

389/2352

पावती

Original/Duplicate

Wednesday, January 31, 2024

नोंदणी क्र. :39म

8:27 PM

Regn.:39M

पावती क्र.: 2614 दिनांक: 31/01/2024

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरत-6-2352-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: रोनेन राजेशकुमार जोशी

नोंदणी फी .

रु. 30000.00

दस्त हाताळणी फी

रु. 1120.00


पृष्ठांची संख्या: 56

एकूण:

रु. 31120.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

8:46 PM ह्या वेळेस मिळेल.


 सह.दु.नि.बोरीवली 6

बाजार मुल्य: रु.5434516.8 /-

मोबदला रु.7300000/-

भरलेले मुद्रांक शुल्क : रु. 438000/-

 सह. दुय्यम निबंधक, बोरीवली क्र. ६,
 मुंबई उपनगर, रत्न.

1) देयकाचा प्रकार: DHC रक्कम: रु.1120/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0124313620714 दिनांक: 31/01/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014840287202324E दिनांक: 31/01/2024

बँकेचे नाव व पत्ता:



 मूळ दस्त प्राप्त झाले.
 REGISTERED ORIGINAL DOCUMENT
 DELIVERED ON 01 FEB. 2024

1/31/2024

| मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव) | | | | | |
|--|--|-----------------------------|---------------------------------------|------------------|----------------|
| Valuation ID | 202401319746 | 31 January 2024,08:15:57 PM | | | |
| मूल्यांकनाचे वर्ष | 2023 | बरल-6 | | | |
| जिल्हा | मुंबई(उपनगर) | | | | |
| मूल्य विभाग | 62-मालाड (पुर्व) (बोरीवली) | | | | |
| उप मूल्य विभाग | भुभाग: पूर्वेस द्रुतगती मार्ग,उत्तरेस वॉर्ड सीमा, दक्षिणेस गाव हद्द व पश्चिमेस रेल्वे. | | | | |
| सर्व्हे नंबर /न. भू क्रमांक | सि टी एस. नंबर#426 | | | | |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | | | | | |
| खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक | मोजमापनाचे एकक |
| 62930 | 132420 | 151910 | 166300 | 132420 | चौरस मीटर |
| बांधीव क्षेत्राची माहिती | | | | | |
| बांधकाम क्षेत्र(Built Up)- | 41.04चौरस मीटर | मिळकतीचा वापर- | निवासी सदनिका | मिळकतीचा प्रकार- | बांधीव |
| बांधकामाचे वर्गीकरण- उद्ववाहन सुविधा- | 1-आर सी सी आहे | मिळकतीचे वय- मजला - | 0 TO 2वर्षे 1st floor To 4th floor | बांधकामाचा दर - | Rs.30250/- |
| रस्ता सन्मुख. Sale Type-- First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018 | | | | | |
| मजला निहाय घट/वाढ = 100% apply to rate= Rs 132420/- | | | | | |
| घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी)+ खुल्या जमिनीचा दर = (((132420-62930) * (100 / 100))+62930) = Rs.132420/- | | | | | |
| A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 132420 * 41.04 = Rs.5434516.8/- | | | | | |
| Applicable Rules = ,10,4 | | | | | |
| एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + तगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 5434516.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.5434516.8/- | | | | | |

Home Print

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CHALLAN
MTR Form Number-6



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|--|--|---------------|--|---------------------------|--|--------------------------|-----------------------|
| N MH014840287202324E | | BARCODE | | Date | 31/01/2024-18:01:30 | Form ID | 25.2 |
| Department Inspector General Of Registration | | | | Payer Details | | | |
| Type of Payment Stamp Duty Registration Fee | | | | TAX ID / TAN (If Any) | | | |
| Invoice Name BRL1_JT SUB REGISTRAR BORIVALI 1 | | | | PAN No.(If Applicable) | AJFPJ7552E | | |
| Location MUMBAI | | | | Full Name | RONEN RAJESHKUMAR JOSHI | | |
| Year 2023-2024 One Time | | | | Flat/Block No. | FLAT NO 25, SUJATA NIKETAN CHS LTD | | |
| Account Head Details | | Amount In Rs. | | Premises/Building | RANI SATI MARG, MALAD EAST | | |
| 30045501 Stamp Duty | | 438000.00 | | Road/Street | MUMBAI | | |
| 30063301 Registration Fee | | 30000.00 | | Area/Locality | MUMBAI | | |
| | | | | Town/City/District | MUMBAI | | |
| | | | | PIN | 4 | 0 | 0 |
| | | | | | 0 | 9 | 7 |
| | | | | Remarks (If Any) | PAN2-AZCPS9519H-SecondPartyName=RASHMI RAJU SABOO~ | | |
| | | | | Amount In | Four Lakh Sixty Eight Thousand Rupees Only | | |
| Total | | | | Words | 68,000.00 | | |
| Payment Details STATE BANK OF INDIA | | | | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | | | Bank CIN | Ref. No. | 00040572024013151840 | IK0CPXEZP7 |
| Cheque/DD No. | | | | Bank Date | RBI Date | 31/01/2024-18:02:58 | Not Verified with RBI |
| Name of Bank | | | | Bank-Branch | | STATE BANK OF INDIA | |
| Name of Branch | | | | Scroll No. , Date | | Not Verified with Scroll | |

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Department ID :

Mobile No. : 7718921722

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

दर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Ronen

Raben



CHALLAN
MTR Form Number-6



| | | | | | | | |
|-----|--------------------|---------|--|------|---------------------|---------|------|
| GRN | MH014840287202324E | BARCODE | | Date | 31/01/2024-18:01:30 | Form ID | 25.2 |
|-----|--------------------|---------|--|------|---------------------|---------|------|

| | | | | | | | |
|----------------------|----------------------------------|-----------------------------------|------------------------------------|--|---|---|---|
| Department | | Inspector General Of Registration | | Payer Details | | | |
| Type of Payment | Stamp Duty Registration Fee | TAX ID / TAN (If Any) | | PAN No.(If Applicable) | | | |
| Office Name | BRL1_JT SUB REGISTRAR BORIVALI 1 | Full Name | RONEN RAJESHKUMAR JOSHI | | | | |
| Location | MUMBAI | Flat/Block No. | FLAT NO 25, SUJATA NIKETAN CHS LTD | | | | |
| Year | 2023-2024 One Time | Premises/Building | RANI SATI MARG, MALAD EAST- | | | | |
| Account Head Details | | Amount In Rs. | Road/Street | MUMBAI | | | |
| 0030045501 | Stamp Duty | 438000.00 | Area/Locality | MUMBAI | | | |
| 0030063301 | Registration Fee | 30000.00 | Town/City/District | MUMBAI | | | |
| | | | PIN | 4 | 0 | 0 | 0 |
| | | | Remarks (If Any) | PAN2=AZCPS9519H-SecondPartyName=RASHMI RAJU SABOO- | | | |
| | | | Amount In | Four Lakh Sixty Eight Thousand Rupees Only | | | |
| | | | Words | 4,68,000.00 | | | |

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|-------------------|--|---------------------|--------------------------|---------------------------|---------------------|--|--|
| Payment Details | | STATE BANK OF INDIA | | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 00040572024013151840 | IK0CPXEZP7 | | |
| Cheque/DD No. | | Bank Date | RBI Date | 31/01/2024-18:02:58 | Not Verified with F | | |
| Name of Bank | | Bank-Branch | STATE BANK OF INDIA | | | | |
| Name of Branch | | Scroll No. , Date | Not Verified with Scroll | | | | |

Department ID : Mobile No. : 771892.722
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

| Gr. No. | Remarks | Defacement No. | Defacement Date | Userld | Defacement Amou |
|-------------------------|---------------|------------------|---------------------|--------|-----------------|
| 1 | (IS)-389-2352 | 0007818912202324 | 31/01/2024-20:27:06 | IGR195 | 300000 |
| 2 | (IS)-389-2352 | 0007818912202324 | 31/01/2024-20:27:06 | IGR195 | 438000 |
| Total Defacement Amount | | | | | 4,68,000.00 |



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

Receipt of Document Handling Charges

PRN 0124313620714

Receipt Date 31/01/2024

Received from RONEN RAJESHKUMAR JOSHI, Mobile number 7718921722, an amount of Rs.1120/-, towards Document Handling Charges for the Document to be registered on Document No. 2352 dated 31/01/2024 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District

DEFACED

₹ 1120

DEFACED

Payment Details

Bank Name SBIN

Payment Date 31/01/2024

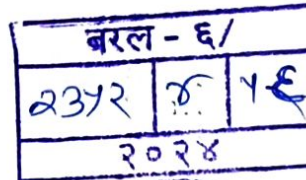
Bank CIN 10004152024013119586

REF No. IGAQUHOCR8

Deface No 0124313620714D

Deface Date 31/01/2024

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



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AGREEMENT FOR SALE

This **AGREEMENT FOR SALE** made at Mumbai this 31st day of January 2024 between

MRS. RASHMI RAJU SABOO, adult, aged about 46 years, Indian Inhabitant, presently having address at E-503-504⁵⁰⁵ Usha Garden CHS Ltd., Ahimsa Marg, Malad (West), Mumbai - 400064, hereinafter called "**THE TRANSFEROR**" (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, mean and include her heirs, executors, administrators and assigns) of the First Part

AND

MR. RONEN RAJESHKUMAR JOSHI, adult, aged about 36 years, Indian Inhabitant, presently residing at Flat No. 804, Maa Enrich Building, Jangla Nagar, Jitendra Road, Malad (East), Mumbai - 400 097, hereinafter called "**THE TRANSFEREE**" (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, mean and include his heirs, executors, administrators and assigns) of the Second Part.

Ronen

Rashmi

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WHEREAS:
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By an Agreement for Sale dated 31st January 1979 executed between Smt. Rajendrakumar Agarwal, therein referred to as "The Vendor" of the one part and Smt. Chandrakaladevi Madhusudan Maheshwar, therein referred to as the "Purchaser" of the other part, the Vendor therein agreed to sell, transfer and assign all his rights in a residential flat bearing no. 25 admeasuring 368 sq. ft. carpet area on the 4th floor of the building known as "Sujata Niketan" of the society known as "Sujata Niketan Co-op. Housing Society Ltd.", a Society duly registered under The Maharashtra Co-operative Societies Act, 1960, vide Registration No. BOM/HSG/4130 of 1974 (hereinafter referred to as "**the said Society**") and the said flat no. 25 referred to as "**the said flat**" and more particularly described in the schedule written hereunder) on a plot of land bearing survey no. 333 of Village Malad East, Bombay Suburban District, in the Registration Sub district of Bandra, Quarry Road (Now known as Rani Sati Marg) and five fully paid up shares of Rupees fifty each, bearing distinctive numbers from 116 to 120 (both inclusive) entered in the Share Certificate No. 24 (hereinafter referred to as "**the said shares**") at and for the consideration and on the terms and conditions contained therein. The Purchaser therein paid the full consideration to the Vendor therein and became the legal and lawful owner of the said flat and became entitled to the said shares. By virtue of the above, the Purchaser therein was holding the said flat and the said shares in her sole name.

[Signature]

[Signature]

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❖ The above said Smt. Chandrakaladevi Madhusudan Maheshwari expired on 11th August 2019 leaving behind her daughter Mrs. Rashmi Raju Saboo as her only legal and lawful heir who is entitled to the said flat. Mr. Madhusudan Gaurishankar Maheshwari, husband of Smt. Chandrakaladevi Madhusudan Maheshwari, has expired earlier on 21st December 2014. As such, after the death of Smt. Chandrakaladevi Madhusudan Maheshwari, on an application made by her only daughter namely Mrs. Rashmi Raju Saboo, the said society after complying with all the necessary formalities as per bye laws of the said society, transferred the said flat and the said shares in the sole name of Mrs. Rashmi Raju Saboo, the Transferor herein.

❖ By virtue of the above, the Transferor herein is the Legal and Lawful and beneficial member of the said society authorized to hold the said shares along with the right of use, occupation, deal in any manner and possession and the right to hold on ownership basis, the said Flat.

AND NOW WHEREAS the TRANSFEROR out of her own will has decided to sell the Said Flat on **OWNERSHIP BASIS**.

AND WHEREAS the TRANSFEREE being desirous of purchasing a residential flat, came to know of the same, approached the TRANSFERORS whereupon the TRANSFERORS represented to the TRANSFEREE that:

A) The TRANSFEROR is the absolute and lawful owner of the said flat and is bonafide member of the Said Society and no other person/s

| | |
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| बल - has/have | right, title or interest in the said flat and the TRANSFEROR |
| 2342 | is sufficiently entitled to deal with and/ or dispose of the said flat. |
| 2342 | There are no suits, litigations, civil or criminal or any other |



proceeding/s pending against the TRANSFEROR personally, affecting the said flat.

There are no attachments or Prohibitory order as against or affecting the said flat and at present the said flat is free from all encumbrances or charges and/or is not the subject matter to any lis pendens or easements or attachments either before or after judgment. The TRANSFEROR has not received any notice either from the Government, Semi-government, Society, or Municipal Corporation regarding any of the proceedings in respect of the said flat.

- D) The TRANSFEROR has paid all the necessary charges of every nature whatsoever in respect of the said flat till this day and the TRANSFEROR has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever in respect of the said flat.
- E) The TRANSFEROR in the past has/ not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and has not created any tenancy or any other rights of the like nature in the said flat and has not dealt with or disposed off the said flat to any third-party in any manner whatsoever.
- F) The TRANSFEROR has/had not received any notice either from the Municipal Corporation and/or from other statutory body or

Kabir *Panna*

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authorities regarding the requisition and/or acquisition of the said flat.

G) The TRANSFEROR has good and clear title free from all encumbrances of any nature whatsoever in respect of the said flat and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise howsoever outstanding against the said flat or any part thereof.



H) The TRANSFEROR is not restricted either in the Income Tax Act, MVAT Act, Goods and Services Tax Act, Estate Duty Act or under any other statute from disposing of the said flat or any part thereof in the manner stated in this Agreement.

I) The TRANSFEROR has not done any act, deed, matter or thing whereby she is prevented from entering into this Agreement on the various terms and conditions stated herein in favour of the TRANSFEREE and the TRANSFEROR has all the rights, title and interest to enter into this agreement with the TRANSFEREE on the various terms and conditions as stated herein.

WHEREAS the TRANSFEROR has given copies of the documents mentioned in the preamble to the TRANSFEREE for his perusal / inspection and the TRANSFEREE also confirms that he has carried out due diligence of the documents of title as regards the said property and only after satisfying himself about the same has agreed to enter into this Agreement for Sale with the TRANSFEROR herein.

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| Offered to | to | to |
| OWNERSHIP BASIS | | |



AND WHEREAS believing the aforesaid representations the TRANSFEROR
 offered to purchase the said flat on what is commonly known as
 "OWNERSHIP BASIS", along with all the furniture, fixtures and fittings in
 the said flat and all the rights, title and interest in and upon the said flat
 and also along with the benefits of the membership, including the said
 shares in respect of the said flat at and for **Lump-sum**
Price/Consideration of Rs. 73,00,000/- (Rupees Seventy Three Lakh

AND WHEREAS after considering the said offer and being found the same
 fair at present market value, the same has been accepted by the
 TRANSFEROR and the parties hereto have decided to reduce the terms and
 conditions of the said agreement into writing, as follows:

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS :

1. The aforesaid recitals shall be treated as forming an integral part of the operative part of this agreement.
2. The TRANSFEROR has agreed to sell, transfer and assign and the TRANSFEREE has agreed to purchase and acquire on OWNERSHIP BASIS all the rights, title and interest of the TRANSFEROR in the said flat along with all the furniture, fixtures and fittings in the said flat and the said shares along with all the deposits including sinking fund, reserve fund, repairs fund, corpus, security deposits etc. and all the common amenities which the TRANSFEROR is entitled to as a member of the said society for a total sale consideration of

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Rs.73,00,000/- (Rupees Seventy Three Lakh

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| 2024 |

Only), hereinafter

referred to as **"THE FULL CONSIDERATION"**.

3. As agreed above, in consideration of the OWNERSHIP rights, title and interest in the said flat and the said shares, the TRANSFEREE has agreed to pay to the TRANSFEROR the sum of **Rs. 73,00,000/- (Rupees Seventy Three Lakh Only)**, being the total purchase consideration amount payable for the purchase of the said property subject to deduction of Tax u/s 194-IA of The Income Tax Act, 1961 in the following manner: -



a) The TRANSFEREE have paid to the TRANSFEROR, a sum of **Rs. 2,41,839/- (Rupees Two Lakh Forty One Thousand Eight Hundred Thirty Nine only)** towards the part payment/earnest money on or before execution of this Agreement for Sale and the TRANSFEROR hereby acknowledges the receipt of the same in a receipt enclosed herewith;

b) The TRANSFEREE undertakes to deposit in Govt. Treasury a sum of **Rs. 73,000/- (Rupees Seventy Three Thousand only)** towards TDS u/s 194-IA of The Income Tax Act, 1961 @1% of the full consideration. The TRANSFEREE hereby also undertakes to issue TDS certificate/s in form No. 16B in favour of the TRANSFEROR for the TDS amount referred hereinabove within the specified period mentioned in the Income Tax Act, 1961 and the Income Tax Rules.

c) The TRANSFEREE undertakes to pay the balance consideration amount of **Rs.69,85,161/- (Rupees Sixty Nine Lakh Eighty Five Thousand One Hundred Sixty One only)** to the TRANSFEROR within 15 working days from the date of registration of

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| बदल | 2372 | 92 | 7E |
| | said flat | | |
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this Agreement for Sale by availing home loan on the security of the said flat from a Bank / financial institution subject to the TRANSFEROR providing, all the documents sought by the Bank / financial institution from where the TRANSFEREE will be availing home loan and also subject to issuance of the No Objection Certificate by the said Sujata Niketan Co-op. Housing Society Ltd., in favour of the Bank/Financial Institution from where "THE TRANSFEREE" is desirous of availing loan facilities. Upon receipt of the full consideration, the TRANSFEROR herein undertakes to hand over the vacant and peaceful possession of the said flat to the TRANSFEREE.

4. Since time is essence of this agreement, the TRANSFEREE shall pay the full consideration to the TRANSFEROR on or before the specified period mentioned in clause no. 3 herein above. In the event of failure on part of the TRANSFEREE to pay the full consideration on or before the specified period mentioned in clause no. 3 herein above in spite of the TRANSFEROR fulfilling her obligations under this agreement, the TRANSFEROR reserves the right to cancel this agreement. In such an event of cancellation of agreement, the TRANSFEROR will refund to TRANSFEREE the entire amount received from the TRANSFEREE till that date only against execution and registration of Cancellation Deed with the Office of the Joint Sub Registrar, Borivali Division. The expenses incurred in this regard will be entirely borne by the TRANSFEREE. Further in such an event no contractual liabilities will arise on the TRANSFEROR on the basis of this

Sujata

[Signature]

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agreement and the TRANSFEROR will be free to dispose of the said flat to any other person(s) without recourse to the TRANSFEREE.

It is also specifically understood between the parties herein that the TRANSFEROR shall not be entitled to terminate this Agreement for Sale for any other reason/s other than failure on the part of the TRANSFEREE to make payment of the full consideration within the period mentioned herein above.



It is also mutually agreed amongst the parties hereto that the TRANSFEREE shall not be held responsible for the delay caused by the Bank's disbursement process due to non-availability of any documents which needs to be furnished either by the TRANSFEROR or the said Society.

5. Simultaneously against receiving of the balance and final consideration, the TRANSFEROR shall deliver the legal, lawful, vacant and peaceful possession of the said flat to the TRANSFEREE and thereafter the TRANSFEREE will be the absolute Owner thereof and the TRANSFEROR shall have no right, title and interest therein.
6. The TRANSFEROR has represented to the TRANSFEREE that:
 - a) The TRANSFEROR is the absolute owner of the said flat and no other person(s) has / have any interest therein;
 - b) The TRANSFEROR has been in exclusive and peaceful possession and occupation of the said flat since it was devolved on her;
 - c) At present the TRANSFEROR has not mortgaged, created any charge or lien or assigned or alienated any of her rights, title

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interest in the said flat in favor of any person(s) or any bank or institution and has not lodged the said flat as collateral security & has not done or performed any act, deed, matter or thing whatsoever whereby the TRANSFEROR may be prevented from entering into this Agreement for Sale; The said flat and the said shares hereby agreed to be sold, transferred, assigned by the TRANSFEROR is free from encumbrances of any nature whatsoever and the TRANSFEROR has the full and absolute right and power to transfer the said flat and the said shares to the TRANSFEREE herein & no other person or persons are entitled to transfer the same or any part thereof in any manner whatsoever;

e) The TRANSFEROR is competent and entitled to sell and transfer the said flat to the TRANSFEREE as provided hereunder without having to obtain the Consent or concurrence of any other person or persons except obtaining NOC from the said Society;

f) There are no pending disputes in respect of the said flat and the said shares and that there are no unpaid liabilities under any tax laws including any incidence of Value Added Tax (VAT), GST, Service Tax, stamp duty, registration, etc., so far as the said flat is concerned and undertakes to indemnify the TRANSFEREE from any liability which may arise which relates to the period prior to the date of execution of this Agreement for Sale.

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- g) No Income Tax Notice or other Public Authorities have issued any Order restraining the sale of the said flat and there is no attachment or other prohibitory order issued by any Competent Court or Authority preventing or restraining the TRANSFEROR from dealing with, disposing off, or sale of the said flat or any part thereof as contemplated hereunder and the TRANSFEROR hereby undertakes to clear the same at her entire cost and expenses at a date in future too pertaining to the said flat.
- h) The TRANSFEROR has paid all the dues of the said society for the period up-to-date and nothing is due and payable and/or is still out-standing and unpaid for the period to the date of completion of sale, and the TRANSFEROR shall deem to be liable and responsible for the same.
- i) The TRANSFEROR has paid and will pay the electricity charges and charges for any other utility installed in the said flat such as cable charges, cooking gas charges, etc. excluding refundable deposits if any upto the date of handing over possession of the said flat to the TRANSFEREE.
- j) There is no outstanding tax demand against the TRANSFEROR as on the date of the transfer of the said flat which could render the transaction of transfer of the flat by the TRANSFEROR to the TRANSFEREE void under Section 281 of the Income Tax Act, 1961. Further, to the best of the knowledge of the TRANSFEROR, the TRANSFEROR has neither received any written notice from tax authority nor any proceedings have been initiated by the tax authority as on the



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of the transfer of the said flat which could render the transaction of transfer of the said flat by the TRANSFEROR to the TRANSFEREE void under Section 281 of the Income Tax Act, 1961.

The TRANSFEROR is aware that the TRANSFEREE has agreed to enter into this Agreement and pay the full consideration becoming due hereunder relying upon correctness of the statements herein, the TRANSFEROR repeats and confirms the same and none of the representations are false or incorrect. The TRANSFEROR shall keep the TRANSFEREE fully indemnified if any liability arises in future due to her misstatement of facts.

- 1) As aforesaid the TRANSFEROR is aware that there are no circumstances or obligations, preventing the TRANSFEROR from transfer, sale and assign the said flat and is free to transfer the same and the TRANSFEREE can acquire the same from the TRANSFEROR.

7. The TRANSFEROR hereby undertakes and agrees:-

- a) To obtain and hand over to the TRANSFEREE, a No Objection Certificate from the said Society for transfer of the said flat and the said shares in favour of the TRANSFEREE;
- b) To obtain and hand over to the TRANSFEREE, a No objection Certificate from the said society in the format of the Bank / financial institution from where the TRANSFEREE is availing home loan on the security of the said flat;

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- c) To give vacant & peaceful possession of the said flat with all the rights, title and interest, pertaining to the said flat to the TRANSFEREE only against receipt of the full consideration as mentioned herein above from the TRANSFEREE.
- d) To hand over to the TRANSFEREE, all the original documents relating to the said flat including original original share certificate issued by the said society on execution of this Agreement to facilitate in a timely manner, the disbursal of home loan to be availed by the TRANSFEREE;
- e) To co-operate with the said TRANSFEREE in signing any documents, papers, letters, deeds, society Transfer forms, and documents etc., for the purpose of getting the said flat and the said shares fully transferred in the name of the said TRANSFEREE against receipt of full consideration from the TRANSFEREE;
- f) To co-operate and assist the TRANSFEREE in the matter of execution of this Agreement for Sale and also attending the office of the Sub-Registrar on a mutually agreed date to register this Agreement for Sale.
- g) To co-operate and assist the TRANSFEREE in getting the electricity meter and pipeline cooking gas connection of Mahanagar Gas Limited, transferred in the name of the TRANSFEREE on receipt of the full consideration from the TRANSFEREE.



8. The TRANSFEREE hereby undertakes and agrees:-

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| बदल - अ | On payment of the full consideration to the TRANSFEROR, |
| 2372 | JE become member of the said Society in place of the |
| २०५ | TRANSFEROR in respect of the said flat and hereby further |



agrees to abide by all the bye-laws and rules and regulations adopted by it or which it may adopt from time to time; To pay to the said society regularly the dues payable, including Municipal taxes, Water charges, Service charges etc., in respect of the said flat from the date of receipt of possession of the said flat from the TRANSFEROR & not to withhold the same for any reason whatsoever.

c) To pay the stamp duty under the Maharashtra Stamp Act (earlier known as The Bombay Stamp Act, 1958) and Registration Fees and in respect of execution and registration of this Agreement for Sale.

9. The TRANSFEREE hereby says and declares that he has taken inspection of the said flat and only after satisfying himself as regards the physical condition of the said flat has agreed to acquire the same and hereby says that he shall not make any grievance about anything whatsoever including the provision or non - provision of all facilities therein.

10. The TRANSFEREE has represented to the TRANSFEROR that the TRANSFEREE is planning to avail home loan on the security of the said flat and the said shares from a bank/ financial institution. The TRANSFEROR undertakes to provide all the relevant documents and papers and also to sign, execute any documents / papers / letters

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indentures / NOC from the said Society etc.

TRANSFEE to facilitate availing of loan from Bank / Financial

Institution as and when required by the TRANSFEE

11. It is hereby agreed between both the parties that the transfer fees for transfer of the said flat and the said shares from the name of the TRANSFEROR herein to the name of the TRANSFEE shall be borne in equal proportion by both the parties.



12. All the amounts standing to the credit of the TRANSFEROR on the said flat in the books of the Society towards deposits such as Subscribed Share Capital, Security Deposits, Sinking Fund with interest and other amounts to which the TRANSFEROR is legitimately authorised in respect of the said flat, shall automatically stand transferred in the name of the TRANSFEE on receipt of the full consideration by the TRANSFEROR from the TRANSFEE.

13. The TRANSFEE is entitled to get the said flat legally transferred in his own name/favour after observing all the necessary procedures and get all the deeds, documents, application etc. executed. The TRANSFEROR hereby undertakes to render her full co-operation to the TRANSFEE for legal, full, perfect and effectual transfer of the said flat and the said shares in favour of the TRANSFEE and further undertakes not to charge any extra consideration and / or charges etc. for the same.

14. This agreement shall be deemed to be Sale Deed or Deed of Transfer upon payment of the full consideration by the TRANSFEE and

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handing over vacant and peaceful, actual and physical possession of the said flat by the TRANSFEROR. The TRANSFEREE shall not be called upon by the TRANSFEROR to make additional payment of any other sum of money other than that what have been expressly agreed upon between the parties by virtue of these presents.

15. This agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act, 1963 & the rules made there under.

16. (i) In the event of the sale not being completed due to any willful default on the part of the TRANSFEROR, the TRANSFEREE shall have the right to require specific performance of this Agreement by the TRANSFEROR.

(ii) In the event of the sale not being completed due to any willful default on the part of the TRANSFEREE, the TRANSFEROR shall have the right to require specific performance of this Agreement by the TRANSFEREE.

17. All communications required to be given under this Agreement shall be in writing and may be delivered and shall be deemed to have been received if sent through post or any other acceptable means of communication. The address for service of the same of the parties shall be as mentioned in the beginning of the present Agreement.

18. This Agreement (including the Schedule) constitute the entire Agreement between the Parties hereto and shall supersede all prior Agreements, letters of intent and understandings, both written or

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oral, arrived at between the parties with respect to the subject matter hereof.

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19. This Agreement shall not be amended or modified except by a written instrument in writing signed and executed by both the parties hereto.
20. This Agreement as also its formation, execution, interpretation and implementation shall be governed by and construed in accordance with the laws of India.
21. Any disputes and/or differences arising out of this Agreement or from the interpretation of the terms and conditions, or non-compliance or non-payment thereunder, the same shall be resolved mutually and amicably by both the parties. If it cannot be so resolved mutually and amicably, the same shall be referred to Arbitration under the provisions of the Arbitration and Conciliation Act, 1996 or any other relevant Arbitral law for the time being in force. The Arbitration Proceedings shall be held in English language in the City of Mumbai.
22. The Courts at Mumbai alone shall have exclusive jurisdiction to try and entertain all disputes arising between the parties hereunder.



Schedule of Flat

All that piece and parcel of a Residential Flat No. 25 admeasuring 368 sq.ft. Carpet Area on the 4th floor in the building of the Society known as "Sujata Niketan Co-op. Housing Society Ltd.," situated at Plot bearing Survey No. 333, C.T.S. Nos.426, 426/1 to 426/11 of village Malad East, Taluka Borivali, in the registration district of Mumbai Suburban, Rani Sati Marg, Malad (East), Mumbai 400 097.

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 IN WITNESS
 23/22/2023
 subscribed their

WHEREOF the Parties hereto have hereunto set and
 subscribed their respective hands the day and year first hereinabove



SIGNED AND DELIVERED by
 the within named TRANSFEROR,
MRS. RASHMI RAJU SABOO

PAN : AZCPS9519H

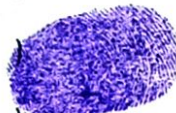
AADHAAR No. 3846 2172 5866

in the presence of :

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 M.M.P

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SIGNED AND DELIVERED by
 the within named TRANSFEREE

MR. RONEN RAJESHKUMAR JOSHI

PAN : AJFPJ7552E


AADHAAR No. 9515 5162 6453

in the presence of :

Prasanna S. Ramani
 P.S. Ramani

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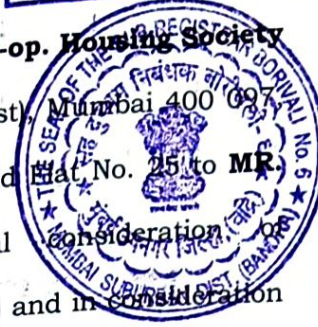
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RECEIPT

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I, **RASHMI RAJU SABOO**, owner of Flat No. 25 on the 4th floor in the building of the society known as "**Sujata Niketan Co-op. Housing Society Ltd.**", having address at Rani Sati Marg, Malad (East), Mumbai 400 097, hereby state that I have agreed to sell the above said Flat No. 25 to **MR. RONEN RAJESHKUMAR JOSHI**, for a total consideration of **Rs.73,00,000/- (Rupees Seventy Three Lakh Only)** and in consideration of the same I have received a sum of **Rs. 2,41,839/- (Rupees Two Lakh Forty One Thousand Eight Hundred Thirty Nine only)** from the above said **MR. RONEN RAJESHKUMAR JOSHI** in the following manner:-



| Sr. No. | Particulars | Amount (in Rs.) |
|---------|--|-------------------|
| 1 | Chq. No. 00221354 Clg. date 28-10-2023 drawn on Bank of Maharashtra, Deochandnagar Branch, Malad East, Mumbai - 400097 | 1,00,000/- |
| 2 | NEFT dated 30 th January 2024 from drawn on Bank of Maharashtra, Deochandnagar Branch, Malad East, Mumbai - 400097 bearing Ref. No. MAHBH124030118290 | 1,41,839/- |
| | TOTAL | 2,41,839/- |

I SAY RECEIVED Rs.2,41,839/-

Rashmi Saboo

(RASHMI RAJU SABOO)

TRANSFEROR

WITNESSES:

1) Prabhudas V. Parmar
P.V. Parmar

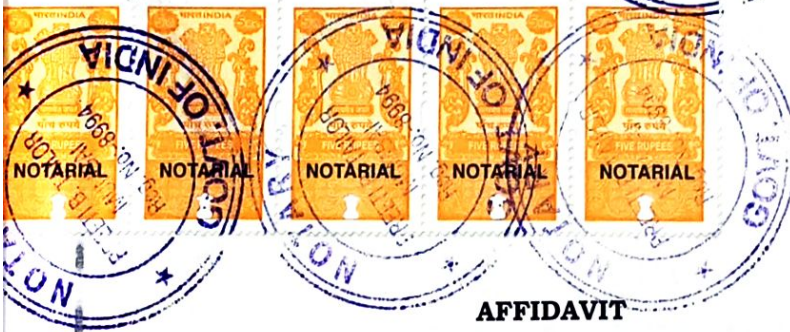
2) M.M.P. -
M.M.P.



महाराष्ट्र MAHARASHTRA

2023

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प्रधान मुद्रांक कार्यालय, मुंबई.
प.मु.वि.क्र. 10000006
- 9 JAN 2024
अधिकारी

श्रीमती सुषमा चव्हाण

AFFIDAVIT

I, **MRS. RASHMI RAJU SABOO**, adult, aged about 46 years, Indian Inhabitant, presently having address at E-503-504-505, Usha Garden CHS Ltd., Ahimsa Marg, Malad (West), Mumbai - 400064, hereinafter referred to as the "Deponent" do solemnly affirm and say as follows THAT:

- a) During her lifetime, my mother Smt. Chandrakaladevi Madhusudan Maheshwari was the legal and lawful owner of a residential flat bearing no. 25 admeasuring 368 sq. ft. carpet area on the 4th floor of the building known as "Sujata Niketan" of the society known as "Sujata Niketan Co-op. Housing Society Ltd.", (hereinafter referred to as "**the said Society**") and the said flat no. 25 referred to as "**the said flat**") on a plot of land bearing survey no. 333, C.T.S. Nos. 426, 426/1 to 426/11 of village Malad East, Taluka Borivali, in the

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जोडपत्र-9/Annexure-1
व्यक्त प्रतिज्ञापत्रासाठी/Only for Affidavit

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मुद्रांक विक्री क्रमांक मधील अंश-...
Register Serial No. 001695
मुद्रांक विक्रेत्याचे नांव व रहिवासी पत्ता व सही
Stamp Purchaser's Name/Place of
Residence & Signature

30 JAN 2024

30 JAN 2024

श्री राजन गणपत शिंदे परवानाधारक मुद्रांक विक्रे
परवाना क्रमांक एल.एस.व्ही.-८०००००७
श्री-३, हेमु क्लासिक इमारत, अल्का विशार हॉटेलाच्या बाजूला
एल.आय.सी. कार्यालयाच्या मागे, एस.व्ही.रोड,
मालाड (पश्चिम), मुंबई-४०० ०६४.
या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांची त्याच कारणासाठी
द्वारे खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे
Tel.: 28807359 / Mob.: 9820141066

Rashmi R Sabar

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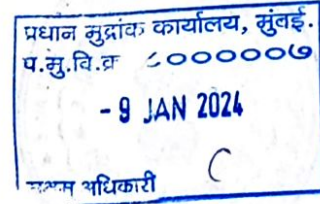




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registration district of Mumbai Suburban, Rani Sati Marg, Malad (East), Mumbai 400 097.

- b) By virtue of being the legal and lawful owner of the said flat, my mother Smt. Chandrakaladevi Madhusudan Maheshwari was the member of the said society holding five fully paid up shares of Rupees fifty each, bearing distinctive numbers from 116 to 120 (both inclusive) entered in the Share Certificate No. 24 (hereinafter referred to as "**the said shares**").
- c) My mother Smt. Chandrakaladevi Madhusudan Maheshwari expired on 11th August 2019 leaving behind myself as the only legal and lawful heir entitled to the said flat and the said shares. My father Mr. Madhusudan Gaurishankar Maheshwari had earlier expired on 21st December 2014. As such after the death of my

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जोड़पत्र-१/Annexure-1
केवल प्रतिज्ञापत्रासाठी/Only for Affidavit
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सुट्टी दिनांक नंबर वही अनु. प्रत्येक दिनांक
Sales Register Serial No./Date
सुट्टी दिनांक पंजीकृत नांव व रहिवासी पत्ता व सही
Stamp Purchaser's Name/Place of
Residence & Signature

30 JAN 2024

30 JAN 2024

श्री राजन गणपत शिंदे परकाळधरक सुट्टी दिनांक
परवाना क्रमांक एल.एस.सी.-८०००००९
जे-३, हेमू स्टाॅलिक इमारत, अल्का विलय हॉटेलच्या बाजूला
एल.अय.सी. कार्यालयच्या समो, एस.सी.रोड,
मालड (परीधान), मुंबई-४०० ०६९.
व्य कार्यासाठी ज्यांनी सुट्टी दिनांक वहीत त्यांचे त्याच कार्यासाठी
द्वारे खरेदी केलेल्यापसून ६ महिन्यांत वपरणे संभव्यकारक आहे
Tel: 28307359 / Mob: 9820141066

Rashmi R Saboo

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mother Smt. Chandrakaladevi Madhusudan Maheshwar on an application made by me, the said society after complying with necessary formalities as per bye laws of the said society transferred the said flat and the said shares in my sole name.



I am making this Affidavit to present / submit before the Office of the Sub Registrar of Assurances.

I solemnly affirm that the statements made above are true to my own knowledge and belief and that it conceals nothing and that no part of it is false.

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Solemnly affirmed at Mumbai, dated this 31st day of January 2024



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(RASHMI RAJU SABOO)
Deponent



BEFORE ME

PB Tailor
PREETI B. TAILOR
ADVOCATE & NOTARY (GOVT. OF INDIA)
B-5, MILAN APTS., RAJCHANDRA LANE,
MALAD (WEST), MUMBAI - 400 064.

31 JAN 2024

THE NOTARY PUBLIC SHALL BE RESPONSIBLE AND ACCOUNTABLE FOR THE VERIFICATION OF THE CONTENTS OF DOCUMENTS AND FOR THE FULFILLMENT OF ANY SPECIAL REQUIREMENTS.

क्रमांक 1

No. 1



सत्यमेव जयते

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
आरोग्य विभाग
DEPARTMENT OF HEALTH

MUNICIPAL CORPORATION OF GREATER MUMBAI P SOUTH WARD

मृत्यु प्रमाण-पत्र
DEATH CERTIFICATE

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| बरल नं. ६/ 2342 | फॉर्म नं. १६ 16 |
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मृत्यु नोंदणी अधिनियम, 1969 च्या कलम 12/17 आणि महाराष्ट्र जन्म आणि मृत्यु नोंदणी नियम 2000 चे नियम 8/13 अन्वये
REGISTRATION OF BIRTHS & DEATHS ACT, 1969 AND RULE 8/13 OF THE MAHARASHTRA REGISTRATION OF BIRTHS & DEATHS RULES 2000.)

निम्नलिखित करण्यात येत आहे की, खालील माहिती मृत्युच्या मूळ अभिलेखच्या नोंदवहीतून बृहन्मुंबई महानगरपालिका पी दक्षिण विभाग
नोदवहीत उल्लेख आहे.
IS TO CERTIFY THAT THE FOLLOWING INFORMATION HAS BEEN TAKEN FROM THE ORIGINAL RECORD OF DEATH WHICH IS THE ORIGINAL RECORD OF DEATH REGISTERED IN THE MUNICIPAL CORPORATION OF GREATER MUMBAI P SOUTH WARD OF TAHSIL/BLOCK GREATER MUMBAI OF DISTRICT MUMBAI OF STATE OF MAHARASHTRA.

चे नाव / NAME OF DECEASED : CHANDRAKALADEVI M. MAHESHWARI लिंग / SEX: महिला / FEMALE
आर क्रमांक / AADHAAR NO.: XXXXXX0300
मृत्यु दिनांक / DATE OF DEATH: 08-2019
EVENTH-AUGUST-TWO THOUSAND NINETEEN
मृत्यु वय / AGE OF DECEASED: YEARS
वैधिकाचे वय / AGE OF DECEASED: YEARS
वैधिकाचे नाव / NAME OF MOTHER: REEKAWAR DAMANI
आधार क्रमांक / MOTHER'S AADHAAR NO.:
मृत व्यक्तीचा मृत्यूसमयीचा पत्ता / ADDRESS OF THE DECEASED AT THE TIME OF DEATH:
5, SUJATA NIKETAN CHS. LTD, RANI SATI MARG, ABOVE THE MALAD SAHAKARI BANK, MALAD EAST, GREATER MUMBAI, GR MUMBAI, MUMBAI SUBURBAN, MAHARASHTRA- 400097
दृष्टी क्रमांक / REGISTRATION NO.: 2019: 27-90276-001441
REMARKS (IF ANY):

मृत्यु ठिकाण / PLACE OF DEATH: LIFELINE MEDICARE HOSPITAL
पती / पत्नी महिली नाव / NAME OF HUSBAND / WIFE: MADHUSUDAN MAHESHWARI
आधार क्रमांक / HUSBAND/WIFE AADHAAR NO.:
वडिलाचे पूर्ण नाव / NAME OF FATHER: CHANDRATAN DAMANI
आधार क्रमांक / FATHER'S AADHAAR NO.:
मन्यत व्यक्तीचा कायमचा पत्ता / PERMANENT ADDRESS OF DECEASED: 25, SUJATA NIKETAN CHS. LTD, RANI SATI MARG, ABOVE THE MALAD SAHAKARI BANK, MALAD EAST, GREATER MUMBAI, GR MUMBAI, MUMBAI SUBURBAN, MAHARASHTRA- 400097
नोंदणी दिनांक / DATE OF REGISTRATION: 13-08-2019

मापपत्र दिव्याचा दिनांक / DATE OF ISSUE: 16-11-2022

निर्गमित करणारे प्राधिकारी / ISSUING AUTHORITY
उप-रजिस्ट्रार (जन्म व मृत्यु)
SUB-REGISTRAR (BIRTH & DEATH)
MUNICIPAL CORPORATION OF GREATER MUMBAI P SOUTH WARD

UPDATED ON: 2019-08-13 13:40:11



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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 मृत्यूची घटना नोंदव्याची खात्री करा * / ENSURE REGISTRATION OF EVERY BIRTH AND DEATH *





महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA

आरोग्य विभाग
HEALTH DEPARTMENT

बृहन्मुंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER MUMBAI

बरल - ६
२३१२ ३
२०२४

मृत्यु प्रमाणपत्र
DEATH CERTIFICATE

(जन्म व मृत्यु नोंदणी अधिनियम, १९६९ मधील कलम १२/१७ आणि महाराष्ट्र जन्म आणि मृत्यु नोंदणी अधिनियम, २००० चे नियम ८/१३ अन्वये देण्यात आले आहे.)

(Issued under section 12/17 of the Registration of Births and Deaths Act, 1969 and Rule 8/13 of the Maharashtra Registration of Births and Deaths Rules, 2000)



प्रमाणित करण्यात येत आहे की, खालील माहिती मृत्युच्या मूळ अभिलेखाच्या नोंदवहीतून घेण्यात आली आहे. जी की बृहन्मुंबई महानगरपालिका, तालुका Ward PN, जिल्हा मुंबई, महाराष्ट्र राज्याच्या नोंदवहीत 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 of Ward PN of District Mumbai of Maharashtra State.

मृताचे पूर्ण नाव /
Full Name of Deceased : MR. MADHUSUDAN
GAURISHANKAR MAHESHWARI

लिंग/
Sex : Male

मृत्यु दिनांक/
Date of Death : 21.12.2014

मृत्युचे ठिकाण/
Place of Death : MUMBAI

आईचे पूर्ण नाव/
Name of Mother : MRS. ANANDIDEVI G
MAHESHWARI

वडिलांचे/पतीचे पूर्ण नाव/
Name of Father/ Husband : MR.
GAURISHANKAR MAHESHWARI

मयत व्यक्तीचा मृत्यूसमयीचा पत्ता/
Address of deceased at the time of death:

25,
SUJATA, RANI SATI MARG,
MALAD E,
MUMBAI, 400097,
Maharashtra, India.

मयत व्यक्तीचा कायमचा पत्ता/
Permanant Address of deceased :

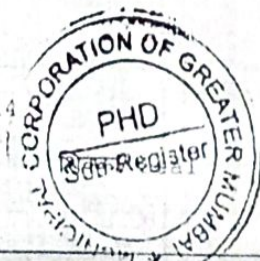
25, SUJATA,
RANI SATI MARG, MALAD E,
MUMBAI, 400097,
Maharashtra, India.

नोंदणी क्रमांक/
Registration No. : 741844303

नोंदणी दिनांक/
Date of Registration : 26.12.2014

शेरा/
Remarks (if any) :

प्रमाणपत्र दिल्याचा दिनांक/
Date of Issue : 30.12.2014



निर्गमित करणाऱ्या प्राधिकाऱ्याची स्वाक्षरी/
Signature of the Issuing Authority :
Dr. Afeya R. Sheikh

प्राधिकाऱ्याचा पत्ता/
Address of the Issuing Authority :
AMO, PHD,
Sub-Registrar,
Ward PN, Mumbai,
Municipal Corporation of Greater Mumbai

"पत्येक जन्म आणि मृत्युची घटना नोंदवल्याची खात्री करा"

Raboo



Before : Shri. P. A. Jagdale,
Officer on Special Duty,
With Testamentary Department
Date 12th December 2023

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| 38.TP/5023/2022 P. | | |
| 2372 | 39 | 4E |
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FOR COMPLIANCE:

38.TP/5023/2022 P. Ms. Atiksha Jain i/b H N Legal Ed. Advocate for the
C. : Petitioner



- 1) This is a petition for grant of Letters of Administration, under the Provisions of Indian Succession Act, 1925 (for short "IS Act") for the properties left by the deceased, namely Chandrakaladevi M. Maheshwari alias Chandrakaladevi Madhusudan Maheshwari (For short "Said deceased"). The petitioners, namely Rashmi Raju Saboo, has filed documents such as true copy of the death certificate of the deceased, identity proof of the deceased, oath in the prescribed format, affidavit of service citation.
- 2) I have heard Ld. Advocate and perused the petition along with the documents. Ld. Advocate for the petitioner tendered affidavit of service of citation and administration bond, both these documents are take on record. She further submitted that she has uploaded affidavit of service having document no. EDHCBM02511632023 and administration bond online having document no. EDHCBM02558172023.
- 3) Said deceased died on 11/08/2019 at Mumbai leaving behind her legal heir, shown in the paragraph No. 4 of the petition. Petitioner states that there are no other legal heirs to the deceased, except heirs shown in the petition. Deceased left properties shown in the schedule. Due to Corona-19 Pandemic and order passed by the Hon'ble Apex Court in Suo-moto Writ Petition (C) having No. 03/2020, the petition is within limitation.
- 4) Citation was issued, which has been duly affixed on the conspicuous part of the Hon'ble High Court and notice board of the Collector's Office at Mumbai and 14 days have

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been expired vide Rule 397(1) and (4) of the Bombay High Court (O.S.) Rules, 1980 (for short "BHC Rules") and an affidavit to that effect has been filed by the Ld. Advocate for the petitioner. Notice to collector has been issued vide Rule 396 of BHC Rules. Till today, no one appeared to resist the claim of the petitioner or nothing is brought to the notice regarding pending litigation pertaining to the same properties. Hence, the petition is treated as uncontested one.

5) Petitioner has filed the administration Bond in prescribed form No. 118 with surety. However, in view of order passed by the Hon'ble Court in TP Nos. 2556 & 2559 of 2022 dated 28.02.2023, the petitioner being the sole class-I heir of the deceased is exempted from furnishing the administrative bond.

6) Ld. Advocate for the petitioner submitted that in view of provisions of Hindu Succession Act, 1956, the petitioner, being daughter of the deceased, is entitled to seek a Letters of Administration. Hence, facts stated by petitioner, on oath, remained unchallenged and required to be accepted. Accordingly, petition deserves to be allowed, as prayed for. Hence, following order:

ORDER

- 1) Petition is allowed and the Letters of Administration be granted to the petitioner for properties, left by the deceased and shown in the schedule, in prescribed format as per the provisions of the Indian Succession Act, 1925.
- 2) Before issuance of the grant, the office to verify that there is no cross Petition is pending or caveat resisting the petition is filed.
- 3) The petitioner to file an account as under taken in a Petitioner's Oath within stipulated period.

12th December 2023

Officer on Special Duty,
with Testamentary Department

Raboo

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QID No. 0336907

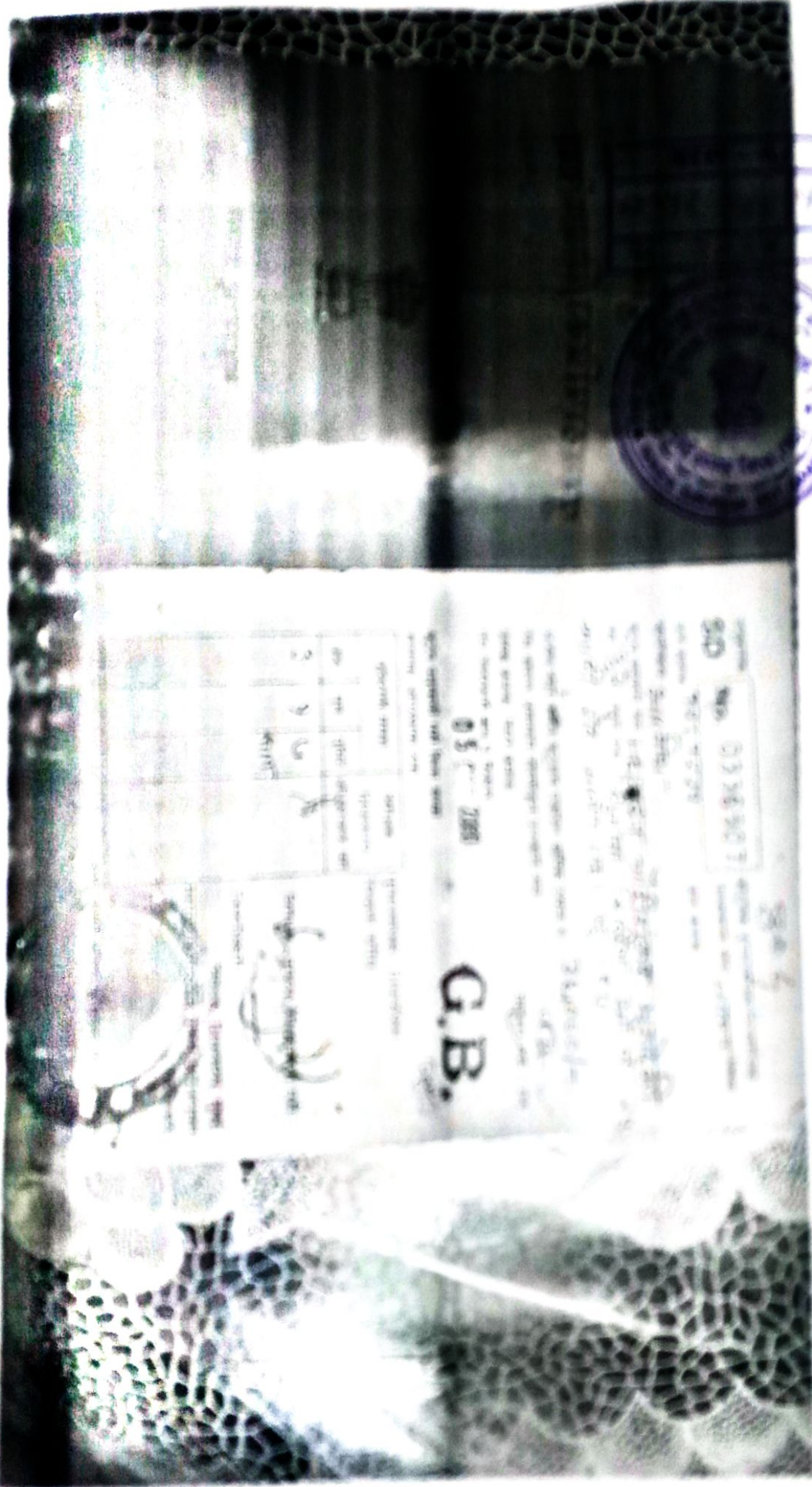
Handwritten notes in Hindi, including 'प्रमाणित' (Certified) and 'ग.ब.' (G.B.).

05-1-2000

G.B.

| क्र.सं. | विवरण | प्रमाणित | दिनांक |
|---------|-------|----------|--------|
| 1 | ... | ... | ... |
| 2 | ... | ... | ... |

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| क्र. सं. | नाम | वय | कुटुंब प्रमुखाने नावे | मिनिस्टर मिन्सिस्ट्रीअन्ड अफिअर मन्त्री |
|----------|--------------|----|-----------------------|---|
| १ | मधुसुदन | ३२ | अवता | |
| २ | पं.द.कलादेवी | २२ | पत्नी | |
| ३ | २३मी | १ | भुलजी | |
| ४ | गो.शिंकर | ७३ | वडील | |

शुद्ध - मूळ पत्रिकेस फात प्रथम, दुय्यास पत्रिकेस दहा रुपय.

बरल - ६/
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मंगलम
 श्री गणेशाय नमः
 श्री गणेशाय नमः
 श्री गणेशाय नमः
 श्री गणेशाय नमः



RAJU SABOO
 DATA QUARRY RD MALAD E MUMBAI 400064
 *****47
 *****1@gmail.com
 GST :

RESIDENTIAL

BILL DATE
08-12-2023
 TARIFF
LT I (B)
 BILL DISTRIBUTION NO
**Malad/Dindoshi/17/154/2/0
 02/001**

METER STATUS
Active
 CONNECTION DATE
08-03-2022
 BILLING STATUS
Regular

Smiles **420** Points Earned
 CYCLE NUMBER
17
 SANCTIONED LOAD (kW)
1.77
 PRESENT READING DATE
06-12-2023

Kiosk payment
 TYPE OF SUPPLY
SINGLE PHASE
 BILL NUMBER
100400888551
 PREVIOUS READING DATE
06-11-2023

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| Current Month Bill | | |
| ₹4170.98 | | |

CA NO: 153231047

₹4170.00

Due Date : 29-12-2023

Bill Month
November 2023

Units Consumed
430

Bill Period: 07-11-2023 - 06-12-2023

Previous Units: 421

- Round sum payable by discount date 15-12-2023 Amt ₹4130.00 Discount ₹34.99
- Round sum payable after due date 29-12-2023 Amt ₹4220.00 DPC ₹52.15

date refers to only current bill amount.
 balance is payable immediately

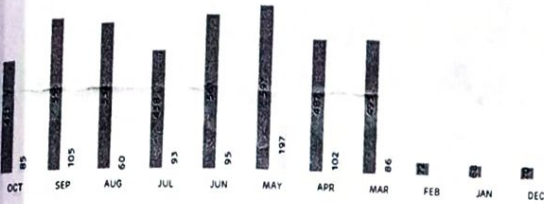
to pay your bill via (Use any UPI app)
BBPS NACH

Nearest Collection Centre (Cash/Cheque)

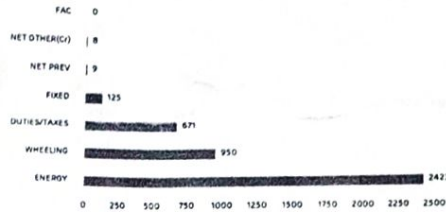
Adani Electricity, Malad, MBH colony, Dindoshi, Western Express Highway, Malad(East), Mumbai-400097



MONTH TREND



MAJOR BILL COMPONENTS (Round)



CLS

| Present Reading | Previous Reading | Multiplying Factor | Consumption Units(kWh) |
|-----------------|------------------|--------------------|------------------------|
| 26930.00 | 26500.00 | 1 | 430 |

HELP CENTER

- 19122 Toll Free No. (24x7) www.adanielectricity.com
- helpdesk.mumbaielectricity@adani.com
- Adani Electricity, Malad, MBH colony, Dindoshi, Western Express Highway, Malad(East), Mumbai-400097
- For power interruption complaint or restoration status SMS POWER <9 digit account no.> to 7065313030 from mobile no.
- Whatsapp POWER <9 digit account no.> to 9594519122 from any mobile number
- Give us missed call on 1800 532 9998 from your registered mobile no.
- For Portal Related Complaint call us: 19122
- For Internal complaint redressal system(ICRS), visit our website: www.adanielectricity.com

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MESSAGE

at all important communication related to your account are being sent on 99*****47 us. In case of any change, do inform us immediately to avoid any inconvenience and enjoy ed services
 e reading date for your DEC-23 bill is 05/01/2024

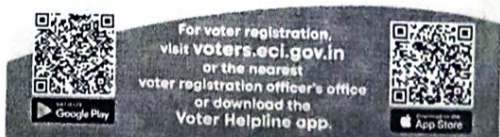
Raboo

8879243883

DUTY PAID BY ORDER NO. LOA/CSD/72/2023/ Validity Period Dt. 01/07/2023 to Dt. 31/03/2025 /2955 DT.

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

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



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

4028V4901101440

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3000\R02\3033-154\002\R4028 D40017A40017B26\526\R4028

Form No. 14

TRIPPLICATE
FORM OF NOMINATION

Acknowledgement copy
for Members

[Under Bye-law No. 32]
TO BE FURNISHED IN TRIPPLICATE
(APPLICABLE FOR SINGLE / MORE NOMINEES THAN ONE
AND MINOR NOMINEES/S)

To, The Secretary.

Sujata Niketan

Co-operative Housing Society Ltd.

Rani Sati marg, malad-East

Mumbai - 400097

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Sir.

I, Shri / Shrimati Chandrakaladevi maheshwari

am the member of the Sujata Niketan

Society Ltd., having address at Rani Sati marg, malad

Mumbai - 400097.



2. I hold the share certificate No. 24 dated 17-4-1974 of Rupees fifty each, bearing number from - 116 - to - 120 - (both inclusive), issued by the said society to me.

3. I also hold the flat No. - 25 - admeasuring 36.8 sq. feet sq. Meters, in the building of the said society, known / numbered as Sujata Niketan Coop Hsg. Society Ltd.

4. As provided under Rule 25 of the Maharashtra Co-op. Societies Rules, 1961, I hereby nominate the person/s whose particulars are as given below :

| Sr No. | Name/s of the Nominee/s | Permanent Addresses of the Nominee/s | Relationship with the Nominator | Share of each Nominee (percentage) | Date of Birth of the Nominee/s, if the Nominee/s is a minor |
|--------|-------------------------|--|---------------------------------|------------------------------------|---|
| 1 | 2 | 3 | 4 | 5 | 6 |
| (1) | Rashmi Raju Saboo | L-2/17 Laxmi Ramani Bangur Nagar Goregaon-West Mumbai - 400114 | Daughter | 100% | N/A |
| (2) | | | | | |
| (3) | | | | | |
| (4) | | | | | |
| (5) | | | | | |

5. As provided under Section 30 of the Maharashtra Co-operative Societies Act, 1960, and the Bye-laws No. 34 of the Society, I state that on my death, the Shares mentioned above and my interest in the flat, the details of which are given above, should be transferred to

Shri / Shrimati Rashmi Raju Saboo.

the first named nominee, on his / her complying with the provisions of the Bye-laws of the Society regarding requirements of admission to membership and on furnishing *Indemnity Bond, alongwith the application for membership, indemnifying the society against any claims made to the said shares and my interest in the said flat by the other nominee / nominees.

* Indemnity Bond is not required to be furnished in case of a single nominee.

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*6. As the nominee at Sr. No. _____ is the minor, I hereby appo

Shri / Shrimati _____ as the guardian / legal representative of the minor to represent the minor-nominee in mat connected with this nomination.

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| Place: २३४२ | ३० | ४६ |
| Date: २०२४ | | |

Chandrika Devi Mah...
Signature of the Nominator Member



Witnesses
Name and Addresses of Witnesses

Shri / Shrimati Harayan Prasad Bihani (1) Signature of the Witne
Address Complex Khush-Aangam, S.V. Road
West, Mumbai - 400064

(2) Shri / Shrimati Umashankar Fatechandker (2) Signature of the Witne
Address A/101, Ahimsa Aditya Anirudh CHS Ltd.
Ahimsa, marg, Chincholi Bunder Road, Malad/W
Mumbai - 400064

Place :
Date :

Received the nomination in duplicate.

[Signature]
Hon. Secretary
7/8/19
Co-op. Housing Society Ltd

Date :

[Signature]

* Strike out which is not applicable.



182

2 JAN 1979

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[Handwritten signature]



AGREEMENT OF SALE

THIS AGREEMENT IS MADE AND ENTERED into this 27th day of January, 1979 between Sri Rajendrakumar Agarwal s/o. late Sri Motiram Agarwal residing at flat No. 24, 3rd floor, Sujata Building in Sujata Niketan Co.op Hsg. Society, Shree Rani Sati Marg, Malad East, Bombay-64, hereinafter referred to as "THE VENDOR" (which expression shall mean and include his heirs, legal representatives, successors and assigns) of the ONE PART AND Smt. Chandrakaladevi wife of Madhusudan Maheshwary, Indian Inhabitant residing at present at 3/16, Malad Co.op.Hsg.Society, Podar Park, Malad East, Bombay 400 064, hereinafter referred to as the "PURCHASER" (which expression shall mean and include her heirs, legal ~~expressis~~ representatives, successors and assigns) of the OTHER PART:-

WHEREAS THE Vendor is a member and a share holder of the Sujata Niketan Co.op.Hsg.Society Ltd., situate at Shree Rani Sati marg, Malad East, Bombay 400 064. (hereinafter referred to as "the said Society" AND WHEREAS the

C. K. Maheshwari

C. K. Maheshwari

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Vendor is holding five shares bearing Share No. 116 to 120 of the said Society AND WHEREAS the Vendor has been allotted as a member and share holder of the said society flat or Block bearing No. 25 in Sujata Bldg. at the 4th floor, in the said society at Shree Rani Sati Marg, Malad East, Bombay 400 064, by the said Society which flat is herein-after referred to as "THE SAID FLAT" AND WHEREAS The Vendor is seized and possessed of the said flat as owner member of the said Society free from all encumbrances and WHEREAS the Vendor has agreed with the purchaser to sell, transfer and/or assign all rights title and interest in the said flat together with the said shares of the said Society and the purchaser has agreed to purchase the same on the terms and conditions hereinafter mentioned:-

AND THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED TO BY AND BETWEEN THE PARTIES hereto as under:-

1. The Vendor has agreed with the purchaser to sell, transfer and/or assign all rights, title and interest in the said flat No. 25 situate at Sujata Building, 4th fl., and in favour of the purchaser and the purchaser has agreed to purchase and/or to get transferred and/or assigned the same to his name together with the said shares bearing No. 116 to 120 of the Society for the sum of Rs. 45,000/- (Rupees Forty five thousand only) which prices and/or consideration has been fixed and agreed for the said flat No. 25, Sujata Building at 4th floor.

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2. The Purchaser has paid to the Vendor a sum of
 Rs. 45,000/- (Rupees Forty five thousand) by cheque
 No. ^{AA} 346585 dated 27th January 1979 for Rs. 45,000/-
 drawn on the State Bank of India, Main Office
 Branch being the agreed price and/or consideration for



C. K. Maheshwar
 11/10

signing this agreement, receipt thereof
 hereby admits and acknowledges.
 3. The Vendor shall deliver possession of the said
 flat to the purchaser on or before 15th February 1979. The
 Vendor shall also get the said shares transferred to the
 name of the purchaser at an early date and he shall
 make necessary application to the Society well in time
 so that the said shares are transferred to the name of
 the Purchaser. However in case there is any delay on the
 part of the said society for transferring the said
 shares, the Vendor shall not be held liable for any
 unavoidable delay but notwithstanding the same the
 Vendor in any case, will deliver possession of the
 said flat to the purchaser. The Purchaser on his
 part will make payment of the said flat before
 taking the possession. The Vendor in any event would
 make application to the said Society for transferring
 the said shares from his name to the name of Purchaser.

4. The Vendor shall also deliver the said shares to
 the purchaser duly assigned to the name of the
 Purchaser and/or along with transfer forms/application
 duly signed.

5. The Purchaser shall become member of the said
 Society and he will abide by the Rules and Bye-laws
 of the said Society.

6. The Vendor shall pay and clear off all
 necessary monthly dues and charges payable to the said
 Society in respect of the said flat, till possession is

given and thereafter from the date of receiving the possession of the said flat, the purchaser shall henceforth bear and pay all the monthly dues and charges of the said society.

7. The Vendor shall bear and pay the transfer fees of the Society.

8. Both the parties hereto hereby agree that they shall sign such documents, forms and/or application as may be required by the said Society and to do such other acts deeds and things and to sign such other documents as may be necessary to give full effect to this indenture.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands to this agreement on the day and year hereinbefore mentioned.

SIGNED AND DELIVERED BY THE)
WITHIN NAMED Shri Rajendrakumar)
Agarwal in the presence of.....)

M. Agarwal

SIGNED AND DELIVERED BY THE)
WITHIN NAMED Smt. Chandrakala)
M. Maheshwar in the presence of.....)

Chandra Kala Devi Maheshwari

RECEIVED from Smt. Chandrakala M. Maheshwari, the purchaser herein, being the price and/or

Rs. 45,000/-

consideration of flat No. 25, in Sujata Niketan Co-O. Housing Society, at Shree Rani, Sati Marg, Malad East, Bombay 400064, by Cheque No. AA 346585 dated 27th January 1979 for Rs. 45,000/- drawn of State Bank of India, Malad East, Bombay Branch. State Bank of India Bombay Main Office

Total: Rs. 45,000/-

I Say received the said amount of Rs. 45,000/-

(Rajendra Agarwal)

C. K. Maheshwari



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SHARE CERTIFICATE
THE SUJATA NIKETAN CO-OPERATIVE HOUSING SOCIETY LIMITED

333, Query Road, Malad (East), Bombay-400 064.
 [Registered under M. C. S. Act, 1960]
 Reg. No. BOM/HSG/4130 of 1974.

SOLOIR COPY

Authorised Share Capital Rs. 1,00,000 Divided into 2000 Shares each of 50
 Member's Register No. 24 Share Certificate No. 24

THIS IS TO CERTIFY that Shri / Shri Prabhatkumar J. J. Malad

of Malad (West) is the Registered Holder of Shares Five from 116
 to 120 of Rupees Two hundred fifty Only.

in THE SUJATA NIKETAN CO-OPERATIVE HOUSING SOCIETY LTD.

Subject to the bye-laws of the said Society, and lien upon each of such Shares

of Rupees Two hundred fifty Only

GIVEN under the Common Seal of

the said Society on this 14th day of April 1974.

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U.A. Patil
 Chairman

P. S. Gernia
 Secretary
 Member

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| २०२४ | | |



Date of Transfer
24-9-1980

Date of Transfer

Share Regd. No. (Old)
24

Share Regd. No. (Old)

To whom transferred
Smt. Chandrakala Devi
Maheshwari

Smt. RAJINI RAJU
SAGOO

Share

No.

Signature of Chairman, Committee Member or Hon. Secretary

S. Kumar
Chairman
Maheshwari



Raju

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| 9942 | 19c |
| 2022 | |



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| बदल - १ | | |
| 86 | 39 | 8a |
| 2023 | | |

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| बदर-२ | |
| 663 | 195 |
| 2023 | |

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बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे संकलन - ६/
वेब क्रमांक: PNO704020050000
मालमत्ता करवर्ष: 2022-2023
देयक क्रमांक: 202210BIL162422102342
202220BIL162422108448

देयक दिनांक: 01/10/2022
2023

HOUSING SOCIETY, QUARRY ROAD, MALAD EMUMBAI
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, टिकान, प्लॉट क्र., कलम 152 अ नुसार
PN 6962(2) 13(1A) QUARRY ROAD HOUSE WITH BANK AND SHOP . SMT BHAGIRATHIBAI LADIA

प्रेषक -
Asslt. Assessor & Collector, P North Ward, 9th floor,
Liberty Garden, Malad (West), Mumbai - 400 064
ईमेल - aacpn.ac@mcgm.gov.in



प्रथम करनिर्धारण दिनांक: 01/04/1970
जलजोडणी क्रमांक: -
एकूण भाडवली मूल्य: ₹ Thirteen Crore Ninety Five Lakh Sixty Eight Thousand Seven Hundred Forty Only
एकूण भाडवली मूल्य: (अधारी) ₹ 0
दि. 01/04/2010 ते 31/03/2022 या तारखेपर्यंतची थकबाकी ₹ 13750
देयक कालावधी: 01/04/2022 ते 31/03/2023 (मर्यादित मर्यादा)

| कराचे नाव | 01/04/2022 | ते | 30/09/2022 | 01/10/2022 | ते | 31/03/2023 |
|------------------------------|------------|----|--|------------|----|--|
| सर्वसाधारण कर | | | 56019 | | | 56019 |
| जल कर | | | 0 | | | 0 |
| जल लाभ कर | | | 35244 | | | 35244 |
| मलनिःसारण कर | | | 0 | | | 0 |
| मलनिःसारण लाभ कर | | | 21807 | | | 21807 |
| म.न.पा. शिक्षण उपकर | | | 20669 | | | 20669 |
| राज्य शिक्षण उपकर | | | 16855 | | | 16855 |
| रोजगार हमी उपकर | | | 3278 | | | 3278 |
| वृक्ष उपकर | | | 1035 | | | 1035 |
| पथ कर | | | 26655 | | | 26655 |
| एकूण देयक रक्कम | | | 181562 | | | 181562 |
| कलम 152 अ नुसार दंडाची रक्कम | | | 0 | | | 0 |
| परताऱ्यावरील व्याजाची वसुली | | | 0 | | | 0 |
| आगाऊ अधिदानाचे समायोजन | | | 0 | | | 0 |
| भरावयाची निव्वळ रक्कम | | | 181562 | | | 181562 |
| प्रतिदानाची निव्वळ रक्कम | | | 0 | | | 0 |
| अधारी रुपये | | | ₹ One Lakh Eighty One Thousand Five Hundred Sixty Two Only | | | ₹ One Lakh Eighty One Thousand Five Hundred Sixty Two Only |
| अंतिम देय दिनांक: | | | 31/12/2022 | | | 31/12/2022 |

"To make payment through NEFT:
IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTPN0704020050000 , Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 152 अ अन्वये, अवैध बांधकामावर मालमत्ता कर व शास्ती वसविणे व ती गोळा करणे, यांचा, असे अवैध बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात असेतोपर्यंतच्या कोणत्याही कालावधीसाठी विनिश्चित झाले आहे असा अन्वयार्थ लावला जाणार नाही.

महाराष्ट्र आग प्रतिबंधक व जीव संरक्षक उपाययोजना अधिनियम 2006 मधील तरतुदीनुसार, इमारतीचे मालक / भोगवटादार यांनी अग्निप्रतिबंधक व अग्निशमन यंत्रणा मुन्बितीत असण्याचे 'प्रपच-ब' अग्निशमन दलाम प्रतिवर्षी जाणेवारी व जुलै महये मादर करावे.



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

Rif
महेश पाटील
करनिर्धारक व संकलक

Rabin

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RASHMI RAJU SABOO

MADHUSUDAN GAURISHANKAR BIHANI

30/08/1977

Permanent Account Number

AZCPS9519H

Raboo
Signature




28012005

Raboo

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|----------|----|----|
| बरल - ६/ | | |
| २३/२ | ४६ | १२ |
| २०२४ | | |



बरल - ६/
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 2028




आधार
 भारत सरकार
 Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0000/00551/29509


To
 रश्मि राजू साबू
 Rashmi Raju Saboo
 W/O RAJU JOHARILAL SABOO,
 E-503-504-505 USHA GARDEN CHS LIMITED,
 AHIMSA MARG.,
 MALAD-WEST,
 VTC- Mumbai,
 PO: Malad West Dely,
 District: Mumbai Suburban,
 State: Maharashtra,
 PIN Code: 400064,
 Mobile: 9920606047




Signature valid

आपका आधार क्रमांक / Your Aadhaar No. :
3846 2172 5866
 VID : 9131 6388 0771 5895

मेरा आधार, मेरी पहचान



सूचना / INFORMATION



आधार पहचान का प्रमाण है, नागरिकता प्रमाण नहीं है।
 आधार नंबर धारक द्वारा प्रस्तुत सूचनाओं और विवरणों में विनिर्दिष्ट
 के प्रमाण के दस्तावेज पर आधारित है।

इस आधार पत्र को यूआईडीएआई द्वारा नियुक्त प्रमाणित एजेंसी/ऑनलाइन प्रमाणिकरण के द्वारा सत्यापित किया जाना चाहिए।
 में उपलब्ध एमआधार या आधार क्यूआर कोड स्कैन करने या www.uidai.gov.in पर उपलब्ध
 रीडर का उपयोग करके सत्यापित किया जाना चाहिए।

आधार विशिष्ट और सुरक्षित है।

पहचान और पते के समर्थन में दस्तावेजों को आधार के लिए नामांकन की तारीख
 से पहले 10 वर्ष में कम से कम एक बार आधार में अपडेट कराना चाहिए।

आधार विभिन्न सरकारी और गैर-सरकारी फायदा/सेवाओं का लाभ लेने में
 सहायता करता है।

आधार में अपना मोबाइल नंबर और ईमेल आईडी अपडेट रखें।

आधार सेवाओं का लाभ लेने के लिए एमआधार ऐप डाउनलोड करें।

आधार/बायोमेट्रिक्स का उपयोग न करने के समय सुरक्षा सुनिश्चित करने के
 लिए आधार/बायोमेट्रिक्स लॉक/अनलॉक सुविधा का उपयोग करें।

आधार की मांग करने वाले सहमति लेने के लिए बाध्य हैं।

Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB
 is based on information supported by proof of DOB document specified in
 regulations, submitted by Aadhaar number holder.

This Aadhaar letter should be verified through either online
 authentication by UIDAI-appointed authentication agency or QR code
 scanning using mAadhaar or Aadhaar QR Scanner app available in
 app stores or using secure QR code reader app available on
www.uidai.gov.in.

Aadhaar is unique and secure.

Documents to support identity and address should be updated in
 Aadhaar after every 10 years from date of enrolment for Aadhaar.

Aadhaar helps you avail of various Government and Non
 Government benefits/services.

Keep your mobile number and email id updated in Aadhaar.

Download mAadhaar app to avail of Aadhaar services.

Use the feature of Lock/Unlock Aadhaar/biometrics to ensure
 security when not using Aadhaar/biometrics.

Entities seeking Aadhaar are obligated to seek consent.



भारत सरकार
 Government of India



Aadhaar no. issued: 13102011

रश्मि राजू साबू
 Rashmi Raju Saboo
 जन्म तिथि/DOB: 30/08/1977
 महिला/ FEMALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
 इसके उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
 ऑफलाइन एक्सप्रेसल की स्कैनिंग) के साथ किया जाना चाहिए।
 Aadhaar is proof of identity, not of citizenship
 or date of birth. It should be used with verification (online
 authentication, or scanning of QR code / offline XML).

3846 2172 5866
 मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India



पता:
 श्री/श्रीमती राजू जोहरीलाल साबू, ई-५०३-५०४-५०५ उषा गार्डन
 चस लिमिटेड, अहिंसा मार्ग, मलाड-वेस्ट, मुंबई, मलाड वेस्ट
 महाराष्ट्र - 400064

Address:
 W/O RAJU JOHARILAL SABOO, E-503-504-
 505 USHA GARDEN CHS LIMITED, AHIMSA
 MARG, MALAD-WEST, Mumbai, PO: Malad
 West Dely DIST Mumbai Suburban,
 Maharashtra - 400064

3846 2172 5866
 VID : 9131 6388 0771 5895

1047 | help@uidai.gov.in | www.uidai.gov.in

Rashmi

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| बरल - ६/ | | |
| २३४२ | ४४ | ४६ |
| २०२४ | | |



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RONEN R JOSHI

RAJESHKUMAR INDUBHAI JOSHI

29/08/1987

Permanent Account Number

AJFPJ7552E



06022008

Ronen
Signature

Ronen



ભારત સરકાર
Government of India

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

નામોડન ક્રમ સંખ્યા/ Enrolment No.: 0000/00695/04535

To
રોન રાજેશકુમાર જોશી
Ronen Rajeshkumar Joshi
804, 8TH FLOOR, MAA ENRICH BUILDING,
D P ROAD,
NEAR BANK OF MAHARASHTRA,
MALAD EAST,
VTC, Mumbai,
PO: Malad East,
District: Mumbai Suburban,
State: Maharashtra,
PIN Code: 400097,
Mobile: 7718921722

Validity unknown



તમારો આધાર નંબર / Your Aadhaar No. :

9515 5162 6453
VID : 9173 0842 5714 0064

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



રોન રાજેશકુમાર જોશી
Ronen Rajeshkumar Joshi
જન્મ તારીખ/DOB: 29/08/1987
પુરુષ/ MALE

આધાર એ ઓળખનો પુરાવો છે, નાગરિકતા અથવા જન્મ તારીખનો નહીં.
તેનો ઉપયોગ માત્ર ચકાસણી (બોનિવાઇન પ્રમાણીકરણ અથવા જુબાર કોડ/બોનિવાઇન બેકઅપ/બોનિવાઇન સેન્ટ્રી) સાથે જ થવો જોઈએ.
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or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML)

9515 5162 6453

મારો આધાર, મારી ઓળખ



માહિતી / INFORMATION

- આધાર એ ઓળખનો પુરાવો છે, નાગરિકતા અથવા જન્મ તારીખનો નહીં. તારીખ આધાર નંબર યાતક દ્વારા ચકાસણી કરવામાં આવે છે. તારીખના દસ્તાવેજના પુરાવા દ્વારા ચકાસણી કરવામાં આવે છે.
- આ આધાર પત્રની ચકાસણી યુ.આઇ.આઇ.એ.આઇ. દ્વારા ઓનલાઇન પ્રમાણીકરણ અથવા જુબાર કોડ/બોનિવાઇન બેકઅપ/બોનિવાઇન સેન્ટ્રી સાથે જ થવો જોઈએ. ઉપલબ્ધ એમઆધાર અથવા આધાર ક્યુઆર કોડનો ઉપયોગ કરીને અથવા www.uidai.gov.in પર ઉપલબ્ધ એપ્લિકેશનનો ઉપયોગ કરીને ક્યુઆર કોડ સ્કેનિંગ દ્વારા ચકાસણી કરવામાં આવે છે.
- આધાર અનન્ય અને સુરક્ષિત છે.
- આધાર માટે નોંધણીની તારીખથી દર 10 વર્ષ પછી ઓળખ અને સરનામાને સમર્થન આપતા દસ્તાવેજો આધારમાં અપડેટ થવા જોઈએ.
- આધાર તમને વિવિધ સરકારી અને બિન-સરકારી લાભો/સેવાઓને સરળતાથી મેળવવામાં મદદ કરે છે.
- આધારમાં તમારો મોબાઇલ નંબર અને ઇમેઇલ આઇડી અપડેટ રાખો.
- આધાર સેવાઓની લાભ લેવા માટે mAadhaar એપ ડાઉનલોડ કરો.
- આધાર/બાયોમેટ્રિક્સનો ઉપયોગ ન કરતી વખતે સુરક્ષા સુનિશ્ચિત કરવા માટે આધારને બંધ કરો/બોલો/બાયોમેટ્રિક્સની સુવિધાનો ઉપયોગ કરો.
- આધાર મેળવવાની સંસ્થાઓ સંમતિ મેળવવા માટે બંધાયેલા છે.
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- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics
- Entities seeking Aadhaar are obligated to seek consent

બરલ - ૬/
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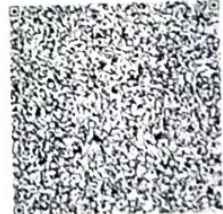


ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India



સરનામું
૮૦૪, ૮થ ફ્લોર, માં એનરિચ બિલ્ડિંગ, ડ પ રોડ, નેર બેંક ઓફ
માહારાષ્ટ્ર, મલદ ઇસ્ટ, મુંબઈ, મલદ ઇસ્ટ, મુંબઈ મુનિસિપલ,
માહારાષ્ટ્ર - 400097

Address:
804, 8TH FLOOR, MAA ENRICH BUILDING,
D P ROAD, NEAR BANK OF
MAHARASHTRA, MALAD EAST, Mumbai,
PO Malad East, DIST Mumbai Suburban,
Maharashtra - 400097



9515 5162 6453

VID : 9173 0842 5714 0064

1947 | help@uidai.gov.in | www.uidai.gov.in

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| २०२४ | | |

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/61075/18837

To,
प्रभुदाम बाळिजभाई परमार
Prabhudas Valjibhai Parmar
ROOM NO 24 BABU GOVIND CHAWL
KHOT KUWA ROAD
BEHIND CHILDRENS ACADEMY SCHOOL
Malad East
Malad East Malad East Mumbai
Maharashtra 400097
9076817206

06/01/2013



Ref 209 / 22A / 380200 / 380673 / P



SH109829631DF



आपला आधार क्रमांक / Your Aadhaar No. :

3603 5351 4820

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



प्रभुदाम बाळिजभाई परमार
Prabhudas Valjibhai Parmar
जन्म वर्ष / Year of Birth 1973
पुरुष / Male



3603 5351 4820

आधार — सामान्य माणसाचा अधिकार

P.V. Parmar

| | | |
|----------|----|----|
| बरत - ६/ | | |
| २३१२ | ५९ | ५६ |
| २०२४ | | |



भारत सरकार
GOVERNMENT OF INDIA



पटेल महेशभाई मनीलाल
Patel Maheshbhai Manilal
जन्म वर्ष / Year of Birth : 1988
पुरुष / Male



2600 9599 4049

आधार — आम आदमी का अधिकार

महेशभाई मनीलाल पटेल

बंगला - क॥
2342 42 42
२०२४



बरल - ६/
 २३५२ ५३ ५६
 २०२४



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O मनीलाल पटेल, ए-१३, सुनंदा
 सुभाषलाने, दफतरित रोड, मालाड पूर्व,
 मुंबई, महाराष्ट्र, ४०००९७

Address: S/O Manilal Patel, A-13,
 Sunanda, Subhashlane, Daftari
 Road, Malad (East), Mumbai (Sub
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 P.O. Box No.1947,
 Bengaluru-560 001

Subinil S/O Manilal Patel

| | | |
|----------|----|----|
| करल - ६१ | | |
| २३५२ | ५४ | ५६ |
| २०२४ | | |



2352
बुधवार, 31 जानेवारी 2024 8:27 म.नं.

दस्त गोपवारा भाग-1

बरल-6
दस्त क्रमांक: 2352/2024

दस्त क्रमांक: बरल-6 /2352/2024
बाजार मूल्य: रु. 54,34,517/-
भारतेले मुद्रांक शुल्क: रु.4,38,000/-

मोबदला: रु. 73,00,000/-

दु.नि. सह. दु. नि. बरल-6 यांचे कार्यालयात
अ. क्र. 2352 वर दि.31-01-2024
तेजी १:25 म.नं. वा. हजर केला.

Pan

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक, बोरीवली क्र. ६,
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 31 / 01 / 2024 08 : 25 : 59 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 31 / 01 / 2024 08 : 26 : 53 PM ची वेळ: (फी)

पावती:2614

पावती दिनांक: 31/01/2024

सादरकरणाऱ्याचे नाव: रोनेन राजेशकुमार जोशी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1120.00

पृष्ठांची संख्या: 56

एकुण: 31120.00

सह. दुय्यम निबंधक, बोरीवली क्र. ६,
मुंबई उपनगर जिल्हा.

प्रतिज्ञापत्र

- सदर दस्तावेज हा नोंदणी १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल कलेला आहे. ● दस्तातील संपूर्ण मजदूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. ● दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

Raboo

लिहून देणारे :

Pan

लिहून घेणारे :

बरल - ६/
2312 14
२०२४



दिनांक: 31/01/2024 8:30:18 PM
 पुस्तक क्रमांक: बरल-6/2352/2024
 करारनामा

पक्षकाराचे नाव व पत्ता
 नाव: रश्मी राजू साबू
 पत्ता: प्लॉट नं: इ-503-504-505, माळा नं: -, इमारतीचे नाव: उपा
 गार्डन सी.एच.एस. लिमिटेड, ब्लॉक नं: मालाड पश्चिम, मुंबई, रोड नं:
 अहिंसा मार्ग, महाराष्ट्र, मुंबई.
 पिन नंबर: AZCPS9519H

पक्षकाराचा प्रकार
 लिहून देणार
 वय :-46
 स्वाक्षरी:-

Rashmi

छायाचित्र



ठसा प्रमाणित



नाव: रोनेन राजेशकुमार जोशी
 पत्ता: प्लॉट नं: 804, माळा नं: -, इमारतीचे नाव: मा एनरिच विल्डिंग,
 ब्लॉक नं: मालाड पूर्व, मुंबई, रोड नं: जांगला नगर, जितेंद्र रोड,
 महाराष्ट्र, मुंबई.
 पिन नंबर: AJFPJ7552E

लिहून घेणार
 वय :-36
 स्वाक्षरी:-

Ronen



दस्त एवज करून देणार तयारकीत करारनामा चा दस्त एवज करून दिल्याचे कबूल करतात.
 दिनांक: 31/01/2024 08:29:09 PM

दस्त एवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

पक्षकाराचे नाव व पत्ता
 नाव: महेशभाई पटेल
 वय: 57
 पत्ता: ए-13, सुनंदा सोसायटी, सुभाष लेन, मालाड पूर्व, मुंबई
 पिन कोड: 400097

स्वाक्षरी

Mahesh

छायाचित्र



ठसा प्रमाणित



नाव: प्रमोददास परमार
 वय: 50
 पत्ता: रूम नंबर 24, बाबू गोविंद चाळ, खोत कुवा रोड, मालाड पूर्व, मुंबई
 पिन कोड: 400097

स्वाक्षरी

P. Umesh



दिनांक: 31/01/2024 08:29:52 PM

दिनांक: 31/01/2024 08:30:11 PM नोंदणी पुस्तक 1 मध्ये

द. नि. बोरीवली 6
 दुय्यम निबंधक, बोरीवली क्र. 6,
 मुंबई उपनगर जिल्हा.

| Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-------------------------|----------|------------------------|--------------------|-----------|---------|------------------|-------------|
| RONEN RAJESHKUMAR JOSHI | eChallan | 00040572024013151840 | MH014840287202324E | 438000.00 | SD | 0007818912202324 | 31/01/2024 |
| | DHC | | 0124313620714 | 1120 | RF | 0124313620714D | 31/01/2024 |
| RONEN RAJESHKUMAR JOSHI | eChallan | | MH014840287202324E | 30000 | RF | 0007818912202324 | 31/01/2024 |

बरल - 6/
 2352/2024
 2024

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

प्रमाणित करणेत येते की, या
 दस्तामध्ये एकूण... पाने आहेत. 2352/2024
 पुस्तक क्र. 1/बरल-6/... 2024
 बरल-6, दिनांक... 31 JAN. 2024...

Verify Scanned Document for correctness through...
 Get print immediately after registration.



Mahesh
 सह. दुय्यम निबंधक, बोरीवली क्र. 6,
 मुंबई उपनगर जिल्हा.

Index-11



सूची क्र.2

दुय्यम निबंधक : सह दु. नि. बोरीवली 6

दस्ता क्रमांक : 2352/2024

मोबॅनी :

Regn 63m

गावाचे नाव : मालाड

| क्रमांक | करारनामा |
|--|---|
| (1) बिलेबाचा प्रकार | 7300000 |
| (2) मोबदला | 5434516.8 |
| (3) बाजारभाव (माझे पट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते मुब करणे) | |
| (4) भू-भाग, पोटहिसा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदनिका नं.25, चौथा मजला, गुजरात निकेतन को-ऑप हौसिंग सोसायटी लिमिटेड, राणी सती मार्ग, मालाड पूर्व, मुंबई - 400097... सदनिकेचे एकूण क्षेत्रफळ 368 चौ फुट कारपेट PUI: PN0704020050000 ((C.T.S. Number : 426, 426/1 to 426/11 ;)) |
| (5) क्षेत्रफळ | 1) 41.04 चौ.मीटर |
| (6) अकारणी किंवा जुनी देण्यात येणारे तसे. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:-रमणी राजू साबू बय:-46; पत्ता:-प्लॉट नं: इ-503-504-505, माळा नं:-, इमारतीचे नाव: उषा गार्डन सी.एच.एस. लिमिटेड, ब्लॉक नं: मालाड पश्चिम, मुंबई, रोड नं: अहिता मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AZCPS9519H |
| (8) दस्तऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-रोनेन राजेशकुमार जोशी बय:-36; पत्ता:-प्लॉट नं: 804, माळा नं:-, इमारतीचे नाव: मा एनरिच बिल्डिंग, ब्लॉक नं: मालाड पूर्व, मुंबई, रोड नं: जांगला नगर, जितेंद्र रोड, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AJFPJ7552E |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 31/01/2024 |
| (10) दस्तऐवज दिल्याचा दिनांक | 31/01/2024 |
| (11) अनुमती क्र. खंड व पृष्ठ | 2352/2024 |
| (12) बाजारभावामुळे मुद्रांक शुल्क | 438000 |
| (13) बाजारभावामुळे नोंदणी शुल्क | 30000 |
| (14) शेरा | |



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

खरी प्रत

सह दुय्यम निबंधक, बोरीवली क्र.- 6
मुंबई उपनगर जिल्हा.

Payment Details

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|-------------------------------|----------|------------------------|--------------------|-----------|---------|------------------|-------------|
| 1 | RONEN RAJESHKUMAR JOSHI | eChallan | 00040572024013151840 | MH014840287202324E | 438000.00 | SD | 0007818912202324 | 31/01/2024 |
| 2 | | DHC | | 0124313620714 | 1120 | RF | 0124313620714D | 31/01/2024 |
| 3 | RONEN RAJESHKUMAR JOSHI | eChallan | | MH014840287202324E | 30000 | RF | 0007818912202324 | 31/01/2024 |

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

