम निबंधक बोरीबली क्र. ८

मुंबई उपनगर जिल्हा



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
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[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]