



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 GANESHMAL JAIN

"RELEASEE"

PROPERTY DETAILS:

Flat No.B-14 total admeasuring 653 sq. ft. Built Up area along with attached Terrace on 4th Floor in the Building known as Shree Dutt Co-operative Housing Society Ltd. situated at Junction of Amarshi Road & Kisan 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

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

Receipt (pavti)

516/3192

पावती

Original/Duplicate

Monday, February 26, 2024

नोंदणी क्र.: 39M

1:42 PM

Regn.:39M

गावाचे नाव: मासाड

पावती क्र.: 3296 दिनांक: 26/02/2024

दस्तावेजाचा अनुक्रमांक: बरत8-3192-2024

दस्तावेजाचा प्रकार: रिलीज डीड

मादर करणाऱ्याचे नाव: वीणा उर्फ वीणादेवी राणेशमल जैन

नोंदणी फी

₹. 1000.00

दस्त हाताळणी फी

₹. 800.00

पृष्ठांची संख्या: 40

एकूण:

₹. 1800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:01 PM ह्या वेळेस मिळेल.



स दु नि का बोरीवली 8

बाजार मुल्य: ₹.0.0/-

मोबदला ₹.0/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

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

1) देयकाचा प्रकार: DHC रकम: ₹.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224268607224 दिनांक: 26/02/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016218326202324E 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

वीणा जैन



CHALLAN
MTR Form Number-6



SRN	MH016218326202324E	BARCODE		Date	26/02/2024-12:33:21	Form ID	52(a)
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty		TAX ID / TAN (If Any)			
Type of Payment		Registration Fee		PAN No.(If Applicable)		ACOPJ9293L	
Office Name		BRL6_JT SUB REGISTRAR BORIVALI 6		Full Name		VEENA GANESHMAL JAIN	
Location		MUMBAI		Flat/Block No.		FLAT NO.B-14 SHREE DUTT CHSL	
Year		2023-2024 One Time		Premises/Building		JUNCTION OF AMARSHI ROAD AND KISAN ROAD	
Account Head Details		Amount In Rs.		Area/Locality		MALAD WEST MUMBAI	
0030045501 Stamp Duty		500.00		Town/City/District		PIN	
0030063301 Registration Fee		1000.00		PIN		4 0 0 0 6 4	
				Remarks (If Any)			
				PAN2=ABADY24874 SecondPartyName=JITENDRA GANESHMAL			
Total		1,500.00		Amount in Words: Thousand Five Hundred Rupees Only			

Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	02300042024022625118	006861047		
Cheque/DD No.		Bank Date	RBI Date	26/02/2024-12:35:18	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 चलान केवल दुस्यम निबधक कार्यालयात नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

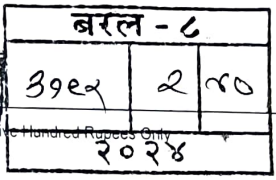


CHALLAN
MTR Form Number-0



RN	AH016218326202324E	BARCODE		Date	26/02/2024 12:33:21	Form ID	52(a)
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Department	Inspector General Of Registration		Payer Details										
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 GANESHMAL JAIN									
Year	2023-2024 One Time		Flat/Block No.	FLAT NO B-14 SHREE DUTT CHSL									
Account Head Details		Amount In Rs.	Premises/Building	JUNCTION OF AMARSHI ROAD AND KISAN ROAD									
030045501	Stamp Duty	500.00	Road/Street	MALAD WEST MUMBAI									
030063301	Registration Fee	1000.00	Area/Locality	TOWN/CITY/DISTRICT									
			Town/City/District	PIN									
			PIN	4 0 0 0 6 4									
			Remarks (If Any)	PAN2=ABAPJ2448N~SecondPartyName=JITENDRA GANESHMAL JAIN-									
			Area/Locality	MUMBAI SUBURBAN DIST.(BANDRA)									
			Words	<table border="1"> <tr> <td colspan="2">बल - ८</td> </tr> <tr> <td>39२२</td> <td>२००</td> </tr> <tr> <td colspan="2">२०२४</td> </tr> </table>				बल - ८		39२२	२००	२०२४	
बल - ८													
39२२	२००												
२०२४													
Total		1,500.00											



Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	02300042024022625118	006861047
Cheque/DD No.			Bank Date	RBI Date	26/02/2024-12:35:18	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.
 सादर चालान केवल दुर्यग निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे . नोंदणी न करावयाच्या दस्त्यासाठी सादर चालान लागू नाही .

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-516-3192	0008576182202324	26/02/2024-13:41:20	IGR557	500.00
2	(IS)-516-3192	0008576182202324	26/02/2024-13:41:20	IGR557	1000.00
Total Defacement Amount					1,500.00



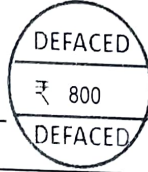
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0224268607224

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. 3192 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 10004152024022606777	REF No. 007844183
Deface No 0224268607224D	Deface Date 26/02/2024

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



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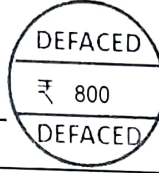
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0224268607224

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Payment Details

Bank Name MAHB	Payment Date 26/02/2024
Bank CIN 10004152024022606777	REF No. 007844183
Deface No 0224268607224D	Deface Date 26/02/2024

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



बरल - ८		
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: 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,

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, 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 ;

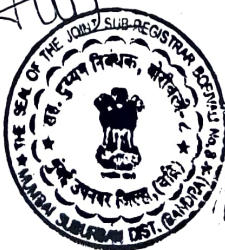
: AND :

J *Jitendra*

T *Tushar*

P *Pravina*

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MRS. VEENA GANESHMAL JAIN W/o. MR. GANESHMAL JAVERCHAND JAIN (PAN : ACOPJ9293L), aged 74 years, Indian Inhabitant of Mumbai, 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, 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 :

1. "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 JAVERCHAND JAIN**.

2. By an Agreement for Sale dated 20th February, 1980 made and entered into : **BETWEEN** : M/s. **ASHISH LAND CORPORATION**, a firm having its office at 12-A, Yojna, Kasturba Road, S. V. Road, Malad, Bombay (now Mumbai), therein referred to as "THE BUILDERS" of the **ONE PART** ; : **AND** :

1) MR. HASMUKH MULTANMALJI & 2) MULTANMALJI CHANDMALJI, therein referred to as "THE FLAT HOLDER" of the **OTHER PART** ; Whereby the said M/s. **ASHISH LAND CORPORATION** agreed to sell and the said **1) MR. HASMUKH MULTANMALJI & 2) MULTANMALJI CHANDMALJI** agreed to purchase Flat No.B-14 on 4th Floor along with Terrace in the Building known as Shree Dutt Apartment (now known as Shree Dutt Co-operative Housing Society Ltd.) situated at Junction of Amarshi Road & Kisan Road,

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Malad (West), Mumbai 400 064, together with all the rights, title, interest, benefits, etc. at the consideration amount and on the terms and conditions contained therein.

3. A society named "Shree Dutt Co-operative Housing Society Ltd." was formed in the said Building "Shree Dutt Apartment" and registered under the Provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No.BOM/W-P/HSG(TC)/1704/85-86 Dated 07.11.1985 (hereinafter referred to as "the said Society") and the said

1) MR. HASMUKH MULTANMALJI & 2) MULTANMALJI CHANDMALJI were duly admitted to the membership of the said society and issued Share Certificate No.27 for fully paid up shares of Rs.50/- each bearing Distinctive Nos. from **131 to 135** (both inclusive) by the said Society on 1st January, 1986 (hereinafter referred to as "the said Shares").

4. By an Deed/Agreement made and entered into : BETWEEN : **MR. MULTANMALJI CHANDMALJI JAIN** of the **ONE PART** ; ; AND : **MR. HASMUKH MULTANMALJI JAIN Alias SONIGARA**, of the **OTHER PART** ; Whereby the said **MR. MULTANMALJI CHANDMALJI JAIN** agreed to transfer his 50 % undivided Share in the above referred Flat No.B-14 on 4th Floor in the Building known as Shree Dutt Co-operative Housing Society Ltd. situated at Junction of Amarshi Road & Kisan Road, Malad (West), Mumbai 400 064, together with all the rights, title, interest, benefits, right to shares, sinking funds, etc. unto and in favour of **MR. HASMUKH MULTANMALJI JAIN Alias SONIGARA** on the terms and conditions contained therein.

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5. By an Agreement for Sale dated 24th September, 2001 made and entered into ; BETWEEN ; MR. HASMUKH MULTANMALJI JAIN @ SONIGARA, therein referred to as "THE VENDOR" of the **ONE PART** ; ; AND ; MR. GANESHMAL JAVERCHAND SONIGARA @ JAIN (since deceased), therein referred to as "THE PURCHASER" of the **OTHER PART** ; Whereby the said MR. HASMUKH MULTANMALJI JAIN @ SONIGARA agreed to sell and the said MR. GANESHMAL JAVERCHAND SONIGARA @ JAIN (since deceased) agreed to purchase above referred Flat No.B-14 on 4th Floor in the Building known as Shree Dutt Co-operative Housing Society Ltd. situated at Junction of Amarshi Road & Kisan Road, Malad (West), Mumbai 400 064, together with all the rights, title, interest, benefits, right to shares, sinking funds, etc. at the consideration amount and on the terms and conditions contained therein.
6. That the above said Agreement for Sale dated 24th September, 2001 was lodged for registration with Sub Registrar Borivali, Mumbai Suburban District under Document Serial No.BDR2-7129-2001 on 28.09.2001 and was indexed on 01.10.2001.

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7. By virtue of the above, **MR. GANESHMAL JAVERCHAND JAIN (since deceased)** became the sole owner, well seized and possessed off, and sufficiently entitled to the above referred Flat No.B-14 on 4th Floor in the Building known as Shree Dutt Co-operative Housing Society Ltd. situated at Junction of Amarshi Road & Kisan Road, Malad (West), Mumbai 400 064, which is hereinafter referred to as "the said Flat".

8. **MR. GANESHMAL JAVERCHAND JAIN (Since Deceased)** was the sole bonafide and registered member of the said Shree Dutt Co-operative Housing Society Ltd. and by virtue of the membership of the said Society **MR. GANESHMAL JAVERCHAND JAIN (Since Deceased)** was holding five fully paid up Shares of Rs.50/- each bearing Distinctive Nos. from **131** to **135** (both inclusive) under Share Certificate No.27 endorsed by the said Society on 13.11.1989.

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

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10. 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 i.e. 25 % Undivided Share each in the above said Flat.

11. "THE RELEASORS" out of natural love and affection towards their Mother i.e. "THE RELEASEE" are desirous to release, relinquish, surrender, waive and transfer all their collective 3/4th undivided share i.e. 75 % Undivided Share in the above said Flat No.B-14 on 4th Floor in the Building known as Shree Dutt Co-operative Housing Society Ltd. situated at Junction of Amarshi Road & Kisan Road, Malad (West), Mumbai 400 064, together with all rights, title, interest, benefits, shares, sinking fund, 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) **MR. JITENDRA GANESHMAL JAIN**, 2) **MR. TUSHAR GANESHMAL JAIN** & 3) **MRS. PRAVINA NIKHIL RAJAVAT**, hereby confirm to have relinquish, release, surrender, waive all their collective 3/4th undivided share i.e. 75 % Undivided Share, rights, title, interest, benefits, claim, etc., in respect of the said Flat No.B-14 on 4th Floor in the Building known as Shree Dutt Co-operative Housing

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Society Ltd. situated at Junction of Amarshi Road & Kisan Road, Malad (West), Mumbai 400 064, together with all rights, title, interest, shares, funds, etc. in favour of their Mother **MRS. VEENA GANESHMAL JAIN** i.e. **"THE RELEASEE"** herein out of natural love and affection towards her without any monetary consideration.

2. The said Flat shall hereinafter shall remain in the sole and exclusive possession, use and occupation of **"THE RELEASEE"**, her heirs, successors, etc.
3. **"THE RELEASEE"** shall at all times hereafter peacefully and quietly enjoy the said Flat and receive the rents, issues and profits thereof for her 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 **MRS. VEENA GANESHMAL JAIN**.

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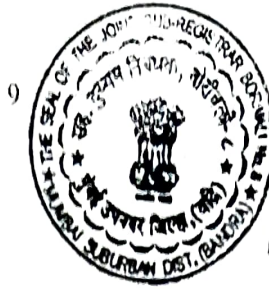
5. "THE RELEASEE" will be entitled to hold the said Flat No.B-14 on 4th Floor in the Building known as Shree Dutt Co-operative Housing Society Ltd, situated at Junction of Amarshi Road & Kisan Road, Malad (West), Mumbai 400 064 and "THE RELEASORS" state that they shall have No Objection of whatsoever nature if the society transfers the said Flat in the sole name of the said **MRS. VEENA GANESHMAL JAIN** 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 discretion.
7. "THE RELEASEE" 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 her interest in the said property and for getting the effective transfer of the said Flat to the sole name of **MRS. VEENA GANESHMAL JAIN**.

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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.

: PROPERTY SCHEDULE :

A. 3/4th undivided share i.e. 75 % Undivided Share in Flat No.B-14 total admeasuring 653 sq. ft. Built Up area including attached Terrace admeasuring _____ sq. ft. area on 4th Floor in the Building known as Shree Dutt Co-operative Housing Society Ltd. situated at Junction of Amarshi Road & Kisan Road, Malad (West), Mumbai 400 064, constructed on all that piece or parcel of land bearing Survey No.381, Hissa No. 2 (Part), C.T.S. No.566B of Village : Malad South, Taluka : Borivali, within the registration district and sub-district of Mumbai City and Mumbai Suburban. The building consists of Ground + 4 (Four) upper Floors without lift and the year of construction is 1980.

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B. Five fully paid up shares of Rs.50/- each bearing Distinctive Nos. from 131 to 135 (both inclusive) under Share Certificate No.27 issued by the said Shree Dutt 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 Prasanna A. Jadhav)

	SIGNATURE	LEFT THUMB IMPRESSION	PHOTOGRAPH
1)			
2)			
3)			





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2028		

SIGNED, SEALED AND DELIVERED

By the within named THE RELEASEE)

MRS. VEENA GANESHMAL JAIN)

In the presence of *Shree Dutt Chsl*)

SIGNATURE	LEFT THUMB IMPRESSION	PHOTOGRAPH
<p>✓ वीणा जैन</p>		

*.*scassociates/d/data/releasedeed/shreeduttchsl/veenajain/flatno.14

02-2024

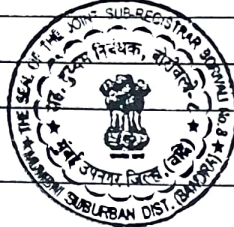
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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली ।
(बदर 2)(BDR2)
दस्त क्रमांक : 7129/2001
नोंदणी :
Regn:63m

गावाचे नाव : 1) मालाड

(1) विलेखाचा प्रकार	साठेखत
(2) मोबदला	Rs.350000/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई म.न.पा.इतर वर्णन ; इतर माहिती: सदनिका, नं. 14, 4था मजला, बी विंग, श्री दत्ता को. ऑप. हौ. सो. लि.((C.T.S. Number : 381, 566बी ;))
(5) क्षेत्रफळ	1) 653 चौ.मीटर
(6) आकारणी किवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- - हसमुख मुलतानमलजी सोनीग्रा उर्फ जैन वय:-; पत्ता:-रोड नं: झकेरीया रोड, शहराचे नाव: मालाड प. मुंबई-64 पिन कोड:- पॅन नं:-
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- - गणेशामल जव्हेरचंद्र सोनीग्रा उर्फ जैन वय:-; पत्ता:-रोड नं: झकेरीया रोड, शहराचे नाव: मालाड प. मुंबई-64 पिन कोड:- पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/09/2001
(10) दस्त नोंदणी केल्याचा दिनांक	01/10/2001
(11) अनुक्रमांक, खंड व पृष्ठ	7129/2001
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क रुपये	Rs.24650/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क रुपये	-
(14) शेंरा	-
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	



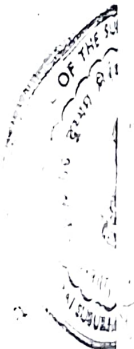
बरल - ८		
3922	94	80
2024		

SHRI GANESHMAL JHAVERCHAND SONIGARA @ JAIN , Adult, of Mumbai, Hindu, Indian Inhabitant residing at Flat No.14, Fourth Floor, Shree Dutt CHS.Ltd., "B" Wing, Amarshi Road, Malad(W), Mumbai-400 064; Hereinafter for the sake of brevity called "THE PURCHASER" (Which expression shall unless it be repugnant to the context or meaning thereof, mean and include him, his heirs, executors, administrators and assigns) of THE SECOND PART.

WHEREAS THE VENDOR DO HEREBY EXPRESSLY REPRESENTS AND DECLARES TO THE PURCHASER AS FOLLOWS:

(a) That by virtue of an Agreement for Sale, Dated 20th February, 1980, made and executed by and between M/S.ASHISH LAND CORPORATION, a firm having its office at 12-A, Yojna Kasturba Road, S.V.Road, Malad(W), Mumbai-400 064; (Hereinafter called THE BUILDERS) on the One Hand and the Vendor herein therein called as Purchaser, AND WHEREAS the said Builders had agreed to sell to the Vendor herein a Flat Premises, being Flat No.14, (Adm. 653 Built-up-Area) On Fourth Floor, Wing "B" of Shree Dutt CHS.Ltd., Junction of Amarshi Road & Kisan Road, Malad(W), Mumbai-400 064; on the property bearing Survey No.381, Hissa No.2(Part), C.T.S.No.566B of the Revenue Village : MALAD(WEST), Taluka : BORIVALI, District : MUMBAI SUBURBAN within the Registration District and Sub-District of City of Mumbai and Mumbai Suburban; (Hereinafter for the sake of brevity called "THE SAID AGREEMENT" "THE SAID FLAT" AND "THE SAID PROPERTY" respectively) on so called "OWNERSHIP BASIS" at or for the lump sum price and on the terms, conditions, stipulation and covenants therein contained with the benefit of all Deposits with the Society and BSES.LTD in respect of Electricity Connection vide Consumer Nos.K-01570115, being Electric Meter No.LF-1 0551643 & LF-1 1471234 pertaining to the said Flat (Hereinafter for short called "THE SAID BENEFITS") with 5 fully paid up Shares bearing Distinctive Nos.131 to 135 (Both Inclusive) each of Rs.50/- vide Share Certificate No.27, Dated 01-01-1986 in the Share Capital of "THE SHREE DUTT CO-OP.HSG.SOC.LTD." (Duly Regd. vide Registration No. BOM/(W-P)/HSG/(TC)/1704/85-86) having address as aforesaid (Hereinafter for short called "THE SAID SOCIETY & THE SAID SHARES" respectively).

(b) That thus the Vendor is sole, absolute and real owner coupled with full, absolute and exclusive use, occupation, possession and enjoyment of the said Flat with Lock & Key Control thereof as the Member of the said Society and the Bills for payment of all the outgoings of the said Flat and the said Electricity Charges, since inception till last Billing Period have been duly and discharged by the Vendors. The said Society issues the Receipts in the name of the Vendor.



वदर-२/ ७१२२२ २००१

Handwritten signature



भारत-६ ३१२ १६०० २०२४

THE Sri Dutt CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M. C. S. Act, 1960) (Registration No. _____ and Date _____)

No. 27 (Bom/W-P/HSG CTC 1704 of 7-11-85)

Authorised Share Capital Rs. 3,10,000 Divided Into 6200 Shares each of Rs. 50/-

Member's Register. No. 27

THIS IS TO CERTIFY that Shri/Smt HASRAKH MULTANMAJI and
MULTANMAJI CHANDMAJI

of Bombay is the Registered Holder of Shares [Five] from No. 131

to 135 of Rupees Fifty each

in THE Sri Dutt CO-OPERATIVE HOUSING SOCIETY L

subject to the Bye-laws of the said Society and that upon each such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Bombay this First
date of January 1985.

[Signature]

Chairman

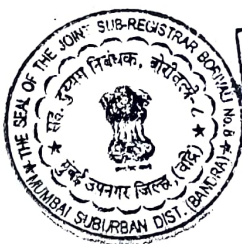
[Signature]

Hon. Secretary

[Signature]

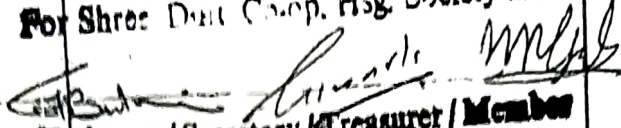
Member of the Committee

P. T.



बरल - 6		
3927	90	70
2028		

MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES

No. of Transfer	Transfer No	Share Regr. No. (Old)	To Whom Transferred	Share Regr. No. (New)
-89.	7	27.	Mr. Ganeshmai J Sonigara For Shree Datt Coop. Hsg. Society Ltd.  Chairman / Secretary / Treasurer / Member	61

Chairman

Hon. Secretary

Committee Member



बुरल - 6		
8924	9270	
2028		

बरल - ६/

१२००३	२४	३२
२०२१		

EXTRACT FROM THE PROPERTY REGISTERED CARD
CITY SURVEY गांधार पोरी TALUKA पुणे जिल्हा SUBURBAN DIST.

Dist.: BOMBAY
SUBURBAN
DIST.

City Survey	Area Sq. Mtrs.	Particulars of accession and when due for revision
५६६३	३७५९	३१६ १९६० २० दि - १०२४
Easement		
Holder in possession Origin of the title so far as traced		
Lease		
Other Encumbrances		
Other Remarks		



बरल - ८

३१६	१९६०
२० दि - १०२४	



Date	Transaction	Vol. No.	New Holder (H) Lessee (L) or Encumbrances (E) %	Attestation
१९-११-६३	जे. अमर उपजित शिंदे यांनी ADCLND-५२२९ दि. ३-११-६३ अन्वये न. क्र. ५६६३ नं. पोस्टिंग पुणे नगरपालिका ५६६३ नं. पोस्टिंग पुणे नगरपालिका न. क्र. ५६६३, ५६६३	५१	डॉ. अशोक मंगेश काजी आवेशा ऊ. जि. सी. आवेशा मंगेश काजी आवेशा ऊ. नगरपालिका	महाराष्ट्र राज्य न्यायालय पुणे नगरपालिका
२०-६-६५	२०-६-६५ नं. पोस्टिंग महाकापोरी आंशिक ५०६ चौका आगा-गठगापोरी अन्वये विक्री करिजे २५ ६०,०००/- ची महाकापोरी गांव कमी विक्री करिजे	५२	महाकापोरी गांधार पोरी SR Bom-२२३-७५-२२-७५ महाकापोरी गांधार पोरी	महाराष्ट्र राज्य न्यायालय पुणे नगरपालिका
२-२-६७	३५३०-१३-६५ अन्वये पी. जे. कापोरी यांचे महाकापोरी २६-६-७५ अन्वये E३० ची विक्री करिजे ३३ आगा-गठगापोरी	५३	न. क्र. ५६६५ नं. पोस्टिंग ५-३७८-६५ न. क्र. ५६६५ नं. पोस्टिंग	महाराष्ट्र राज्य न्यायालय पुणे नगरपालिका
१८-२-६०	५६६६-२०-६० SI न. क्र. ५६६५ नं. पोस्टिंग जे. अमर उपजित शिंदे यांनी दिनांक १२-२-६० अन्वये दिनांक ८-१-६० ची गांधार पोरी न. क्र. ५६६५ ५६६५ नं. पोस्टिंग काजी	५४	डॉ. अशोक मंगेश काजी आवेशा ऊ. जि. सी. आवेशा मंगेश काजी आवेशा ऊ. नगरपालिका	महाराष्ट्र राज्य न्यायालय पुणे नगरपालिका
५-८-८२	जे. अ. उपजित शिंदे यांनी शिंदे यांनी आवेशा १५/१२/१९८१ अन्वये न. क्र.	५५	डॉ. अशोक मंगेश काजी आवेशा ऊ. जि. सी. आवेशा मंगेश काजी आवेशा ऊ. नगरपालिका	महाराष्ट्र राज्य न्यायालय पुणे नगरपालिका

मुंबई महानगरपालिका
करविभाग व दफतरी
www.mgm.gov.in
मालमाला कार्यालय देखा

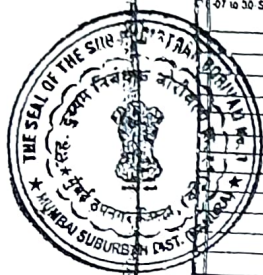
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प्लॉट नं. 2007200103427870

मूल्य निर्धारण	2007200103427870	25
मूल्य निर्धारण	104320	0
मूल्य निर्धारण	67325	0
मूल्य निर्धारण	43315	0
मूल्य निर्धारण	104320	0

विवरण / Description	दर / Rate	प्रकार / Category	किताबी / ऑनलाईन / NR	%	अंश / Amount
सर्वसाधारण कर / General Tax	30		किताबी / R		15603
पानीचे / Water Tax	65		ऑनलाईन / NR		0
नगरपालिका / Municipal Tax	12.5		किताबी / R		3782
नगरपालिका / Municipal Tax	25		ऑनलाईन / NR		6459
सवकारीकरण कर / Sewerage Tax	39		किताबी / R		0
सवकारीकरण कर / Sewerage Tax	78		ऑनलाईन / NR		0
सवकारीकरण कर / Sewerage Tax	7.5		किताबी / R		2269
सवकारीकरण कर / Sewerage Tax	15		ऑनलाईन / NR		3264
म. न. या. शिक्षण खर्च / Edu. Cess	12		किताबी / R		6241
राज्य शिक्षण खर्च / State Education Cess	6		ऑनलाईन / NR		1815
शिक्षण खर्च / Edu. Cess	12		किताबी / R		2611
शिक्षण खर्च / Edu. Cess	3		ऑनलाईन / NR		653
वृक्ष कर / Tree Cess	0.5		किताबी / R		280
वृक्ष कर / Tree Cess	15		ऑनलाईन / NR		7802
कुल / Total					49730



ऑनलाईन मालमाला सेवा सुलभ कर देण्यात येईल. ऑनलाईन मालमाला सेवा सुलभ कर देण्यात येईल. ऑनलाईन मालमाला सेवा सुलभ कर देण्यात येईल.

मि. सं. उंबरजे
करनिर्धारक व तक्रारक (प्र.)

बरल - १
५२२७
२०१९

बरल - २
३९१७
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बरल - ८
३९१२
२०१८
२०१८

HULLID CARD
No. 22695

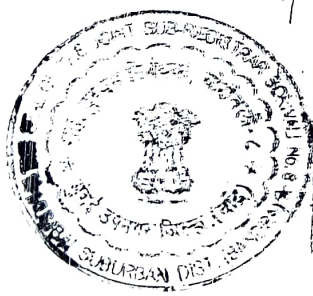
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[Stamp: THE SEAL OF THE SUB-REGISTRAR PORTLAND, SUBURBAN DIST. (INDIA)]



बदल - ६

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बदल - २/

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2020	



बदल - २

4022	9
2003	

बदल - ३

4220	2	07
2022		



Office of the Ex. Eng. Hdq. Prop.
Dr. Ambedkar Nagar, Kandivli (W)

Municipal Corporation of Greater Bombay,
No. CU/2907/1311/21.

26 FEB 1982

Shri. Manik P. Bhatnagar, Architect.

Sub: Permission to occupy the vacant proposed building on D.T. No. 506-B at Kirti Road and Mantri Rd. dated west for Shri D.S. Mantri.

Ref: Your dated 2-2-1981.

By direction I have to inform you that the permission to occupy the completed portion of ground floor shown by you in the red colour in the plans submitted by you on 25-3-80 is hereby granted. Please note that this permission is without prejudice to action under section 269/471 of D.M.C. Act and subject to the following conditions.

1. That the certificate u/s 270A of D.M.C. Act shall be obtained from A.S.M.P. and certified copy of the same submitted to this office.
2. M.L.R. certificate should be submitted for change of ownership of outback land before B.C.C.
3. Consent permission u/s 2 of U.L. (CCR) Act should be submitted before B.C.C.
4. Completion certificate for storm water drainage should be submitted within 15 days.



Yours faithfully,
SM
Asstt. Executive Engineer, Proposals (ES) P.

वरल - ८		
3922	2480	
२०२४		

- Copy to: 1. Owner Shri D.S. Mantri, 8, E.S.V. 3, A.B.V.W.P.
2. A.A. & C.R. 5. A.H.S.R.III. 6. W.O.P.
7. Dy. C.S.(D.P.).



D.P.(WG) P.

वदर-१२
3920 / 20
२००८

वरल - १
4220

MUNICIPAL CORPORATION OF GREATER BOMBAY.

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

NO. CC/2987 /8511/A/P

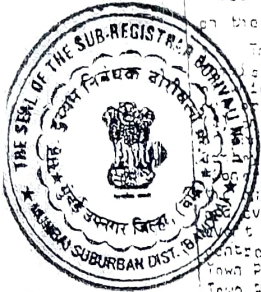
MUNICIPAL CORPORATION OF GREATER BOMBAY.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act (Maharashtra Act No. XXVII of 1966) to Shri D.S. Mantri

APPLICANT, to the development work for Residential Building and part 4th floor with at premises at Street No. CHSMA 560-B Survey No. 1

Class No. of village Mantri Road & situated at M Kisan Road on the following conditions viz:-



This certificate is liable to be revoked by the Municipal Corporation for Greater Bombay if (a) the development work in which permission is granted under this certificate is not carried out in accordance with the sanction granted; or (b) the use thereof is not in accordance with the conditions of the conditions subject to which the same is granted; or (c) any restriction imposed by the Municipal Commissioner for Greater Bombay is not complied with; or (d) the Municipal Corporation for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant or every person deriving title through or under him, in such case shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, under section 152 of the Maharashtra Regional and Town Planning Act, 1966, the Municipal Commissioner has appointed Shri D.S. Mantri, Executive Engineer to exercise the powers and functions of the Planning Authority under section 44 of the said Act.

2. This Commencement Certificate is valid for a period of 12 months from the date of issue, and will have to be renewed thereafter.

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

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

5. This C.C. is valid only for phase I construction.

For and on behalf of the Local

The Municipal Corporation of Greater Bombay

Executive Engineer Building Proposals III

OR

Municipal Commissioner for Greater Bombay

बरत - १	
५२२५	३९ ४५
२०१९	

३९०८	२३ ४०
२०१९	





नोंदणी प्रमाणपत्र

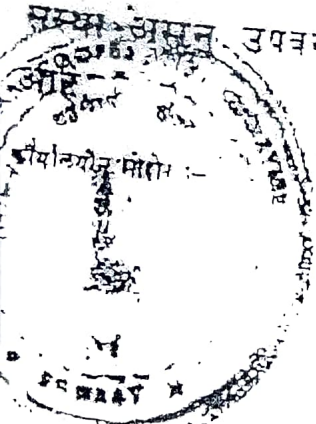
या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

श्री दत्त बळ. उपाध्ये हिच्या खात्यात
सर्वे नं. ४८२, हिस्सा नं. २ (पाण) मध्ये
आधी नोंदणीत येऊ लागल्याबद्दल (प. नं. १२००८१९)

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील
(सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २२) कलम ५ (१)
अन्वये नोंदण्यांत आलेली असून नोंदणी क्र. बी.ओ.एम./२८२५-बी/
१९८५/२८२५ (बी.ओ.)/१०००८/६५-६६

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र
सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये
संस्थेचे वर्गीकरण

संस्था असून उपवर्गीकरण



वर्त - ८		
३९२२	२४	४०
२०२४		

वर्त - १		
५२२५	३२	४५
२०१९		

मही

श. तु. महादिक

मुद्रा: उपनिबंधक-सहकारी संस्था,
पी. बाळे, मुंबई.

नांक 11 1991 १९८५

MUNICIPAL CORPORATION OF GREATER BOMBAY

Hydraulic Engineer's Department.

Certificate form for provision of adequate water supply on a newly constructed premises before issue of Building Completion Certificate as required under Section 270A of the Bombay Municipal Corporation Act.

CERTIFIED THAT adequate water supply has been provided at the following premises within Greater Bombay, as required under the Bombay Municipal Corporation Act.

Ward F(11) Ward No. 3850 Street No. C.F.S. No. 566 B Junction
Mantri Road and Kivan Road, Malad (W) Bombay-400064

Name of Owner Shri D.S. Mantri

Description of Premises Ground and four upper floors building consisting shops on ground floor and residential tenements on upper as per sanctioned plan No. C/2987/B511

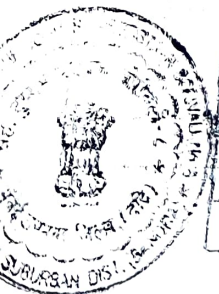
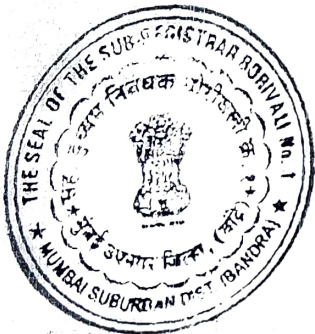
Nature of Occupancy Shops on ground floor Residential tenements on

REMARKS The works were carried out as per this office permission form No. C/7548/PM dated 23-1-79 and 4-1-81.

22-2-1981

Copy to H.O. Bldg. P.P. *Alfano*
 For Hydraulic

100-270 pads of 100 lbs.



बरल - 6		
896	24	80
2028		

बरल - 8		
4220	33	84
2089		


महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
असुरोग विभाग
DEPARTMENT OF HEALTH

फॉर्म-6
FORM-6



MUNICIPAL CORPORATION OF GREATER MUMBAI P NORTH WARD

मृत्यु प्रमाण-पत्र
DEATH CERTIFICATE

मृत्यु नोंदणी अधिनियम, 1969 च्या कलम 12/12 आणि महाराष्ट्र नवम आणि मृत्यु नोंदणी विभाग, 2000 चे नियम 8/11 अन्वये देण्यात आले आहे.
 UNDER SECTION 12/17 OF THE REGISTRATION OF BIRTHS & DEATHS ACT, 1969 AND RULE 8/13 OF THE MAHARASHTRA REGISTRATION OF BIRTHS & DEATHS RULES 2000

हे प्रमाणपत्र खालीलप्रमाणे घेतले आहे की, खालील माहिती मृत्युपत्रा मूळ अभिलेखाच्या नोंदणीतून घेतल्यामुळे महानगरपालिका या उच्च विभाग, मादका मुर्दे भद्रा, किर्ला मुर्दे, मद्रास रोड येथील उच्च नोंदणीत घेतले आहे.
 IT 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.

मृत व्यक्तीचे नाव / NAME OF DECEASED: GANESHMAL JAVERCHAND JAIN

लिंग / SEX: पुरुष / MALE

आधार क्रमांक / AADHAAR NO.: 000006078

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

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

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

मृत व्यक्तीचे वय / AGE OF DECEASED: YEARS

आधार क्रमांक / HUSBAND/WIFE AADHAAR NO.:

पितृचे नाव / NAME OF MOTHER:

पडिलांचे पूर्ण नाव / NAME OF FATHER: JAVERCHAND JAIN

मातेचे आधार क्रमांक / MOTHER'S AADHAAR NO.:

आधार क्रमांक / FATHER'S AADHAAR NO.:

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

स्थायी 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.: 2023-27-90275-003091

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

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

(Signature)

प्रमाणपत्र दिव्याचा दिनांक / DATE OF ISSUE: 08-2023

निरीक्षण करणारे प्राधिकारी / ISSUING AUTHORITY

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

अद्यतनित / UPDATED ON: 23-08-10



ब्रारल - 6		
39	28	80
2023		

"THIS IS A COMPUTER GENERATED CERTIFICATE WHICH CANNOT BE RECALLED. THE SIGNATURE OF THE ISSUING AUTHORITY OF THE GOVT. OF INDIA VIDE CIRCULAR NO. 111/2015 (MS) DATED 27 JULY-2015 HAS APPROVED THIS CERTIFICATE AS A VALID LEGAL DOCUMENT FOR ALL OFFICIAL PURPOSES.

* प्रत्येक जन्म आणि मृत्युची पटना नोंदल्याची खात्री करा / ENSURE REGISTRATIONS OF EVERY BIRTH AND DEATH *



भारतीय गैर न्यायिक बंधन - ८
भारत INDIA

३१२ २७ १०
२०२४

NOTARY
SNEHA S. DESAI
Mumbai
Maharashtra
Regd. No. 19456
Exp. Dt. 16.2.2025
NOTARY
OVT. OF INDIA

रु. 500



सत्यमेव जयते

FIVE HUNDRED
RUPEES

Rs. 500

सौ रुपये

INDIA NON JUDICIAL

NOTARY
SNEHA S. DESAI
Mumbai
Maharashtra
Regd. No. 19456
Exp. Dt. 16.2.2025
NOTARY
OVT. OF INDIA

महाराष्ट्र MAHARASHTRA

2023

CG 845557

Register
Sr. No. 1159/24
Date 26/02/2024

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.क्र. ८००००१५
13 FEB 2024
सक्षम अधिकारी

AFFIDAVIT CUM INDEMNITY BOND

We,

श्रीमती वेना सांगठिके

- 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
Jitendra
Tushar
Pravina

भारतीय गैर न्यायिक रुपय वरल - ८

भारत INDIA

३१२ २७ ८०
२०२४

रु. 500

FIVE HUNDRED
RUPEES

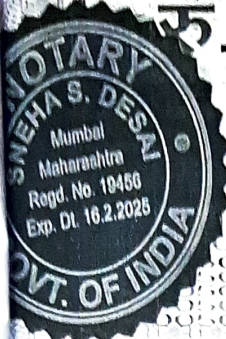


सत्यमेव जयते

सौ रुपये

Rs. 500

INDIA NON JUDICIAL



महाराष्ट्र MAHARASHTRA

2023

CG 845557

Register	
Sr. No.	1159124
Date	26/02/2024

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.क्र. ८००००१५
13 FEB 2024
सक्षम अधिकारी

AFFIDAVIT CUM INDEMNITY BOND

We,

श्रीमती वना सांगळे

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

Jitendra

Tushar

Pravina

17 6 FEB 2024

0112876

जादापत्र-9 Annexure - 1

अखिल परिशिष्टपत्रांसाठी Only for Affidavit

सुमारे किती दिवस घेतले जाईल Wednesday 17/02/2024

सुमारे किती दिवस घेतले जाईल _____

सुमारे किती दिवस घेतले जाईल _____

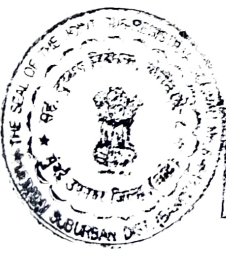
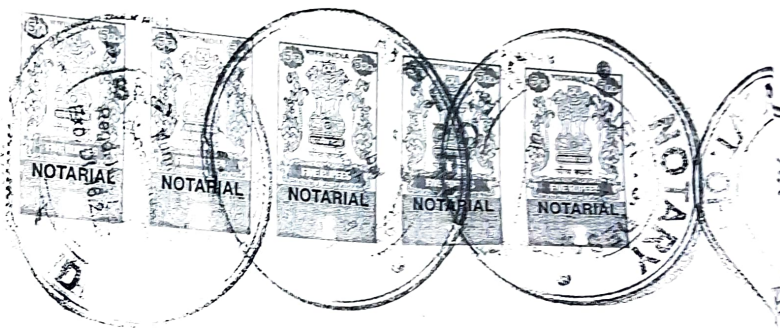
17 6 FEB 2024

सुमारे किती दिवस घेतले जाईल _____

सुमारे किती दिवस घेतले जाईल _____

सुमारे किती दिवस घेतले जाईल _____

सुमारे किती दिवस घेतले जाईल _____



8922	2680
7028	

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-14 on 4th Floor in the Building known as Shree Dutt Co-operative Housing Society Ltd. situated at Junction of Amarshi Road & Kisan Road, Malad (West), Mumbai 400 064, hereinafter referred to as "the said Flat").

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 the above said Flat.

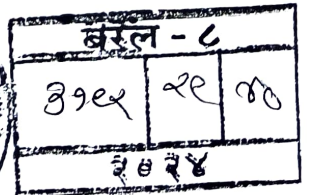
We state and declare that now the Deponent Nos.2 to 4 i.e. 1) **MR. JITENDRA GANESHMAL JAIN**, 2) **MR. TUSHAR GANESHMAL JAIN** & 3) **MRS. PRAVINA NIKHIL RAJAVAT** have agreed to release all their collective 3/4th undivided Share in the 100 % undivided Share of **Late MR. GANESHMAL JAVERCHAND JAIN** in the above said Flat together with all rights, title, interest, benefits, etc. in favour of **MRS. VEENA 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.

श्रीमती *Amigana*

Juy

Pravina

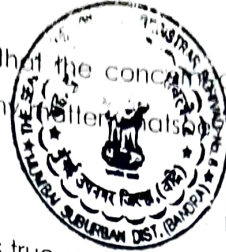




ಖರೀದಿ - ೬		
392	30	80
2028		

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 Registrar shall not be held liable for any of the above referred matter.



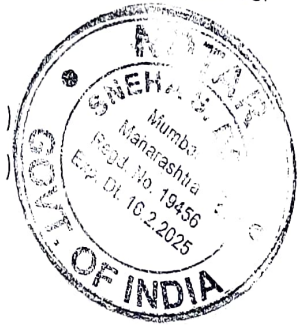
Regis. चार/सं - ८		
pertaining to		
392	39	१०
२०२४		

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 _____ day of **FEBRUARY, 2024**



1) **MRS. VEENA 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

BEFORE ME
BEFORE ME

Advocate, High Court.

Sesai

SNEHA S. DESAI
Advocate & Notary Govt. Of India
Shop No. 4, Victoria CHS Ltd.,
Extn. Math...

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACOP192931



नाम / Name
VI CHA STATESHMAL JAIN

पिता का नाम / Father's Name
JAWAHAR NAHLAKHA

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

हस्ताक्षर / Signature
[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 तिथि / Date of Birth
23/12/1976

हस्ताक्षर / Signature
[Signature]



30062019

Jitendra

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 तिथि / Date of Birth
31/10/1976

हस्ताक्षर / Signature
[Signature]



14082019

Tushar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

नाम / Name
PRAVINA N RAJAVAT
GANESHMAL JAWERCHAND JAIN

जन्म की तिथि / Date of Birth
12/12/1979
Permanent Account Number

AHTPR5514J

हस्ताक्षर / Signature
[Signature]



12072005

Pravina



बल - 6		
39	29	78
2028		



3902	98	80
------	----	----

नोंदणी क्रमांक / Enrollment No.: 0000/00321/28661

भारत सरकार
Government of India



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



Issue Date: 31/10/2011

9411 8488 6509

माझे आधार, माझी ओळख

To
विना गणेशमल जैन
Vaana Ganeshmal Jain
B 502 KI WAL TOWER, B J. PATEL ROAD,
OPP UNDT COLLEGE, MALAD WEST,
VTC Mumbai,
PO Malad West Doly,
District Mumbai Suburban,
State Maharashtra,
PIN Code: 400064,
Mobile: 9324941447
MG402290753FI

148225075



वीणा जैन

भारत सरकार
Government of India



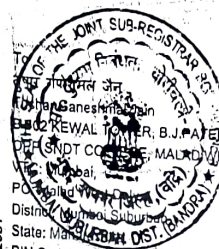
तुषार गणेशमल जैन
Tushar Ganeshmal Jain
जन्म तारीख / DOB : 31/10/1978
पुरुष / Male



9307 8804 9554

माझे आधार, माझी ओळख

नोंदणी क्रमांक / Enrollment No.: 0000/00673/27238



बरल - 6		
3922	38	80
२०२४		

39472331



July

भारत सरकार
Government of India

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



8598 2911 0498

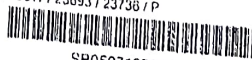
माझे आधार, माझी ओळख

नोंदविण्याचा 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: 989906571

30/10/2011

No: 181 / 09W / 23693 / 23738 / P



S8050713790FH



भारत सरकार
Government of India

प्रविण निधील राजवंद
Pravina Nikhil Rajawal
जन्म वर्ष / Year of Birth: 1979
स्त्री / Female



4167 2224 0751

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

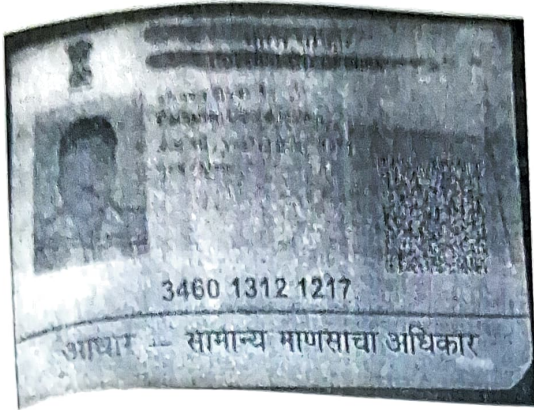
पत्ता W/O निधील राजवंद, 143,
लाकडी टॉवर, फ्लॉर नं. 01 1ला
मजला, डॉ. अश्वनी रोड, पारेल पूर्व,
मुंबई, पंत. महाराष्ट्र, 400012

Address W/O Nikhil Rajawal, 143,
Tajdore Terrace, Flat No 01 1 St Floor
Dr. Avenue Road, Parel East, Mumbai,
Parel, Maharashtra, 400012

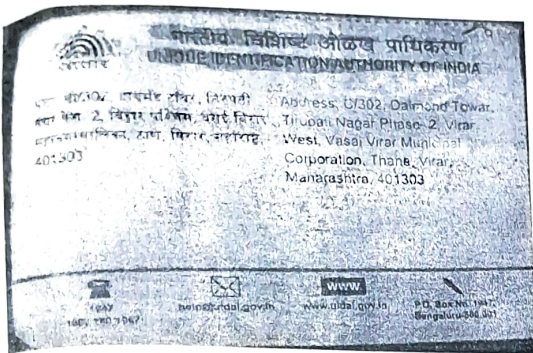
Pravat

4167 2224 0751





Prasanna D. Jadhav



बंदरा - ६		
३९२	३६	७०
२०२४		



भारतीय विधि, मान्य पाठ्यक्रम
भारत सरकार
 Unique Identification Authority of India
Government of India

नोंदविषयाचा क्रमांक / Enrollment No 1210/61161/00435

To,
 शिल्पेन किरिट सरवैया
 Shilpen Kirit Sarvaiya
 308, Siddharth Tower
 Plot No 268, 90th Road, TPS 3
 Near Ganesh Temple Kastr Park, Borivali West
 Mumbai
 Borivali West Mumbai Mumbai
 Maharashtra 400092
 0019173535

Ref: 36 / 201 / 70914 / 71820 / 11



SH175510393FT



आपला आधार क्रमांक / Your Aadhaar No. :

6307 6044 8613

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
 Government of India

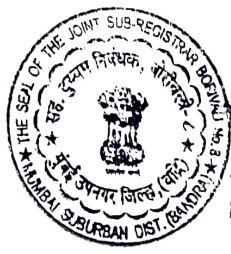


शिल्पेन किरिट सरवैया
 Shilpen Kirit Sarvaiya
 जन्म वर्ष / Year of Birth : 1977
 पुरुष / Male



6307 6044 8613

आधार - सामान्य माणसाचा अधिकार



बरेल - 6		
3922	31	80
२०२४		

दस्तावेज संख्या भाग-1

पृष्ठ संख्या 8

दस्तावेज संख्या: 3192/2024

दिनांक: 26 फेब्रुवारी 2024 1:42 म.न.

दस्तावेज संख्या: 3192/2024

मूल्य: ₹. 00/-

मोबदला: ₹. 00/-

मूल्य शुल्क: ₹. 500/-

फी या फी प्रमाणात तपशिल :-

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

मूल्य र वि बरलस पांचे कार्यालयत

दिनांक: 26-02-2024

दिनांक वा. हजर केला.

पावती: 3296

पावती दिनांक: 26/02/2024

सादरकरणाचे नाव: वीणा उर्फ वीणादेवी गणेशमय तैन

नोंदणी फी

₹. 1000.00

दस्त हानाळणी फी

₹. 800.00

पृष्ठांची संख्या: 40

एकूण: 1800.00

जैन

मालकाच्या मती:

Y. N. J.

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

प्रकार: निजी डीड

धुन: (52-अ) दाव्याची किंमत 2500 च्या खाली असेल तर

दिनांक: 1 26 / 02 / 2024 01 : 39 : 46 PM ची वेळ: (सादरीकरण)

दिनांक: 2 26 / 02 / 2024 01 : 41 : 12 PM ची वेळ: (फी)

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

Y. N. J.



बरल - ८		
3922	32	10
२०२४		

Y. N. J. **प्रतिपत्त**

* सवर दस्तावेजास हा नोंदणी करयदा २९.०२.२०२४ रोजी असावेला तपसुरीनुसारच नोंदणीत दाखल केलेला आहे. * दस्तावेजास सादी बरलस, निव्व. दस्त. व्यक्ती, सादीद्वारा व सोदात जोडलेल्या प्रत्येक फी यांचे नोंदणी करयदा २९.०२.२०२४ रोजी असावेला आहे. * दस्तावेजी सत्यापन, नोंदणी व नोंदणी करयदा २९.०२.२०२४ रोजी असावेला आहे. * दस्तावेजास नोंदणी करयदा २९.०२.२०२४ रोजी असावेला आहे.

Y. N. J.

वीणा जैन

लिहून देणारे : लिहून घेणारे :

दस्त गोपबारा भाग-2

बरल 8

दस्त क्रमांक: 3192/2024

24 1 47:25 PM

दस्त क्रमांक: 3192/2024

कार : रिलीज डीड

पक्षकाराचे नाव व पत्ता
 नाव: जितेंद्र गणेशमल जैन
 पत्ता: प्लॉट नं: बी-64, माळा नं: -, इमारतीचे नाव: रुस्तागजी आदर्श गीमल
 को ऑफ ही सो लि, ब्लॉक नं: आदर्श तुंगानवय लेन, मालाड पश्चिम, रोड
 नं: -, महाराष्ट्र, MUMBAI.
 पॅन नंबर: ABAPJ2448N

पक्षकाराचा प्रकार

लिहून देणार

वय :-47

स्वाक्षरी:-

[Signature]



नाव: तुषार गणेशमल जैन
 पत्ता: 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. मार्वे रोड,
 कांदिवली पश्चिम, रोड नं: -, महाराष्ट्र, MUMBAI.
 पॅन नंबर: ACNPJ6453F

लिहून देणार

वय :-45

स्वाक्षरी:-

[Signature]



नाव: प्रविणा निखिल रजावत
 पत्ता: प्लॉट नं: 1, माळा नं: 1 ता मजला, इमारतीचे नाव: 143, तकदीर
 टेरेस, ब्लॉक नं: डॉ. एवेन्स रोड, परेल पूर्व, रोड नं: -, महाराष्ट्र,
 MUMBAI.
 पॅन नंबर: AHTPR5514J

लिहून देणार

वय :-44

स्वाक्षरी:-

[Signature]



नाव: वीणा उर्फ वीणादेवी गणेशमल जैन
 पत्ता: 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. मार्वे रोड,
 कांदिवली पश्चिम, रोड नं: -, महाराष्ट्र, MUMBAI.
 पॅन नंबर: ACOPJ9293L

लिहून देणार

वय :-74

स्वाक्षरी:-

वीणा जैन



दस्तऐवज करून देणार तथाकथीत रिलीज डीड चा दस्त ऐवज करून दिल्याचे कडुल करतात.
 3 ची वेळ: 26 / 02 / 2024 01 : 46 : 16 PM

दस्तम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

पक्षकाराचे नाव व पत्ता
 नाव: शिल्पेन सर्वेया
 वय: 46
 पत्ता: 306 सिद्धार्थ टॉवर कस्तुर पार्क बोरिवली पश्चिम मुंबई
 पिन कोड: 400092

छायाचित्र

ठसा प्रमाणित

[Signature]
 स्वाक्षरी



नाव: पारसमल जैन
 वय: 53
 पत्ता: ३०२ डायमंड टॉवर तिरुपती नगर विरार वेस्ट ठाणे
 पिन कोड: 401303

[Signature]
 स्वाक्षरी



क्र. 4 ची वेळ: 26 / 02 / 2024 01 : 47 : 18 PM

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



बरल - ८		
3922	80	80
२०२४		

Purchaser	Type	Verification no/Vendor	GRN/Licence	Deface Number	Deface Date
YEENA GANESHMAL JAIN	eChallan	02300042024022625118	MH016218326202324E	50000	26/02/2024
	DHC		0224268607224	800	26/02/2024
YEENA GANESHMAL JAIN	eChallan		MH016218326202324E	1000	26/02/2024

Stamp Duty [RF: Registration Fee] [DHC: Document Handling Charges]
 प्रमाणित करणेत येते की, या दस्तामध्ये एक... ८ पाने आहेत.
 सह. दुय्यम निबंधक, बोसिवली - ८, मुंबई उपनगर जिल्हा.
 बरल - ८ / 3922 / 80 / 80
 पुस्तक क्रमांक - १, क्रमांक... बर
 नोंदला... २६ जाने... २०२४
 दिनांक... २६ जाने... २०२४

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीबली 8

दस्त क्रमांक : 3192/2024

नोदणी :

Regn 63m



26/02/2024

मात्राचे मातः मालाड

(1) विलेखाचा प्रकार रितीज बीड

(2) मोबदला 0

(3) बाजारभावाप्रमाणे घेतलेल्या बाबतिलेखनकाराकार आकारणी देतो की घट्टेदार ते वसुध कराचे 0.0

(4) सू. भाषण, पोटहिसरा व घरकमांक (वसुधेवनास)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन: सदनिना नं: बी-14, माळा नं: 4 वा मजला, इमारतीचे नाव: श्री दन को ऑप ही सो लि, ब्लॉक नं: मालाड पश्चिम, मुंबई 400064, रोड: अमरणी रोड आणि किसान रोड, इतर माहिती:सदनिकेचे क्षेत्रफळ 60.68 चौ. मी. बांधीव पैकी 3/4 अविभाजित हिस्सा 45.51 चौ. मी. बांधीव रितीजर्स यांस वारसाहक्काने प्राप्त अविभाजित हिस्सा रितीजी यांस विनामोबदला हक्क सोडत आहे... क्लिजेज मालाड दक्षिण ((C.T.S. Number : 566B ;))

1) 45.51 चौ.मीटर

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/सिद्धन 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: बी-64, माळा नं:-, इमारतीचे नाव: रुस्तमजी आदर्श रीगल को ऑप ही सो लि, ब्लॉक नं: आदर्श दुग्धालय लेन, मालाड पश्चिम, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400064 पॅन नं:-ABAPJ2448N
2): नाव:-तुषार गणेशमल जैन वय:-45; पत्ता:-प्लॉट नं: बी-502, माळा नं: 5 वा मजला, इमारतीचे नाव: केवल टॉवर को ऑप ही सो लि, ब्लॉक नं: बी.जे. पटेल रोड, ऑफ. मावें 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. एवेन्स रोड, परेल पूर्व, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400012 पॅन नं:-AHTPR5514J

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

(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) शेरा

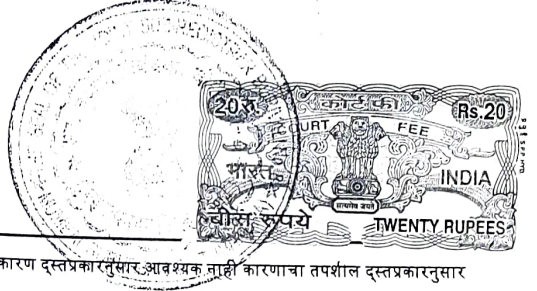
26/02/2024

26/02/2024

3192/2024

500

1000



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारनुसार 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.



दस्तावेज सची क्र. II

उरी 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
1	VEENA GANESHMAL JAIN	eChallan	02300042024022625118	MH016218326202324E	500.00	SD	0008576182202324	26/02/2024
2		DHC		0224268607224	800	RF	0224268607224D	26/02/2024
3	VEENA GANESHMAL JAIN	eChallan		MH016218326202324E	1000	RF	0008576182202324	26/02/2024

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