

B.Y.

318/5415

पावती

Original/Duplicate

Tuesday, December 29, 2020

नोंदणी क्र. :39म

11:28 AM

Regn.:39M

पावती क्र.: 6989

दिनांक: 29/12/2020

गावाचे नाव: वरळी

दस्तऐवजाचा अनुक्रमांक: बबई-5415-2020

दस्तऐवजाचा प्रकार: ट्रान्सफर डीड

सादर करणाऱ्याचे नाव: - - धनशाम जे शेवकरामाणी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1500.00

पृष्ठांची संख्या: 75

एकूण:

रु. 31500.00

आपणास मूळ दस्त, पंबनेल प्रिंट, सूची-२ अंदाजे

11:47 AM ह्या वेळेस मिळेल.

दुय्यम निबंधक, मुंबई-1

बाजार मूल्य: रु.94572500/-

मोबदला रु.35000000/-

भरलेले मुद्रांक शुल्क : रु. 1891450/-

सह दुय्यम निबंधक
मुंबई शहर क्र. १

1) देयकाचा प्रकार: By Cash रक्कम: रु 1500/-

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008973873202021M दिनांक: 29/12/2020

देयकेचे नाव व पत्ता:

DELIVERED
ON 29/12/2020

CHALLAN
MTR Form Number-6



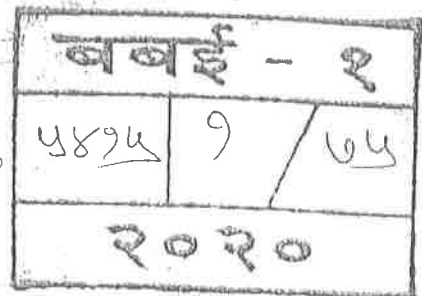
GRN	MH008973873202021M	BARCODE	[Barcode]		Date	24/12/2020-16:11:05	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Registration Fees Registration Fees(Ordinary Collections)			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AALPS0237Q			
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR			Full Name	GHANSHAM J SHEWAKRAMANI AND OTHERS			
Location	MUMBAI			Flat/Block No.	PREMISES NO 3 AND 4 GROUND FLOOR			
Year	2020-2021 One Time			Premises/Building				
Account Head Details		Amount In Rs.						
0230063301 Registration Fee		30000.00	Road/Street	B Y APARTMENT CHS LTD BLDG 03 14 B G KHER RD WORLI				
			Area/Locality	MUMBAI				
			Town/City/District					
			PIN	4	0	0	0	1 8
			Remarks (If Any)	PAN2--PN=NARAYANDAS AILDAS CHOWDHRY AND JYOTI NARAYANDAS CHOWDHRY-CA=				
			Amount In	Thirty Thousand Rupees Only				
Total		30,000.00	Words					
Payment Details			BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	02300042020122417549	006423047		
Cheque/DD No.		Bank Date	RBI Date	24/12/2020-16:23:20	Not Verified with RBI			
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

Department ID :

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

Mobile No. : 9920941130

सादर चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सादर चालन लागू नाही.





CHALLAN
MTR Form Number-6



GRN	MH008973873202021M	BARCODE	[Barcode]		Date	24/12/2020-16:11:05	Form ID
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Registration Fees (Ordinary Collections)			TAX ID / TAN (If Any)			
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR			PAN No.(If Applicable)	AALPS02070		
Location	MUMBAI			Full Name	GHANSHAM J SHEWAKRAMANI AND OTHERS		
Year	2020-2021 One Time			Flat/Block No.	PRMISES NO 3 AND 4 GROUND FLOOR		
Account Head Details		Amount In Rs.	Promises/Building				
0030063301	Registration Fee	30000.00	Road/Street		B Y APARTMENT CHS LTD BLDG 03 14 B G KHER RD WORLI		
			Area/Locality		MUMBAI		
			Town/City/District				
			PIN		4 0 0 0 1 8		
			Remarks (If Any)		<div style="border: 1px solid black; padding: 5px;"> <p align="center">बचत - २</p> <p align="center">ALBAS CHOWDHRY AND</p> <p align="center">NARAYANDAS CHOWDHRY</p> <p align="center">5824 / 2 / 64</p> <p align="center">२०२०</p> </div>		
			Amount In Words	Thirty Thousand Rupees Only			
		30,000.00					
Payment Details				FOR USE IN RECEIVING BANK			
BANK OF MAHARASHTRA							
Cheque/DD Details				Bank CIN	Ref. No.	02300042020122417549 203593263849	
Cheque/DD No.				Bank Date	RBI Date	24/12/2020-16:23:20 28/12/2020	
Name of Bank				Bank-Branch			
				BANK OF MAHARASHTRA			
Name of Branch				Scroll No., Date			
				1228 , 28/12/2020			



Department ID: [Blank] Mobile No. 9920941130
 NOTE:- This challan is valid for document to be registered in Suu Registrar office only. Not valid for unregistered document.
 नोट: चालन केवल दस्तावेज निकायन कार्यालय में ही दर्ज किया जा सकता है। निकायन के लिए अर्ज और निकायन के लिए निकायन दस्तावेजों के लिए चालन का उपयोग नहीं किया जा सकता है।

Validity unknown



Challan Defaced on 04-01-2021 at 04:17:38:54:33

Sr. No.	Defacement No	Defacement Date	UserId	Defacement Amount
1	(IS)-318-5415	00042279812020:1	29/12/2020-11:28:03	IGR182
Total Defacement Amount				30000.00
				30,000.00



मुद्रांक जिल्हाधिकारी, मुंबई यांचे कार्यालय

310/311, तिसरा जमला, जुने जकात घर,
फोर्ट, मुंबई - 400 001.

फोन नं. 022/22611870

Email-Id-cos.mumbai@igrmaharashtra.gov.in

प्रकरण क्रमांक : ADJ/M/747/2020 / 3793

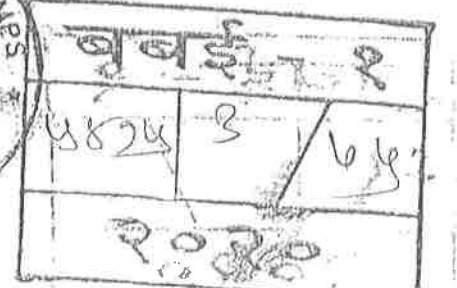
दिनांक : 21/12/2020

(मुंबई मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/M/747/2020 अन्वये पक्षकार Shri. Ghyansham J. Shewakramni दिनांक 11/12/2020 रोजी Deed of Transfer चा दस्तू अभिनिर्णयाकरिता सादर केलेला आहे सदर दस्ताचा तपशिल खालीलप्रमाणे आहे.

Date of Execution	Unexecuted
Transferor	Mr. Narayandas Aildas Chowdhry & Mrs. Jyoti Narayandas Chowdhry
Transferees	Mr. Ghanshyam J. Shewakramni & Ors.
Property	Res. Premises No. 3& 4, on Ground Floor, with 2 car parking & Exclusive use of garden our the portion of basement of building no. 03 at B.Y. Apartment C.H.S. Ltd. B.G. Kher Marg, Worli Mumbai - 400 018
Area	Res. Premises No 3& 4 adm, 149.70 sq.mtrs, (Built up) on the Gr. Floor with 2 Car Parking & Exclusive use of Garden over the portion of basement adm. 2500 sq.ft.
Consideration	Rs. 3,50,00,000/-

उपरोलिखित संलेखातील मालमत्तेचे सन 2020 करिताच्या बाजारमुल्य मुंबई प्रदेश (मालमत्तेचे वास्तव बाजारमुल्य निर्धारण करणे) नियम 1995 मधील तरतुदी, तसेच मुंबई महानगरपालीका क्षेत्रासाठी प्रचलित असलेली विकास नियंत्रण नियमावली आणि बाजारमुल्य दर तक्त्यातील मार्गदर्शक सुचनानुसार व त्यामधील दर व दस्तासोबत सादर केलेली कागदपत्रे विचारात घेवून मुंबई मुद्रांक अधिनियम 1958 मधील तरतुदीनुसार खालीलप्रमाणे मुद्रांक शुल्क व दंड देय आहे.



Market Value	Article	Stamp Duty @ 6%	S.D.@2% (if paid 31/12/2020) (Remittance @ 3%)	S.D. @ 3% (if paid 31/03/2021) (Remittance @ 3%)
Rs. 9,45,72,500/-	25(b) @ 6% (S.D.@ 2% if paid till 31/12/2020 & 3% or thereafter if paid till 31/03/2021) [Read with R&F.D. Notification No. Mudrank-2020/C.R.136/M-1(Policy) dt. 29/08/20 & Read with U.D. Order No. MRD-3320/C.No.24/N.V-7 dt. 28/03/20 w.e.f.01/04/20 for 2 years, 1% cess not recovered]	Rs. 56,74,350/-	Rs. 18,91,450/- (Remittance @ 3%) 3% Rs. 28,37,175/- & Cess @ 1% Rs. 9,45,725/-	Rs. 28,37,175/- Remittance or S.D. @ 2% Rs. 18,91,450/- & Cess @ 1% Rs. 9,45,725/-
NOTE :- ****[if paid 31/12/20 @ 2% or thereafter till 31/03/21 @ 3%]****As per R&F.D. Notification No.Mudrank-2020/C.R.136/M-1 (Policy) dt.29/08/20				
(S.D.@2% if paid till date 31/12/20 & @ 3% or thereafter if paid till 31/03/21) [Read with Proviso to Art. 25 & R&F.D. Notification No. Mudrank -2020/C.R.136/M-1(Policy) dt.29/08/20; Read with U.D. Order No. MRD-3320/C.No.24/N.V-7 dt.28/03/20 w.e.f. 01/04/20 for 2 years, 1% cess not recovered]				

उपरोक्त सर्व वस्तुस्थिती व दस्तामधील नमूद माहितीच्या आधारे खालील प्रमाणे अंतरिम आदेश पारित केले आहे.

अंतरिम आदेश

- अभिनिर्णयाकरिता सादर केलेल्या संलेखास मुंबई मुद्रांक अधिनियम 1958 च्या अनुसूची 1 मधील अनुच्छेद 25(b) Sec 4 नुसार उर्वरीत मुद्रांक शुल्क रक्कम रु. 18,91,450/- लेखाशिर्ष (GRAS Code - 0030050801) देय आहे.
- सदरील मुद्रांक शुल्क आपणास मान्य असल्यास हा अंतरिम आदेश प्राप्त झाल्यापासून 60 दिवसांच्या आत दस्तावर कमी भरलेले मुद्रांक शुल्क व दंडाचा भराणा GRAS या प्रणालीद्वारे <https://gras.mahakosh.gov.in/echallan> या वेबसाईटवरून Collector of Stamp, Mumbai या नावाने मुद्रांक शुल्क रक्कम रु. 18,91,450/- (GRAS Code - 0030050801) या खात्यामध्ये ऑनलाईन करावा व सादर रक्कम ऑनलाईन भरल्यानंतर कोर्टात घेण्यात या कार्यालयात आपले पत्रासह सादर करावी.

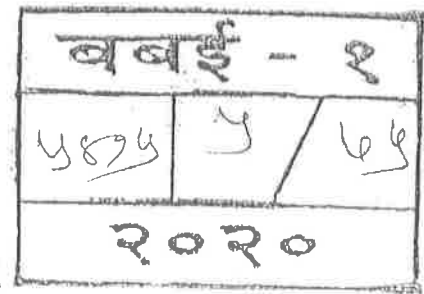
बवई - ३
4876 / 69
२०२०



- उपरोक्त मागणी नोटिसीबाबत आपले काही म्हणणे /आक्षेप असल तर नैसर्गिक न्यायाची संधी म्हणून आपण व्यक्तीशः / प्राधिकृतामार्फत दिनांक / /2020 रोजी सकाळी / दुपारी वाजता हजर राहून कृपया आपले म्हणणे मांडावे. विहित दिवशी जर आपण हजर राहिला नाही तर नैसर्गिक न्यायाची आणखी एक संधी म्हणून आपण तदनंतर लगतच्या 3 दिवसामध्ये कार्यालयीन कामकाजाचे वेळी आपले लेखी म्हणणे / युक्तीवाद या कार्यालयास सादर करावा. तसे न केल्यास या नोटिसीबाबत आपले काहीही म्हणणे नाही असे गृहीत धरून दिलेल्या अंतरिम हा अंतिम समजण्यात येईल. सदर आदेशातील मुद्रांक शुल्काबाबत आपले काही म्हणणे असल्यास आपणांस महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 32-ब अन्वये अपिल दाखल करता येईल.
- दस्ताची नोंदणी प्रक्रिया ही भारतीय नोंदणी अधिनियम 1908 व मा.नों.व.मु.नि.म.रा.पुणे यांचे परिपत्रक क्र.का-4/प्र.क्र.617/2011/3008 दिनांक 22/12/2011 नुसार होईल हे स्पष्ट करण्यात येत आहे.
- प्रस्तूत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करतांना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तूत प्रकरणातील कोणताही व्यवहार बेकायदेशिर असल्यास तो कायदेशिर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही हयाबाबतची सर्व जबाबदारी संबंधित पक्षकारांची राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, मुंबई हे जबाबदार राहणार नाहीत.



(Signature)
(मांडुसग मगदुम) 21/12/20
मुद्रांक जिल्हाधिकारी, मुंबई



Submitted

The present document titled as Deed of Transfer is being submitted on 11/12/2020 for adjudication w/s 31 of The S.S.A. for payment of stamp duty chargeable on the said instrument, the details of which are as follows:

1	Case No.	ADJ/M/747/2020	ADJ/M/ 747 / 2020	
2	Nature/Type of Instrument	Agreement for Sale		
3	Date of Execution	Unexecuted	Page 12 / 4 7	
	Proof of Execution	Unexecuted		
4	Transferor	Shri Narayandas Aildas Chowdhry & Smt. Jyoti Narayandas Chowdhry		
5	Transferee	Shri Ghansham J. Shewakramani & 3 others		
6	Details of Property :	Res. Premises No. 3 & 4 adm. 149.70 sq. mtrs. (Built up) on the Gr. Floor with 2 Car Parkings & exclusive use of Garden over the portion of basement adm. 2500 sq. ft. of Bldg. No. 3, at B, Y, Apartment C.H.S. Ltd., at B.G. Kher Marg, Worli, Mumbai - 400 018.		
	C.S. No.	868		
	Division	Worli Division		
	Built up Area (As per Plan, IGR, M.S., Pune Circle) No. Desk-3 of Sector RERA Carpet Area/3 dt. 01/11/2020	Res. premises No. 3 & 4 adm. 149.70 sq. mtrs. (Built up) on the Gr. Floor with 2 Car Parkings & exclusive use of Garden over the portion of basement adm. 2500 sq. ft.		
	Year of Construction	1984 (As per Soc. Ltr. Dt. 20/11/2020)		
	(Proof taken on Record as per IGR Circular No. D-15/Dep. Valuation Pt. 3 dt. 01/11/2015)			
	No. of Floors in the Bldg.	Gr + 5 & 6 (Pt.) (As per Soc. Ltr. Dt. 20/11/2020)		
	Flat/Shop/Office on Floor situated	Gr. Floor		
7	Consideration	Rs. 3,00,00,000/-		
8	Zone	13/95A		
	Rates per sq. meter	ASR -2020-21 (From 11/09/2020)		
		Land Cost	Res. Const Cost Incl.	
		Rs. 193820/-	Rs. 387090/- Rs. 30,250/-	
9	Therefore, <u>Garden area besides flat hence, as per ASR Guideline No. 15(B)</u> $\text{Market Value} = (\text{Land Cost} + (\text{User Rate} + \text{Lift Charges} \times \text{Dep.})) \times \text{Area}$ Applicable user Rate = Rs. 193820/- + (Rs. 387090 - Rs. 193820 x 60%) = Rs. 3,09,782/- Flat : Rs. 309782 x 149.70 = Rs. 4,63,74,365/- Lift : Rs. 309782 x 0.25 x (13.75 x 2) = Rs. 21,28,202/- Cess @ 1% : Rs. 193820 - (30250 x 15%) x 2500/10.764 = Rs. 4,60,62,653/- Total : Rs. 9,45,72,220/-			
Market Val.	Article	Stamp Duty @ 6%	S.D. @ 2% (if paid 31/12/2020) (Remittance @ 3%) Rs. 18,91,450/- (Remittance of S.D. @ 3% Rs. 28,37,175/- & Cess @ 1% Rs. 9,45,725/-)	S.D. @ 3% (if paid 31/03/2021) (Remittance @ 2%) Rs. 28,37,175/- (Remittance of S.D. @ 2% Rs. 18,91,450/- & Cess @ 1% Rs. 9,45,725/-)
Rs. 9,45,72,220/-	25(b) @ 6% (S.D. @ 2% if paid till 31/12/2020 or thereafter if paid till 31/03/2021) and with R&F.D. Notification No. Mudrank-2020/C.R.136/M-1 (Policy) dt. 29/08/2020 & read with U.D. Order No. M.S. 2-330/C.No. 24/N.V-7 Dt. 28/03/2020 w.e.f. 01/04/2020 for 2 years, 1% cess not applicable till 31/12/2020 & 3% or thereafter if paid till 31/03/2021. [Read with Provision No. Mudrank-2020/C.R.136/M-1 (Policy) dt. 29/08/2020 & Notification No. Mudrank-2020/C.No. 24/N.V-7 Dt. 28/03/2020 w.e.f. 01/04/2020 for 2 years, 1% cess not applicable till 31/12/2020 & 3% or thereafter if paid till 31/03/2021.]	Rs. 56,74,350/-	Rs. 18,91,450/-	Rs. 28,37,175/-
	There are 15% cess on 25(b)	Rs. 56,74,350/-	Rs. 18,91,450/-	Rs. 28,37,175/-
	S.D. Remittance @ 3% till 31/12/2020	Rs. 28,37,175/-	Rs. 18,91,450/-	Rs. 28,37,175/-
	S.D. Remittance @ 1% for 31/12/2020	Rs. 9,45,725/-	Rs. 18,91,450/-	Rs. 28,37,175/-
	S.D. Payable @ 2% till 31/12/2020	Rs. 18,91,450/-	Rs. 18,91,450/-	Rs. 28,37,175/-



बबई - ३
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The directions provided in the Hon. IGR Circular No. D-15/Dep./Valuation/1137 dt. 04/11/2015 & D-5/Mudrank-13/C.No. 28/13/344/13 dt. 17/12/2013 is being duly complied with in the aforesaid submission & hence, if the aforesaid submission is approved, then S.D. Rs. 18,91,450/- will be called from the party and ***** if paid 31/12/2020 @ 2% or thereafter till March-2021 @ 3% ***** the present document will be certified u/s 32 of The M.S.A.

However while certifying the document, a note be endorsed as "Proper Stamp duty to be read as Rs. 56,74,350/- of which remittance of stamp duty Rs 28,37,175/- @ 3% allowed as per R&F.D. Notification No. Mudrank-2020/C.R.136/M-1 (Policy) dt. 29/08/2020 & 1% cess Rs. 9,45,735/- not recovered as per U.D. Order No. MRD-3320/C.No. 24/N.V-7 Dt. 28/03/2020 w.e.f. 01/04/2020 for 2 years.] & hence, S.D. Rs. 18,91,450/- @ 2% on M.V. recovered in present case as per the certificate endorsed herein"

The aforesaid subn. need for your necessary orders.

Supervisor

[Signature]
21/11/20

Approved
[Signature]
Collector of Stamps, Mumbai
21/11/20

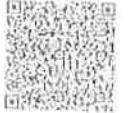
ADJ/M/	747	2020
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बवई - १		
५४५	७	७५
२०२०		

CHALLAN
MTR Form Number-6

ADJ/M/ 747 / 2020
Page/ 42 / 6 2



GRN MH008531777202021M BARCODE [Barcode] Date 22/12/2020-18:39:22 Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicatin SoS	TAX ID / TAN (If Any)	
Office Name	GSM_COLLECTOR OF STAMPS MUMBAI	PAN No.(If Applicable)	AALPS02370
Location	MUMBAI	Full Name	GHANSHYAM J SHEWAKRAMNI AND OTHERS
Year	2020-2021 One Time	Flat/Block No.	RES PREMISES NO 3 AND 4 GROUND FLOOR
		Premises/Building	BLDG NO 2

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
003001070 Amount of Tax	1891450.00	D Y APARTMENT CHS LTD B G KHER MAR	WORLI MUMBAI		4 0 0 0 1 8	ADJ-M-747-2020
Total	18,91,450.00					Eighteen Lakh Ninety One Thousand Four Hundred Fifty Rupees Only

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	02300042020122415562	003008594
Cheque/DD No.		Bank Date	RBI Date	24/12/2020-12:26:12	Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA		
Name of Branch		Scroll No., Date	Not Verified with Scroll		

Department ID: [Blank]
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंदणी के दस्तऐवज पुराना निवेदन कार्यालय में नोंदणी के दस्तऐवज दर्ज करावण्या दस्तऐवजाची लागू आहे. नोंदणी न करवण्याच्या दस्तऐवजाची खबर देणे गरजेचे आहे.

Mobils No. : 992094111



[Handwritten Signature]

Sl. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
	990413227420201	24/12/2020-17:01:43	IGR239	1891450.00

DEED OF TRANSFER

THIS DEED OF TRANSFER MADE ON 29TH DAY OF NOVEMBER, 2020.

BETWEEN

1. **MR. NARAYANDAS AILDAS CHOWDHRY**

Age: 78 yrs. Occ.: Business

PAN No.: AABPC5725D

Aadhar No.: 3225 4713 6273

2. **MRS. JYOTI NARAYANDAS CHOWDHRY**

Age: 78 yrs. Occ.: Business

PAN No.: AADPC0916C

Aadhar No.: 8772 7488 6581



Both R/at- Address: 11-B, Nibbana Annex., Pali Hill,
Bandra, Mumbai, Pin- 400050

Handwritten signatures and initials:
Sh. Narayandas Chowdhry
Jyoti Chowdhry
RS



Herein after referred to as the "TRANSFERORS" (Which expression, unless repugnant to the context or meaning thereof, shall mean and include his heirs, legal representatives, executors, administrators and Transferees etc.)

PARTY OF ONE PART

AND

1. **MR. GHANSHAM J. SHEWAKRAMANI**

Age: 74 yrs. Occ.: Business

PAN No.: AALPS0237Q

Aadhar No.: 8909 5462 7929

2. **MRS. MEENA G. SHEWAKRAMANI**

Age: 70 yrs. Occ.: Business

PAN No.: ABIPS9281L

Aadhar No.: 5489 2770 2381

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Handwritten signatures and initials:
Meena G. Shewakramani
Meena G.
RS

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TOTAL PAGES	
MARKET VALUE	7,45,22,500/-
CONSIDERATION AMT.	
AREA Buildup	149.70.54m.
CALLAN NO.	MHO0883177202021M/N 22/12/2020

Section 25(1) of the Bombay Stamp Act, 1958.

Office of the
Collector of Stamps
Case No. Ad. 119/247/2020/653
Date 11/12/2020

Received from Shri. Sheshayam J. Shewakramani & OR
Addressing at Mumbai
Stamp duty of Rs. 1891450/- Eighteen lakh ninety one thousand

four hundred fifty only
vide challan No. Dated

certified under Section 32(F) (b) of the Bombay Stamp Act, 1958 that the full duty of Rs. 1891450/- Eighteen lakh ninety one thousand four hundred fifty only with which this instrument is chargeable has been paid vide article NO. 25(b) of schedule

This certificate is subject to the provisions of section 53-A of Bombay Stamp Act, 1958
Place Mumbai

Collector of Stamps



मु.वि.मु. पांढकडुन भाव हावेले एकापयस प दि. 11/12/2020
सेवीच्या पत्रासोबत प्राप्त हावेलेया दस्तावी खातरजमा करल्यात
आली अगुन ते बरोबर असल्याचे आढळुन आले आहे.

सही -
सह. दुय्यम निबंधक
मुंबई शहर क्र. 1

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3. MS.CHITRA G. SHEWAKRAMANI

Age: 48 yrs. Occ.: Business

PAN No.: AALPS0238B

Aadhar No.: 3425 8333 4726

4. MS.RITIKA G. SHEWAKRAMANI

Age: 36 yrs. Occ.: Business

PAN No.: APEPS8443N

Aadhar No.: 4466 4776 2378

All Four R/at-Address: 11-AB Sett-Minar Apartment,

Peddar Road, Mumbai - 400 026



Herein after referred to as the "**TRANSFEREES**" (Which expression shall, unless repugnant to the context or meaning thereof, mean and include his heirs, legal representatives, executors, administrators and Transferees etc.) **PARTY OF SECOND PART**



WHEREAS by an indenture of lease dated 17th January 1952 made between the Municipal Corporation of Greater Bombay (B.M.C.) and PURE DRINKS PVT.LTD., a company incorporated under the Companies Act,1956, and having its registered office at 35, New Lal Bagh Colony, Patiala, therein referred to as the lessee and registered under No.1732/62 Book No.1 with the Sub-Registrar of Assurances Bombay on 19th November 1963, BMC for the consideration therein mentioned and covenants to be observed on the party of the owner demised in perpetuity as from 5th April, 1950 and the Municipal Commissioner pursuant to the powers conferred upon by the law thereby confirmed unto the same all that piece or parcel of land containing by admeasurements 21418 square yards equivalent to 17901.6 square metres of thereabouts and being plot No.9 of scheme No.58 of the Worli Estate of the Corporation and more particularly described in the First Schedule hereunder written at the progressively reduced rent and ultimately at the rent of Rs.1 per annual from 20th November 1955 for the remaining period of the said demises an on the terms and conditions therein (hereinafter referred to as the said property

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AND WHEREAS on a portion of the said property, the owner set up its factory and workshop and on another portion it set up its workshop and constructed residential quarters for its employees;

AND WHEREAS with a view to develop the said property, the owner applied to the Government of Maharashtra, Urban Land and Public Health Department to change of use of a portion of the said property on the said plot No.9 and scheme No.58 of the Worli Estate, Bombay bearing C.S.No.868 and 1/868 admeasuring about 13049 square metres in the area delineated by blue colour boundary line superimposed on the plan bearing No.EH/3342/A dated 8th June 1981 and shown as Plot "X" and annexed to the said application as hereinafter referred to as the said plot "X".



AND WHEREAS, in pursuance of the said application, the under Secretary on behalf of the Government of Maharashtra by a Notification dated 25th December 1980 bearing No. TPS 4380/9892/UD-5, issued under the provisions of sub-section (1) of Section 37 of the Maharashtra Regional and Town Planning Act, 1966., permitted the use of the said plot "x" from the General Industrial Zone to residential Zone subject to the condition that the development of the land shall be as per the Development Control Rules for Greater Bombay and such other Rules and Regulation as are applicable.

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AND WHEREAS the Additional Collector and Competent Authority by this letter of intent dated 27th May, 1981 stated that the permission under section 22 of ULC Act, for demolition of the structure and its consequent re-development will be given after the existing structures on the said plot "X" were demolished subject to the conditions set out in the said order. Some of the said conditions are that the re-development shall be for users permissible in residential zone as per development control Rules force and the plinth area of the tenement shall not exceed 80 square metre and not more than one dwelling unit shall be allotted to one person.



AND WHEREAS the Executive Engineer, Building Proposals (City) of the Corporation issued IOD bearing No. BY/CE/3342/80-81 dated 8th June 1981

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AND WHEREAS the Corporation granted its commencement certificate dated 10th June, 1981 bearing NO EB/3342/A to the owner for construction of Residential buildings on the said plot "X" under section 45 of the Maharashtra Region Town Planning Act (Maharashtra) Act, No. XXXVII of 1966 under the hand Executive Engineer, Building Proposals (City).

AND WHEREAS that the said approved plans the total F.S.I. so sanctioned for construction is 1,82,473 square feet.

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AND WHEREAS the total area sanctioned for re-development in respect of the said plot No.9, scheme No.58 is 15501.34 square yards equivalent to 13089.45 square metres.



AND WHEREAS by an agreement dated 12th August, 1981 hereinafter referred to as the first agreement entered into by the owner with P.S.B. Construction Co. Ltd. And Company governed by the Companies Act, 1956 and having its registered office at 5-H, Vandhana Building, Tolstoy Marg, New Delhi, hereinafter called "the said PSB". The owner has permitted the said PSB to develop place or parcel of land admeasuring about 6900 square metres being part of the said plot "X" and which piece of land admeasuring 6900 square metres is shown in yellow colour and marked "A" on the plan annexed to the said Agreement and hereinafter referred to as PSB land by demolishing the then existing structure thereon the said PSB land and constructing new building thereon by utilising 1,00,000 square feet of F.S.I. out of these 1,82,473 square feet of F.S.I. sanctioned by the said Corporation as mentioned in the said Agreement in accordance with the plans sanctioned by the said Corporation and permitted the said PSB to sell Building, and/or any part thereof including flats and /or other premises therein on ownership basis and agreed to grant to the said PSB or their nominee or nominees sub-lease or sub-leases of the said PSB land admeasuring 6900 square metres on the terms and conditions set out in the said Agreement. Under the said Agreement the said PSB land were entitled to transfer their right, title and interest to any other person or party.

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AND WHEREAS, in pursuance of the said First Agreement the owner put the said PSB in vacant possession of the said PSB land together with the then existing building and structure thereon.

AND WHEREAS under the said Second Agreement dated 20th August, 1981 the said Mohamed Yusuf Patel and another were entitled to transfer their right, title and interest under the said Second Agreement to any other person or party.

AND WHEREAS by an agreement dated 1st September, 1981 entered into by the said Mohammed Yusuf Patel and another with the said P.S.B. the said Mohammed Yusuf Patel and another transferred to the said PSB the right, title and interest of the said Mohammed Yusuf Patel and another under the said Second Agreement and the said Patel land and benefit of utilising the said F.S.I. of 29,000 square feet on the terms and conditions mentioned in the said agreement.



AND WHEREAS by an agreement dated 10th September, 1982 entered into the same with the said PSB the Owner has permitted the said PSB to retain the remaining place or parcel of land admeasuring about 4149.45 sq. mtrs being part of the said plot "X" (and which land admeasuring about 4149.45 sq. mtrs is shown in pink colour and marked "C" on the plan thereof annexed to the said agreement) by demolishing the then existing structures thereon and constructing the new buildings thereon by utilising 54473 sq. ft of F.S.I. out of 1,82,473 sq. ft. of F.S.I. by the said Corporation as mentioned in the said Agreement in accordance with the plans sanctioned by the said Corporation or any modification thereof as may be sanctioned by the said Corporation and permitted the said PSB Construction Co. Ltd. to sell building to be constructed thereon either as entire buildings or as a package deal or any flats and /or other premises therein as ownership basis and had agreed to grant to the P.S.B. Construction Co. Ltd. Or their nominee or nominees sub-lease or sub-leases of the said place of land admeasuring 4149.45 sq mtrs., on the terms and conditions therein stated under the said Agreement the said PSB are entitled to transfer their right title and interest to any person or party.

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AND WHEREAS in pursuance of the agreement dated 10th September, 1981 the Owner put the said PSB in vacant possession of the place of land admeasuring 4149.45 sq. mtrs. together with the buildings and structures thereon.

AND WHEREAS the said PSB accordingly become entitled to develop the said entire plot "X" admeasuring 13048.46 square metres by demolishing the present structures thereon and constructing new building thereon by utilising the said total sanctioned F.S.I. of 1,82,473 sq. ft.

AND WHEREAS by the said agreement dated 10th September, 1981 the Owner agreed that the said PSB shall be entitled to develop the said plot "X" as a whole irrespective of the said three portions of the said plot "X" marked A,B and C on the said plan annexed thereto and to utilise the said total F.S.I. 1,82,473 sq.ft. for the purpose.



AND WHEREAS by an irrevocable Power of Attorney dated 10th September, 1981 executed by the Owner in favour of the said PSB the Owner has granted to the said PSB all power and authorises required or necessary for developments of the said plot "X" by demolishing present structures thereon.

AND WHEREAS building plans were got prepared by the said PSB and the same were submitted by the owners for revising the said plans for putting up such new multi-storeyed buildings on the said plot "X" and have been submitted to the said Corporation for approval and sanction.

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AND WHEREAS by an agreement dated 16th June, 1982 entered into by the said PSB with (1) Shri B.K. GUPTA (2) Shri. MANMOHAN SINGH BHASIN and (3) the said Shri MOHAMMED YUSUF ABDULLAH PATEL (hereinafter called the said B.K.GUPTA AND others) the Promoters of the Builders, then under formation, the said PSB transferred to the said B.K.GUPTA and others its right, title and interest under the said agreement dated 20th August, 1981, 1st September, 1981 and 10th September, 1981 and permitted the said B.K.GUPTA and others to develop as portion of land out of the said plot "X" (hereinafter transferred to as said Gupta land) by demolishing the present structures thereon by utilising 54347.5 sq. ft. of

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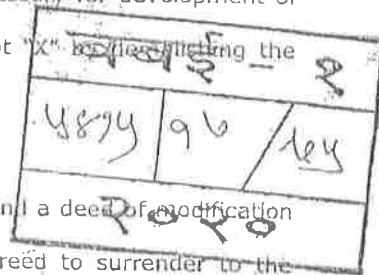
F.S.I. out of 1,82,473 sq. ft. of F.S.I. sanctioned by the said corporation as mentioned in the said agreements in accordance with the plans sanctioned by the said Corporation of any modifications thereof as may be sanctioned by the said Corporation and permitted the said B.K.GUPTA and Others to sell buildings No.1, 3 and 8 be constructed thereon either as entire buildings or as a package deal or any flats and/or other premises therein on ownership basis and agreed to grant to the said B.K. GUPTA and others or their nominee or nominees sub-lease leases of the said Gupta land in respect of the said buildings No. 1,3 and/or any modifications thereon as may be sanctioned by the said Corporation in the terms and conditions therein stated.



AND WHEREAS in pursuance of the said agreement dated 16th June, 1982 the said PSB put the said B.K. GUPTA and others in vacant possession of the said Gupta land in respect of the said buildings No. 1,3 & 8 together with an existing buildings and structures thereon.



AND WHEREAS by an irrevocable Power of Attorney dated 26th June, 1982 executed by the said PSB in favour of the builders, the said PSB have granted to the builders all powers and authorities required or necessary for development of the said portion of the land out of the said larger plot ^{of 10000 sq. ft. including the} present structures thereon.



AND WHEREAS by an supplemental agreement and a deed of modification and surrender dated 26th June 1982 the said PSB agreed to surrender to the Owners 50810 sq. ft. of F.S.I. for the construction of building No.5,6 & 7 (part) on the understanding that such action on the part of the said PSB shall be treated duly adjusted and/or paid in full and final settlement of the dues to the Owner under the said (two agreements dated 12th August, 1981 and 10th September, 1981) By the said Agreement the said PSB also handed over to the Owner peaceful and vacant possession of 4256 sq. ft. of F.S.I. being the further to which the Owner was entitled in pursuance of the said agreement.

AND WHEREAS in the areas stated hereinabove, the Owner became entitled to develop F.S.I. i.e. 55066 sq. ft. surrendered and returned by the said

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PSB including the excess F.S.I. of 4256 sq. ft. as mentioned in the said supplementary agreement dated 26th June, 1982.

AND WHEREAS by an agreement dated 26th June, 1982 between the Owner and the said Mohammed Yusuf Abdullah Patel, the owner agreed to transfer to the said Mohammed Yusuf Abdullah Patel the benefits of developing the said F.S.I. of 55066 sq. ft. for utilising in construction of buildings No. 5, 6 & 7 part returned by the said PSB as aforesaid.

AND WHEREAS by an agreement dated 29th June, 1982 made between the said Mohammed Yusuf Abdullah Patel and the said B.K. GUPTA, the said Mohammed Yusuf Abdullah Patel allowed the said B.K. GUPTA to use/ utilise F.S.I. of 14455.33 sq. ft. out of the said 55066 sq. ft. of F.S.I. for construction of Building No.5, 6 & 7 part as may be mutually agreed upon.

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AND WHEREAS the Builders have been incorporated as a Company registered under the Companies Act, 1956 on 14th July, 1982 and on such incorporation the builders have accepted and rectified the aforesaid agreements.

AND WHEREAS by an agreement to transfer dated 14th July, 1982 made between the said B.K. GUPTA the said Manmohan Singh Bhasin and the said Mohammed Yusuf Abdullah Patel, therein called the transferors of the one part and the builders, therein called the transferee of the other part, the said B.K. GUPTA, the said MANMOHAN SINGH BHASIN and the said MOAHAMED YUSUF ABDULLAH PATEL transferred the benefit of the said agreement dated 16th June, 1982 made between them as the promoters of the builders with the said PSB.



AND WHEREAS the said MOHAMMED YUSUF ABDULLAH PATEL by a letter dated 31st July, 1982 addressed to the builders confirmed that he had no right, title or interest under the said agreement dated 16th July, 1982.

AND WHEREAS by an agreement dated 6th March 1985 made between the builders and the said MOHAMMED YUSUF ABDULLAH PATEL benefit of F.S.I. of 6655 sq.ft. out of the said F.S.I. of 54347.50 sq. ft. and to allow the said

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MOHAMMED YUSUF ABDULLAH PATEL to develop parts of the said plot utilising the said F.S.I. of 6183 sq. ft. in his building No. 5, 6 & 7 or for the price and on the terms and conditions contained therein.

AND WHEREAS by an supplemental agreement and deed of modification dated 7th March, 1985 made between the said PSB of the First Part, the said B.K. GUPTA the said MANMOHAN SINGH BHASIN and the said MOHAMMED YUSUF ABDULLAH PATEL therein called the confirming parties of the Second Part, the builders of the Third Part, the said MOHAMMED YUSUF ABDULLAH PATEL in his individual capacity of the Fifth Part, which said agreement is hereinafter called the supplemental the said MOHAMMED YUSUF ABDULLAH PATEL as promoters of the builders and the builders, confirmed that the said agreement dated 16th June, 1982 between the said PSB and the said B.K. GUPTA, MANMOHAN SINGH BHASIN, the said MOHAMMED YUSUF ABDULLAH PATEL was entered into for and on behalf of the builders and the same shall be deemed to have been entered into between the said PSB and the builders.



AND WHEREAS by the said supplemental agreement the said PSB interalia confirmed that the builders have paid all the amounts payable to the PSB under the said agreement dated 16th June, 1982 and confirm that no amount was now due and payable by the builders to the said PSB under the said agreement dated 16th June, 1982.

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AND WHEREAS by the said supplemental agreement the parties thereto further confirmed that no amount was due or payable by the said PSB to the Owners under the said two agreements respectively dated 12th August, 1981 and 1st September, 1981 and/or to the said MOHAMMED YUSUF ABDULLAH PATEL and MOHIUDDIN TAYAB SONI or any of them under the said agreement dated 1st September, 1981 between the said MOHAMMED YUSUF ABDULLAH PATEL and another and the said PSB.

AND WHEREAS by the said supplemental agreement it was interalia agreed by and between the parties thereto that instead of one building No.8 two buildings No. 8 A and 8 B shall be constructed on the said portion out of which the

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portion the builders shall be entitled to construct the said building No.8 B, out of the F.S.I. to which the said builders are entitled. By the said agreement it was further provided that that the builders shall be entitled to utilise the F.S.I. available for the said building No. 8 B and or in any building to which they are entitled to construct.

AND WHEREAS by the said supplemental agreement it was interalia agreed by and between the builders the said MOHAMMED YUSUF ABDULLAH PATEL and the said B.K.GUPTA that the builders and the said B.K.GUPTA shall be entitled to construct a multi-storeyed building No. 5 and in Lieu thereof the said MOHAMMED YUSUF ABDULLAH PATEL and the Owners shall be entitled to construct building Nos. 6 & 7.

AND WHEREAS by the said supplemental agreement it was interalia recorded that the builders were entitled to construct using F.S.I. OF 48250.50 sq. ft. and the said B.K. GUPTA was entitled to construct using F.S.I. of 14455.33 sq. ft in the said property.



AND WHEREAS by an agreement dated 29th June, 1982 made between MOHAMMED YUSUF ABDULLAH PATEL and B.K. GUPTA acquired the right to develop the said F.S.I. of 14455.33 sq. ft. for and on behalf of the builders.



AND WHEREAS by another agreement to transfer also date 7th March, 1983 made between the said B.K.GUPTA of the one part and the builders of other part the said B.K.GUPTA transferred the benefit of the said agreement dated 29th June, 1982 made between the said MOHAMMED YUSUF ABDULLAH PATEL and the said B.K.GUPTA in respect of the said F.S.I. of 14455.33 sq. ft. unto the builders.

AND WHEREAS in the premises the builders are entitled to consume and aggregate F.S.I. of 62735.83 sq. ft. on the said plot "X".

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AND WHEREAS the revised plans were got prepared by the said PSB and submit on behalf of the Owners in respect of the said plot "X" and as per the said revised plans the builders are entitled to construct and utilise the said F.S.I. in

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building No. 3, 8B and building NO. 5 or with any modification thereof as sanctioned by the said corporation in alternative to building No. 1, 3 & 8.

AND WHEREAS the builders have accordingly constructed building No.3 and 8B and or 5 on the portion of the said plot "X".

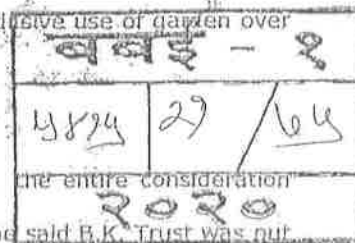
AND WHEREAS the builders will be selling flats, shops and other spaces in this said new building as also the covered and /or. open car parking spaces (if any) what is known as "Ownership Basis".



AND WHEREAS M/s. Khaitan & Partners, Advocates and Solicitors of the owner have issued a certificate of title of the owners to the said plot. A copy of the said certificate was given by the owners to the said PSB and this said PSB had in their own terms given a copy of the said Certificate to this said B.K. GUPTA and others, the then Promoters of the Builders.



AND WHEREAS by an agreement dated 23rd July, 1984 the Trustees of B.K. TRUST consisting of Shri B.K. GUPTA, Smt. A.B. GUPTA, Shri. Vijay Bhatia and Kum. H.D. Nagpal, having the Transferor as the Sole beneficiary, agreed to purchase premises NO. 3 & 4 on the ground floor of the said building No.3 (hereinafter referred to as the said units) with two car parking spaces No.5 and 6 (hereinafter referred to as the said car parking) and exclusive use of garden over the portion of basement slab.



AND WHEREAS upon the said B.K. Trust paying the entire consideration and other charges required to be paid to the builders, the said B.K. Trust was put in to quiet, vacant and peaceful possession of the said units, car parking and the garden.

AND WHEREAS in the premises the Transferor therein is entitled to all this beneficial right, title and interest in the said agreement dated 23rd July 1984, between the said B.Y. Builders Pvt. Ltd. and the said B.K. Trust, the said units, two car parkings and the said garden with a right to become members of the co-operative society to formed by the Purchasers of premises in the said building B.Y.

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Apartment Building NO. III, which society is formed and registered on 20th day of August, 1992 at No BOM/W-G-S/HSG/(TC)/6653 in the name of B.Y. Apartment Co-Op. Housing Society Limited under the provision of Maharashtra Co-operative Societies Act 1960 (Society) all the deposits are transferred in the funds of the Society and the right to obtain the lease and sub-lease in favour of the said Society under the provisions of the said Agreement dated 23rd July 1984 (all these for the sake of conveniences are brevity thereafter collectively referred to as the said premises). And as such, the registered holder of 5 (five) shares of face value of Rs.50/- (Rupees Fifty only) each, of the aggregate value of Rs.250/- (Rupees Two Hundred Fifty only) bearing distinctive nos.116 to 120 (both inclusive) issued by the said Society (hereinafter referred to as "the said Shares") and bearing Share Certificate No.24 for Members registration folio no. 29 in respect of the ownership of the said Flats. The said Flats and the said Shares are more particularly described in the Schedule hereunder written and are hereafter collectively referred to as "the said Premises".



AND WHEREAS by a Resolution date 17th March, 1993 passed by the Trustees, of the said B.K. Trust, in its meeting held on 17th March, 1993 the said Trust was dissolved in pursuance of the powers vested in the trustees under clause 3 sub clause (3) of the said Deed of Trust and upon such dissolution the benefits of the said agreement date 23rd July, 1984, and the said units, car parking and garden vested with Mr. Sumeet B. Gupta hereinafter referred to as the beneficiaries.

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AND WHEREAS the said Mr. Sumeet B. Gupta had agreed to sell the Transferees herein, the said premises at or for the agreed consideration and accordingly Mr. Sumeet B. Gupta had transferred the said flat by an agreement on 15.02.1994 in favour of Transferees herein.

AND WHEREAS Mr. Sumeet B. Gupta transferor therein had made Declaration on 7th June, 1994. By an agreement dated 15th February, 1994 Mr.Sumeet B. Gupta agreed to transfer, assign and assure to Mr. Narayandas A. Chowdhry and Mrs. Jyoti Narayandas Chowdhry Transferor herein all his beneficial right, title and interest in Agreement dated 23rd July, 1984 between B.Y. Builders

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Pvt. Ltd. and B.K. Trust, Flat No.3 and 4 on the ground floor of building known as B.Y. Apartment No.3 with two car parking spaces No.5 and 6 and exclusive use of garden over the portion of basement, with a right to become member of B.Y. Apartment Co-Operative Housing Society Limited which may be issued by the Society, and the right to obtain lease in favour of Society in pursuance of the said Agreement dated 23rd July, 1984, as also all the deposits, sinking funds, reserves etc. (hereinafter collectively referred to as the said premises) at or on the terms and conditions recorded therein. The Appropriate Authority has granted its no objection certificate vide Certificate No. A/Bom/Cert./ 13846/94-94 dated 28th April, 1994 under section 269 UL (3) of the Income Tax Act, 1961.



AND WHEREAS the Transferors herein registered and executed Declaration of Confirmation on dated 3rd October, 2008. Since the Agreement of 15th February, 1994 were not duly stamped, the Transferors made application to the Additional Collector & Deputy Inspector General of Registration and Deputy Controller of Stamps, at Mumbai under the Amnesty scheme of Abhay Yojna 2008 for payment of stamp duty on the Agreement of 15th February, 1994. The Additional Collector & Deputy Inspector General of Registration and Deputy Controller of Stamps, at Mumbai assessed Declaration of Confirmation, stamp duty of Rs.30,720/- and issue Receipt No.8532 dated 3rd October, 2008. And Further assessed Sale Agreement, stamp duty of Rs. 12,10,000/- and Rs.1,000/- and issued Receipt No.6411 and 6412 dated 3rd October, 2008.

Accordingly, the Transferor paid stamp duty and the Collector of Mumbai have certified, under section 41 of the Bombay Stamp Act, 1951 and regularize Agreement of 15th February, 1994 in respect of Flat No.3 & 4, admeasuring 149.70 sq. mtrs. built-up area, on ground floor and open parking No.5 and 6 and together with garden admeasuring 2500 sq. ft. in building No.3 of B.Y. Apartment Co-op. Hsg. Society Ltd. Situated at B.G. Kher Marg, Worli Mumbai - 400018 and since therein Mr. Narayandas Aildas Chowdhry and Mrs. Iveti Narayandas Chowdhry were became the absolute owner of the said flats.



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AND WHEREAS the Transferees herein, had offered to purchase the said Flats No.3 & 4, on ground floor and open parking No.5 and 6 and together with garden in building No.3 of B.Y. Apartment Co-op. Hsg. Society Ltd. in the year

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2011 and also paid an earnest money deposit amounting to Rs.50 Lakhs and Rs.25 Lakhs on 11.8.2011 and 20.8.2011 respectively. In the year 2012 an old pending litigation between BMC and B. Y. Apartment and adjoining Societies, matter came in the Hon'ble High Court Mumbai, which went on subsequently to the Hon'ble Supreme Court in Appeal No. 7934 OF 2012 and therefore completion of transaction of purchasing the said Flats was kept on hold till the outcome of the Hon'ble Supreme Court decision. The Hon'ble Supreme Court resolved the case by the judgment and order dated 30th May, 2014, subsequently there has not been any further action by any authorities like Mumbai Municipal Corporation, Hon'ble High Court and Hon'ble Supreme Court etc., and now there is no impediment to this deed of transfer being registered and the same is being registered here by in pursuance of Section 3 of the Transfer of Property Act. While subsequently herein Transferors Mr. Narayandas Aildas Chowdhry requested Transferees Mr. Ghansham J. Shewakramani for some more payment and accordingly Transferees paid Rs.2,25,00,000/- (Rupees Two Crores Twenty Five Lakhs only) to Mr. Narayandas Aildas Chowdhry and Mrs. Jyoti Narayandas Chowdhry, details of the payment mentioned are in the schedule.

AND WHEREAS the herein Transferees Mr.Ghansham J. Shewakramani, Mrs.Meena G. Shewakramani decided to add the name of their daughters, namely Ms.Chitra G. Shewakramani and Ms.Ritika G. Shewakramani., as the co-purchasers and they approached the Transferors Mr. Narayandas Aildas Chowdhry and Mrs. Jyoti Narayandas Chowdhry and requested the Transferors to transfer the said premises in their names. And Whereas negotiations between the parties have been concluded and Transferors have agreed to sell and the Transferees have agreed to purchase the said property for lump sum price of Rs.3,50,00,000/- (Rupees Three Crores Fifty Lakhs only) which the Transferors have again now accepted and agreed to transfer and assign the said premises and Transferees in agreed to purchase and acquire the same on the ~~same~~ conditions mentioned in the year 2011.

AND WHEREAS the Transferors herein are now desirous of transferring and assigning all his right, title and interest in the said premises to said Transferees herein,

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AND WHEREAS the Transferors had assured the Transferees that their title to the said premises is clear and marketable and free from all encumbrances and that there are no dues payable in any form to any individual, firm/company, financial institution, bank or any government authority with respect to the said premises.

AND WHEREAS, being TRANSFERORS Conveys all their right, title interest in respect of said flat in favour of TRANSFEREES In respect of the said premises. The parties have decided to execute the present Deed of Transfer on the terms and conditions hereinafter appearing.



AND WHEREAS, being a final conveyance and completion of transaction between the TRANSFERORS and the TRANSFEREES in respect of the said premises. The parties have decided to execute the present Deed of Transfer on the terms and conditions hereinafter appearing.

Deed of Transfer on		2
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NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS

1. In consideration Rs. 3,50,00,000/- (Rupees Three Crores Fifty Lakhs only), paid in the manner given hereunder, and in consideration of the covenants and the conditions mentioned herein after between the TRANSFERORS and the TRANSFEREES, the TRANSFERORS doth hereby assigns, conveys and transfers by way of sale unto the TRANSFEREES all his rights, title and interest in respect of the said premises described in the schedule written at the foot of this deed, along with all the rights accruing to the TRANSFERORS under the said Deed of Assignment for Sale Dated 15th February, 1994 executed by the previous owner, the occupancy rights of the said premises, and TOGETHER WITH ALL the things permanently attached thereto or standing on the said premises and all privileges, easements, profits, rights and appurtenances whatsoever to the said Premises and other premises or any part thereof belonging or otherwise appertaining thereto, with garden and ALL THE estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the TRANSFERORS to the said Premises and every part thereof TO HOLD the same unto and to the use and

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benefit of the TRANSFEREES absolutely and forever, subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter in respect of the said Premises to the Government or the Mumbai Municipal Corporation (BMC) Mumbai or any other public body or local authority in respect thereof

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2. The mode of payment -

Sr. No.	Amount In (Rs.)	Payment made By	In Favour of	Dated	Mode of Payment
(i)	50,00,000/-	MR. GHANSHAM SHEWAKRAMANI	MR. NARAYANDAS A. CHOWDHRY MRS. JYOTI N. CHOWDHRY	11.8.2011	Citi Bank Cheque No.022952
(ii)	25,00,000/-	MRS. MEENA SHEWAKRAMANI	MR. NARAYANDAS A. CHOWDHRY MRS. JYOTI N. CHOWDHRY	20.8.2011	Citi Bank Cheque No.022953
(iii)	1,12,50,000/-	MRS. MEENA SHEWAKRAMANI	MR. NARAYANDAS A. CHOWDHRY MRS. JYOTI N. CHOWDHRY	16.1.2012	SBI Bank Cheque No.682843
(iv)	87,50,000/-	MR. GHANSHAM SHEWAKRAMANI	MR. NARAYANDAS A. CHOWDHRY MRS. JYOTI N. CHOWDHRY	16.1.2012	SBI Bank Cheque No.294589
v)	25,00,000/-	MR. GHANSHAM SHEWAKRAMANI	MRS. JYOTI CHOWDHRY	31.1.2013	SBI Bank Cheque No.843597
TOTAL AMOUNT Rs.3,00,00,000/- (RUPEES THREE CRORES ONLY)					

3. It is hereby agreed that from the total consideration of Rs.3,50,00,000/- (Rupees Three Crores Fifty Lakhs only) payable to Transferors/Vendors. The Transferees have already paid Rs.3,00,00,000/- (Rupees Three Crores only) and on or before execution of this Agreement will pay the balance amount of Rs.47,37,500/- (Rupees Forty Seven Lakhs Thirty Seven Thousand Five only) after deducting Tax of Rs. 2,62,500/- as provided under Section 194-1A of the Income Tax Act, 1961 from the total consideration. In the aforesaid proportion viz 50%:50% ratio, the Transferees/Purchasers are deducting an amount of Rs.2,62,500/- (Rupees Two Lakhs Sixty Two Thousand Five Hundred only) in same aforesaid ratio i.e. Rs.1,31,250/- against the payment to the 1st Transferor and Rs.1,31,250/- against the

payment to the 2nd Transferor thereby totalling to Rs.2,62,500/- (Rupees Two Lakhs Sixty Two Thousand Five Hundred only) being 0.75% of the total consideration as Taxes as provided under Section 194-1A of the Income Tax Act, 1961 from the total consideration payable to MR.NARAYANDAS A. CHOWDHRY & MRS. JYOTI N. CHOWDHRY and shall pay the same into the Government Treasury as required under Section 194-1A of the Income Tax Act, 1961 and furnish a copy of such payment Challan to the said Transferors soon after such payment, and to the Transferors/Vendors herein being the full and final consideration amount payable to them under this agreement, the payment and receipt whereof each of the Transferors/Vendors doth hereby admit and acknowledge and of and from the same and every part thereof doth forever, acquit, release and discharge the Transferees/Purchasers herein.

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4. The TRANSFERORS by these presents sell, convey, transfer and assign unto the TRANSFEREES all the estate, right, title, interest whatsoever in the said Premises and every part thereof, to have and to hold the same unto the use of the TRANSFEREES, their heirs, administrators, executors, assigns etc; subject to and only after the full and final payment of consideration amount by the TRANSFEREES to the TRANSFERORS. The TRANSFEREES are at full liberty to enjoy the said Premises or to dispose off the same according to the relevant provisions of law.



5. The TRANSFERORS agree and declares that all their rights and benefits under the this said Deed of Transfer are assigned to and are available to the TRANSFEREES as if the said articles of agreement was entered in to by and between the said Developer and TRANSFEREES in place of the TRANSFERORS as Flat of TRANSFEREES.

6. The TRANSFERORS by these presents also transfer and assign unto the TRANSFEREES all the rights and benefits to be accrued to him on account of amounts and deposits paid by him to the said builder for the purpose of

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BEST charges and other charges paid by TRANSFERORS to the builder, and other amenities attached to the said Premises:

7. The TRANSFEREES agree and undertake to take over and be bound by all the obligations, undertaken or agreed to, by the TRANSFERORS under the said deed.
8. The TRANSFEREES are put in to the actual and physical possession of the said Premises on execution of this present deed and confirm the same as on today. The Transferors assures that the TRANSFEREES shall herein after peacefully and quietly possess and enjoy the said Premises without any interruption and disturbances from the TRANSFERORS.

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9. The TRANSFERORS hereby covenants:-

- (i) That the TRANSFERORS now has himself good right and full power to assign, convey and transfer by way of sale the said right, title and interest in the said Premises to the TRANSFEREES in the manner aforesaid.
- (ii) That the TRANSFEREES may from time to time hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said Premises and premises hereby conveyed with all appurtenances and receive the rents, issues and profits thereof and every part thereof for his own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them or their heirs, or any of them or any person/s claiming or to claim, from, under or in trust for him or any of them.
- (iii) That the TRANSFEREES shall hold the said Premises free and clear and freely and clearly and absolutely exonerated, and forever released and defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever had, made, executed, occasioned and suffered by the



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TRANSFERORS or by any other person/s claiming or to claim by, from, under or in trust for them.

iv) That the TRANSFERORS and all persons having or claiming any estate, right, title and interest in the said Premises and premises hereby conveyed, or any part thereof by, from, under or in trust for the TRANSFERORS or his heirs, executors, administrators and assigns or any of them, shall and will from time to time and at all times hereafter at the request and costs of the TRANSFEREES, do and execute and cause to be done and executed all such further and other lawful acts, deed, things in law whatsoever for the better and more perfectly and absolutely granting the said Premises and premises and every part thereof hereby conveyed unto and to the use of the TRANSFEREES in the manner aforesaid as the TRANSFEREES, their heirs, executors or administrators and assigns shall reasonably require.

v) The TRANSFERORS have not entered in to any agreement, in favour of any other person or persons for transfer of said Premises and has not created any encumbrance.

vi) The TRANSFERORS declare that the said Deed of Transfer dt. 15th February, 1994 is valid and subsisting and they has not assigned the benefit of the said agreement to anybody else by way of security or otherwise.

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vii) The TRANSFERORS hereby assures that all the taxes, cess, building's maintenance charges and Apartment/society charges and other outgoings in respect of the said Premises till today are paid by them and if any such other charges are found to be unpaid, then the same shall be paid by the TRANSFERORS and for that purpose, the TRANSFERORS shall keep the TRANSFEREES indemnified for all such claims.

10. The TRANSFEREES are bound to pay all the taxes, cess, Apartment/society charges hence forth in respect of the said Premises.



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11. It has been agreed by and between the TRANSFERORS and TRANSFEREES that in respect of the said Premises the name of TRANSFEREES shall be entered into the revenue record, BMC record or any other govt. record as owner. In case any statement is required for that purpose, the TRANSFERORS has agreed to make necessary statement before the concerned authorities and sign necessary documents and application.

12. It is further agreed that the TRANSFERORS shall co-operate the TRANSFEREES in respect of getting the membership with Society in favour of the TRANSFEREES. And for this purpose the TRANSFERORS shall sign necessary declarations, applications etc.

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13. The TRANSFEREES may get his name entered in BEST record in respect of the Electric Meter installed in respect of the said Premises. The TRANSFERORS shall sign necessary documents and NOC for the purpose.

14. The TRANSFERORS herein indemnify and keep indemnified the TRANSFEREES in respect of any claim on account of stamp duty in respect of previous documents or otherwise, any demand or legal proceeding in respect of the said Premises arises due to any transaction before this deed of assignment in between TRANSFERORS and TRANSFEREES. And in that event TRANSFERORS would be liable for compensation to the TRANSFEREES for the damages caused to him.

15. This Deed shall always be subject to the provisions of Maharashtra Apartments Ownership Act, 1970 and rules made there under as well as Maharashtra Ownership Flats Act, 1963.

All expenses including title charges, Advocate fees, stamp duty, registration charges etc. in connection with this Deed shall be borne by Transferees only.



SCHEDULE TO THE PROPERTY

The Premises bearing Nos. 3 and 4 on the ground floor of the building belonging to the Society namely, "B.Y. Apartment Co-operative Housing Society Limited, admeasuring 149.70 sq. mtrs. built up area including the garden over the portion

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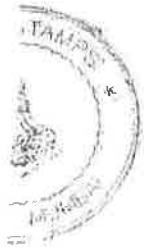
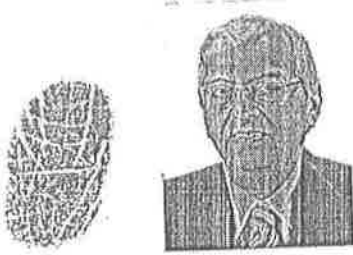
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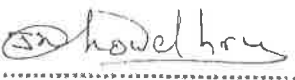
of basement slab adjoining the said Premises admeasuring 2500 sq. ft. together with two car parking spaces bearing Nos.5 & 6 respectively each in the compound of the aforesaid building which building is situated at 14, B.G. Kher Road, Worli, Mumbai - 400 018, C.T.S. No. 868 of Worli Division, within the limits of Mumbai City and in the registration district of Mumbai assessed to Municipal Tax under Ward - "G-South No.117 (AC)".

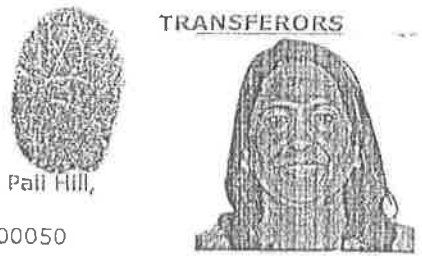
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IN WITNESS WHEREOF the parties hereto have signed herein at Mumbai on the date first hereinbefore mentioned.


1. 
 MR. NARAYANDAS AILDAS CHOWDHRY



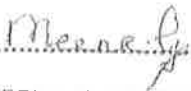
2. 
 MRS. JYOTI NARAYANDAS CHOWDHRY
 Both R/at- Address: 11-B, Nibbana Annexe., Pali Hill,
 Bandra, Mumbai, Pin- 400050

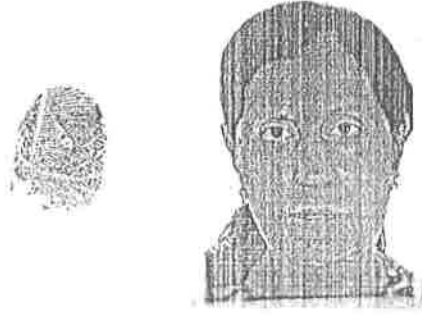


1) 
 2)  AND

1. 
 MR.GHANSHAM J. SHEWAKRAMANI



2. 
 MRS.MEENA G. SHEWAKRAMANI



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3. Whitney

MS.CHITRA G. SHEWAKRAMANI



4. HP

MS.RITIKA G. SHEWAKRAMANI.

TRANSFEREES

All Four R/at- Address: 11-AB Sett-Minar Apartment,
Peddar Road, Mumbai - 400 026

- 1) Shenard
- 2) M. An



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RECEIPT

Received of and from the withnamed Transferees the sum of Rs.3,50,00,000/-

(Rupees Three Crores Fifty Lakhs Only) as follows:

Sr. No.	Amount In (Rs.)	Payment made By	In Favour of	Dated	Mode of Payment
(i)	50,00,000/-	MR. GHANSHAM SHEWAKRAMANI	MR. NARAYANDAS A. CHOWDHRY MRS. JYOTI N. CHOWDHRY	11.8.2011	Citi Bank Cheque No022952
(ii)	25,00,000/-	MRS. MEENA SHEWAKRAMANI	MR. NARAYANDAS A. CHOWDHRY MRS. JYOTI N. CHOWDHRY	20.8.2011	Citi Bank Cheque No.022953
(iii)	1,12,50,000/-	MRS. MEENA SHEWAKRAMANI	MR. NARAYANDAS A. CHOWDHRY MRS. JYOTI N. CHOWDHRY	16.1.2012	SBI Bank Cheque No.682843
(iv)	87,50,000/-	MR. GHANSHAM SHEWAKRAMANI	MR. NARAYANDAS A. CHOWDHRY MRS. JYOTI N. CHOWDHRY	16.1.2012	SBI Bank Cheque No.294589
(v)	25,00,000/-	MR. GHANSHAM SHEWAKRAMANI	MRS. JYOTI CHOWDHRY	31.1.2013	SBI Bank Cheque No.843597
TOTAL AMOUNT Rs.3,00,00,000/- (RUPEES THREE CRORES ONLY)					
(vi)	23,68,750/-	MR. GHANSHAM SHEWAKRAMANI	MR. NARAYANDAS A. CHOWDHRY	24.12.2020	Bank of Axis..... cheque 009997
(vii)	23,68,750/-	MRS. MEENA SHEWAKRAMANI	MRS. JYOTI CHOWDHRY	24.12.2020	Bank of Axis..... cheque 009996
(viii)	1,31,250/-	MR. GHANSHAM SHEWAKRAMANI	INCOME TAX DEPT U/s. 194-1A of the Income Tax Act, 1961 TDS @0.75% Viz.50:50 ratio MR. NARAYANDAS A. CHOWDHRY12.2020	Bank of



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(ix)	1,31,250/-	MR. GHANSHAM SHEWAKRAMANI	INCOME : TAX DEPT : U/s. 194-1A of the Income Tax Act, 1961 TDS @0.75% : Viz.50:50; ratio MR.JYOTI: CHOWDHRY12.2020	Bank of
TOTAL AMOUNT Rs.3,50,00,000/- (RUPEES THREE CRORES FIFTY LAKHS ONLY)					

We the Transferors - MR.NARAYANDAS A. CHOWDHRY & MRS. JYOTI N. CHOWDHRY say received the above amount.

Witnesses:

1. *Ganesh*
 2. *M. S.*

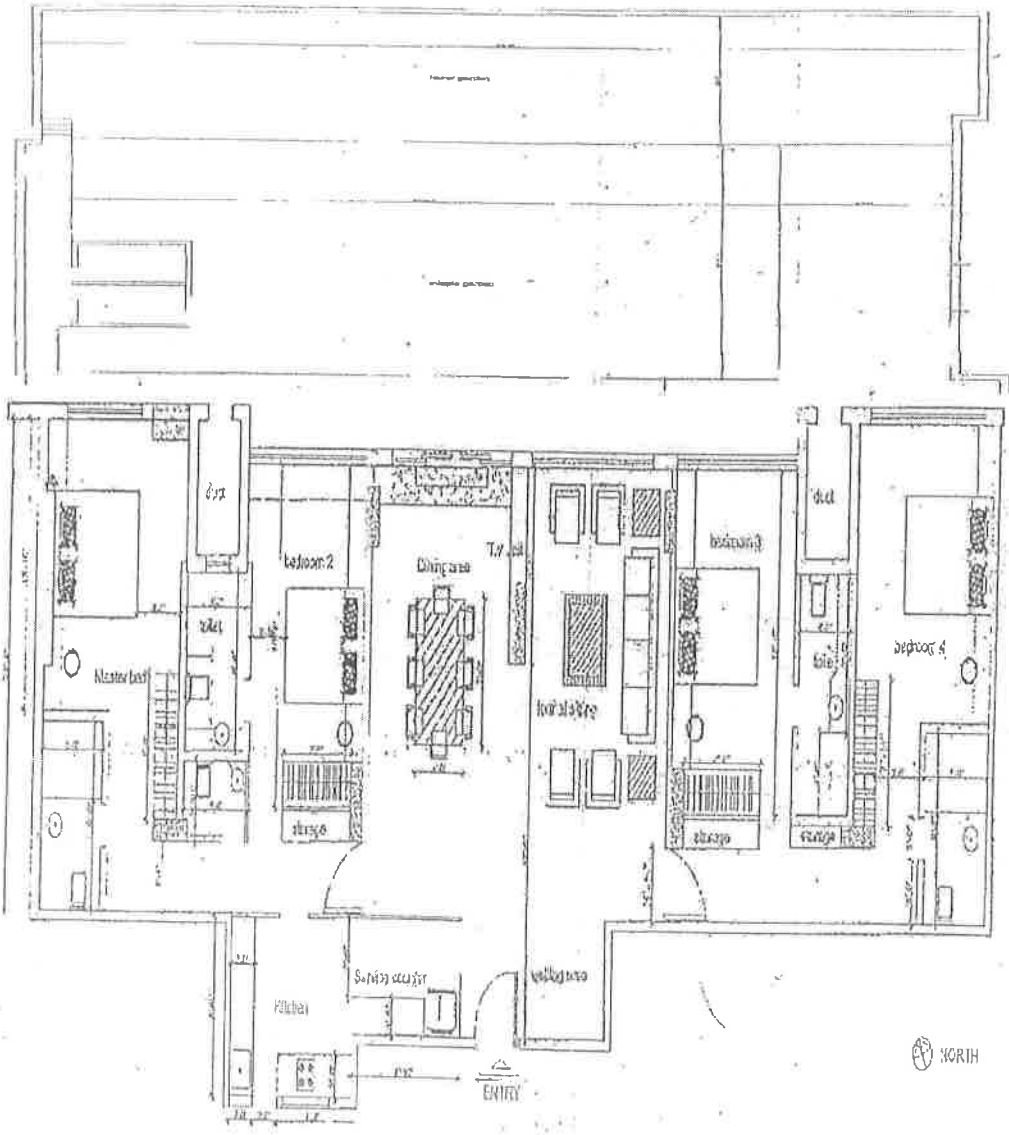


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Narayandas A. Chowdhry
Jyoti N. Chowdhry

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 No. of Shares 25

Member's Register Folio No. 29

No. of Shares 25

No. 24

SHARE CERTIFICATE

B. Y. APARTMENTS CO-OP. HOUSING SOCIETY LTD.

Registered under the Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act, XXIV of 1961)

(Regn. No. BOM/W-G-S/HSG/(TC)/6653/year 92 dt. 20-8-92)

14, B. G. Kher Road, Worli, Bombay-400 018

This is to Certify that Shri./Smt. (1) MR. NARAYANDAS N. CHOUDHARY &
 (2) MRS. JYOTI N. CHOUDHARY is/are the Registered Holder/s
 of FIVE fully paid-up Shares of Rupees FIFTY each numbered from
 116 to 120 inclusive, in B. Y. Apartments Co-op. Housing
 Society Ltd. subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at

Bombay, this 26th day of April 1999

Rs. 250/-



K. K. K.
 Mg. C. Member

[Signature]
 Hon. Secretary

[Signature]
 Chairman

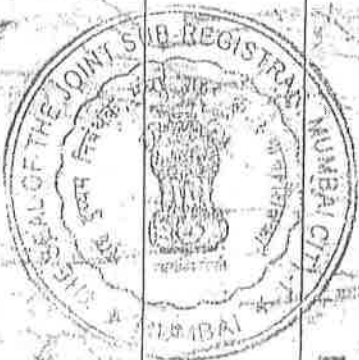


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Memorandum of Transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Reg. No. of Transferor	To whom Transferred	Reg. No. of Transferee	Signature Chairman Secretary



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B.Y. APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD.
 (Regn. No. : BOM/W-G-S/HSG (TC)/6653/Year 92 dated-20.08.92)
 14, B.G.Kher Road, Worli, Mumbai-400018.

TO WHOM SO EVER IT MAY CONCERN

Base on the information and documents available on record, we hereby state that Mr. Narayandas Chowdhry and Mrs. Jyoti Narayandas Chowdhry, is the member of our Society residing in flat No. G/3 & 4 bearing Share certificate No 24 distinctive No's 116 to 120 of the building known as B.Y. Apartment Co-operative Society Limited having address at 14, B.G. Kher Road, Worli, Mumbai-400018, and accordingly is the bonafide member of B.Y. Apartment Co-operative Society Limited.

1	Area Of Flat	-	Built up 149.70 Sq.mtrs.
2	Flat Situated at Floor	-	Ground Floor
3	No. of Floors in Building	-	Ground + 5 & 6(Part)
4	Year of Construction	-	1984
5	Municipal Ward	-	'G- South' Ward
6	Building with Lift	-	Yes (One Lift)
7	Registration of Society	-	Regn. No. : BOM/W-G-S/HSG (TC)/6653/Year 92 dated-20.08.92
8	Division / Village	-	Worli
9	C. S. No.	-	868 of Worli Division

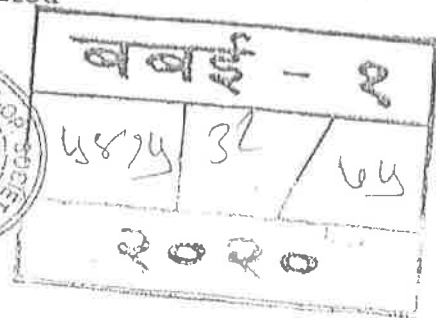
Been given to understand that the said letter would be used for registration of Transfer Deed in respect of the above said flats, this letter has been issued on this specific request.

For B.Y. Apartment Co-operative Society Limited

[Signature]
 Chairman / Secretary

Place: - Mumbai

Date: - 20.11.2020



B.Y.APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD.
(REGN. NO. : BOM/W-G-S/HSG (TC)/6653/YEAR 92 DATED
20.08.92

14, B.G.KHER ROAD, WORLI, MUMBAI 400018

Date: - 3.11.2020

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To,
Mr. Narayandas Alidas Chowdhary
Flat No. g 3/4
BY Apartment CHS. Ltd.
Worli,
Mumbai.

Sub: No objection Letter.

Sir,
Ref: Your Letter Dated 15th October 2020.



We are in receipt of your letter dated 15th October 2020 for sell of your Flat No. 3/4 situated in our above named society.

Please note that we do not have any objection for sell of above mentioned flat in favor of Mr. Ghansham Shewakramani, Mrs. Meena Shewakramani, Ms. Chitra Ghansham shewakramani & Ms. Ritika Ghansham shewakramani_ subject to complying the following terms & condition:-

1. Maintenance is to be paid in full as on date.
2. Prior introduction of the Buyer with the office bearer of the Society.
3. Submission of all necessary transfer paper, Agreement copy and any other document as required by the society.
4. Payment of Transfer Premium, Share Money and Admission Fees as approved by the Society.
5. Compliance of other Rules & Regulation as per the Society Bye Laws.
6. Parking is not owned by you, this No Objection letter is only for the Sale of your flat No g 3/4.

This is for your information and record.

Thanking you.

For By Apartment CHS. Ltd.

(Hon. Chairman / Secretary)



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बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मासमत्ता करदेयक

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सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेले आहे.

सिद्धा क्रमांक GS0100920380000	मासमत्ता करवर्ष 2019-2020	देयक क्रमांक 201911BIL11304540 201921BIL11304541	देयक दिनांक 25/02/2020
पत्राचारवाचे नाव व पत्ता THE SECRETARY M/S B.Y. APARTMENT COOP HSG SOC LTD, 14 B G KHER, ROAD, WORLI MUMBAI 400016		धर्मक - सहा. क. व सं. / विभाग Asstt. Assessor & Collector, G South Ward, Municipal Office Building, Dhanmil Naka, N. M. Joshi Marg, Prabhadevi, Mumbai - 400 013.	
घात/वस्तु क्रमांक, सदासिका क्रमांक, इमारतीचे नाव/निर्मा. मी. टी. मू. क्रमांक / प्लॉट क्रमांक, गावचे नाव, मार्ग क्रमांक, मत्तमचे नाव, जिल्हा, मासमत्तेचे वर्ष, बदलावर्षाची नावे. GS-117(AC), BLDG NO.3, B.G.KHER MARG, HOUSE, M/S B.Y. APARTMENT CO-OP HSG SOC LTD, B M C PURE DRINKS PVT LTD			
प्रथम करनिर्धारण दिनांक 01/10/1986	वसुलीवर्षा क्रमांक -	पूर्ण पाडवली मूल्य ₹ 32997625	
पूर्ण भरवली मूल्य (अदाई) ₹ Three Crore Twenty Nine Lakh Ninety Seven Thousand Six Hundred Twenty Five Only			
देयक क्रमांक बदलेची 31/03/2010 या तारखेपर्यंतची धकदाकी ₹ 0	01/04/2010 या तारखेनंतरची धकदाकी ₹ 1524615		
देयक आरंभवर्षाची 01/04/2019	ते	31/03/2020	

(सर्व रकम रुपयांमध्ये)

कराचे नाव	01/04/2019	ते	30/09/2019	01/10/2019	ते	31/03/2020
सर्वसाधारण कर			18149			18149
जंज कर			41742			41742
जिल्हाभाषा कर			11384			11384
मूलनिर्धारण कर			26893			26893
मूलनिर्धारण लाभ कर			7093			7093
म. न. पा. शिक्षण उपकर			6600			6600
म. न. पा. शाळा उपकर			5775			5775
रोडमार्ग कामी उपकर			0			0
बुध्द उपकर			330			330
ग्राम कर			8250			8250
ग्राम निर्माण रकम			126216			126216
करम 152 अ नुसार दंडाची रकम			0			0
अभियंतावरील ख्याजाची वसुली			0			0
क्रिडाळ/अधिदानाचे समायोजन			0			0
जर्नी व ई योजनेनुसार लाभाची रकम			0			0
भरावयाची निव्वळ रकम			126216			126216
संविदानाची निव्वळ रकम			0			0
* 30.06.2019 पर्यंत भरावयाची निव्वळ रकम			126216			126216
* 31.07.2019 पर्यंत भरावयाची निव्वळ रकम			126216			126216
* 31.07.2019 नंतर भरावयाची निव्वळ रकम			126216			126216
अक्षरी रुपये	₹ One Lakh Twenty Six Thousand Two Hundred Sixteen Only			₹ One Lakh Twenty Six Thousand Two Hundred Sixteen Only		
अंतिम देय दिनांक			04/06/2020			04/06/2020

To make payment through NEFT:
IFSC - SBIN0COLLEC, Beneficiary A/C No:- BMCPOG58100920380000, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque way be drawn in the name of "MCGM"

स. रा. स्मिने

मासमत्ता मूल्य

संयोजक/सहायक

अर्ली बर्ड क्लोस्चीव्द म्कीम योजनेच्या माहितीसाठी याने पाहावे.

मासमत्ता लेखा क्रमांकांमधील पहिले ११ बँक इमारतीची यु.आय.डी. (युनिक आयडेंटिटी) असून प्रत्येक इमारतीच्या दर्जाची भागावर यु.आय.डी. स्वीकर लावण्याचा प्रकल्प महापालिकेने हाती घेतला आहे. त्यामुळे महापालिकेच्या कामासाठी कामांमधील पध्दतद्वारात भदर यु.आय.डी. क्रमांक नमूद करणे आवश्यक आहे पानी रूपपा नोंद



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५४२५ ४० / ६५
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ASSESSMENT AND COLLECTION DEPT.

Description & Details of Capital Value Calculation Annexure "A"

Ward : GS	SRAC NO : GS0100920380000	Inward No :
Zone : 013	Sub Zone : C096	Special Notice No./ Dt
Total Units : 1	Total Carpet Area (in sqm): 149.70	Print Date : 29/10/202
Total Capital Value : ₹ 3,29,97,625	Total Tax On CV : ₹ 2,52,432	Page 2 of 2
Total Existing Tax	Total Tax After Capping	
	₹ 4,08,345	₹ 2,52,432

Other remarks if any :

Name of Complainant :

Complainant Address with PIN code :

Complainant's relationship with Assessor :

Date of receipt of Special Notice : _____ Date : _____ Time : _____ Place : _____

Contact No : _____

Signature of the Complainant: _____

1. For details of above categorization of annexure please visit our website www.mcgm.gov.in

2. Complainant may fill up the information in blank row provided in Annexure-A below each unit if the complainant feels that information of that unit is incorrect

3. For any other objections, please use above space provided for.



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ASSESSMENT AND COLLECTION DEPT.

Description & Details of Capital Value Calculation Annexure "A"

Ward :	GS	Inward No :																	
SAC NO :	GS0100920380000	Special Notice No./ Dt :																	
Sub Zone :	0096	Print Date :	29/10/2020																
Zone :	013	Page 1 of 2																	
Factor Value	Factor Value	Area Sq. Mtr	Capacity in Liter	Road per Ltr	Sub User Category (Factor Value)	Sub User Code (Factor Value)	SOBES RAN Per Mu	Age of Building (Factor Value)	Type of Construction (Factor Value)	FBI Value (Factor Value)	Area of Land (Factor Value)	Capital Value	DOM of Efta	Tax Code (Factor Value)	Pay on Capital Value	Existing Tax	Tax After Capping (Factor Value)	Special Under Section 153(A) Assesment Method	Reason for Assessment Method
01	01	NS			RESIDENTIAL Residential (New RES 31, 30.5)		50000	20	11	5	2000000	2	4000000	4000	20000	2	20000		Change in user Category

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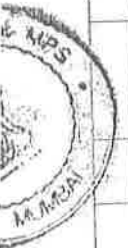
बबई - १
५४७५ / ७५
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Property A/c NO : GS0100920380900
 Description : Details of Capital Value Calculation
 Annexure "A"

Sl. No.	Floor (Factor Value)	Floor (Factor Value)	Area of Land in Sq. Mtr.	Build Up Area in Sq. Mtr.	Rate Per Litre	User Category (Factor Value)	SDRR Rate Per Mtr	Age of Building (Factor Value)	Type of Construction (Factor Value)	ESI (Factor Value)	Occupancy Code (Factor Value)	Measured/Unmeasured	Capital Value in	Date of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 20A	Report For Assessment to CWS
G-1	Ground Floor	Ground Floor	53.56	63.59	200300	200300	24 Yrs	R.C.C. Building other than Luxurious R.C.C. Building(2002)	(1)	Self Occupied (1)	Unmeasured	1450274	01/04/2016	4001	111564	3195	14002		Report for Assessment to CWS	
G-2	Ground Floor	Ground Floor	69.2	63.98	280300	280300	24 Yrs	R.C.C. Building other than Luxurious R.C.C. Building(2002)	(1)	Self Occupied (1)	Unmeasured	1602172	01/02/2016	4001	143514	12367	24794		Report for Assessment to CWS	
G-3	Ground Floor	Ground Floor	138.7	173.84	260300	260300	24 Yrs	R.C.C. Building other than Luxurious R.C.C. Building(2002)	(1)	Self Occupied (1)	Unmeasured	4119254	01/02/2016	4001	344364	28974	53334		Report for Assessment to CWS	
G-4	Ground Floor	Ground Floor	13.3	14.36	250300	250300	24 Yrs	R.C.C. Building other than Luxurious R.C.C. Building(2002)	(1)	Self Occupied (1)	Unmeasured	3165924	01/02/2016	4001	104534	34254	28514		Report for Assessment to CWS	
101	1st	1st	78.3	83.55	250300	250300	24 Yrs	R.C.C. Building other than Luxurious R.C.C. Building(2002)	(1)	Self Occupied (1)	Unmeasured	2122222	01/02/2016	4001	164654	14254	28514		Report for Assessment to CWS	
102	1st	1st	70.3	95.36	250300	250300	24 Yrs	R.C.C. Building other than Luxurious R.C.C. Building(2002)	(1)	Self Occupied (1)	Unmeasured	2102265	01/02/2016	4001	162534	14254	28514		Report for Assessment to CWS	

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27/10/2020

Report for Assessment to CWS

Property No. 6801002038000

Description & Details of Capital Value Calculation

Annexure "A"

747/2020
142/12

Flow Sub-Types (Factor Value)	Capital Area (Sq. Mtr.) (Factor Value)	Rate Per Litre	User Category (Factor Value)	SDRA Rate Per Ltr	Age of Building (Factor Value)	Type of Construction (Factor Value)	FSI (Factor Value)	Occupancy Code (Factor Value)	Metered/Unmetered	Capital Value In	Date of Effect	Tax Code	Tax On Capital Value	Existing Tax	Tax After Capping	Priority Under Section 152(A) in Case of Unlawful Structures	Resident/Non-Resident
203	55.56	78.5	Residential (1)	260000	24 Yrs (68)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	(1)	Self Occupied (3001)	Unmetered	21522855	01/04/2010	4001	164650	14255	28510		Resident to CVS
204	55.56	78.5	Residential (1)	260000	24 Yrs (68)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	(1)	Self Occupied (3001)	Unmetered	21522855	01/04/2010	4001	164650	14515	29032		Resident to CVS
301	55.56	78.5	Residential (1)	260000	24 Yrs (68)	R.C.C. Building other than Luxurious R.C.C. Building(2002) (1)	(1)	Self Occupied (3001)	Unmetered	21522855	01/04/2010	4001	164650	14778	29558		Resident to CVS



Handwritten notes and stamps at the bottom left, including a box with '10/10/10' and other illegible markings.

ADVOCATE SRUSHTI THAKKAR
B.Com., C.S., I.L.B.

LEGAL MEMBER OF
NATIONAL COMPANY LAW BOARD TRIBUNAL
SENIOR ADVOCATE



Resi :
F/40, 10th Floor, Venus CHS Ltd.,
Worli Sea Face, Mumbai - 400 018.
Mobile No. 9819726306

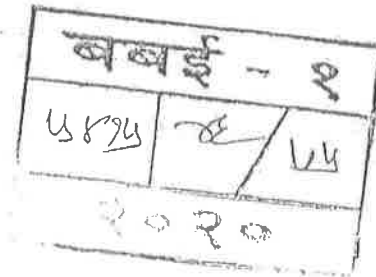
Chamber:
8, 2nd Floor, Cleark House, Nathani Parikh Marg,
Opp. Regal Cinema, Colaba, Mumbai - 400 001.
Tel.: 24999636

TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Ref: The Premises bearing Nos. 3 and 4 on the ground floor of the building belonging to the Society namely, "B.Y. Apartment Co-operative Housing Society Limited, admeasuring 149.70 sq. mtrs. built up along with the garden over the portion of basement slab adjoining the said Premises admeasuring 2500 sq. ft. together with two car parking spaces bearing Nos.1 & 2 respectively each in the compound of the aforesaid building which building is situated at 14, B.G. Kher Road, Worli, Mumbai - 400 018, C.S. No. 858 of Worli Division.

I have investigated the title of (1) Mr. Narayandas A. Choudhary & (2) Mrs. Jyoti Narayandas Choudhary and all documents pertaining to the above referred property have been placed before me by Mr. Ghansham Jamnomal Shewakramani residing at 11-AB Sett-Minar Apartment, Peddar Road, Mumbai - 400 026, who has instructed me to investigate the documents and to give opinion as to whether the title in respect thereof investing in (1) Mr. Narayandas A. Choudhary & (2) Mrs. Jyoti Narayandas Choudhary. A search clerk had been appointed, who has investigated the revenue records and the records of the sub registrar, for the last 30 years vide receipt no. 831, dated 21st December, 2020.

The above said persons have also supplied me the following documents i.e. (1)entire chain of Sale deeds(2) Property Card (3) Assessment bills pertaining to the said property(3) the judgment and order dated 30th May, 2014 passed by Hon'ble Supreme Court vide CIVIL APPEAL NO. 7934 OF 2012.



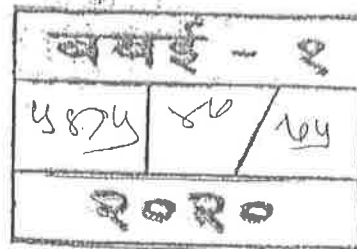


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Title summary;

1. By an indenture of lease dated 17th January 1952 made between the Municipal Corporation of Greater Bombay (B.M.C.) and PURE DRINKS PVT.LTD., a company incorporated under the Companies Act,1956, and having its registered office at 35, New Lalbagh Colony, Patiala, therein referred to as the lessee and registered under No.1732/62 Book No.1 with the Sub-Registrar of Assurances Bombay on 19th November 1963, BMC for the consideration therein mentioned and covenants to be observed on the party of the owner demised in perpetuity as from 5th April, 1950 and the Municipal Commissioner pursuant to the powers conferred upon by the law thereby confirmed unto the same all that piece or parcel of land containing by admeasurements 21,418 square yards equivalent to 17901.6 square metres of thereabouts and being plot No. 9 of scheme No. 58 of the Worli Estate of the Corporation and more particularly described in the Schedule therein.
2. On 17th January, 1952 a portion of the said land, the PURE DRINKS PVT. LTD. set up its factory and workshop and on another portion it set up its workshop and constructed residential quarters for its employees after obtaining required permissions from the concerned authorities;
3. There upon PURE DRINKS PVT. LTD. applied to the Government of Maharashtra, Urban Land and Public Health Department to change of use of a portion of the said property on the said plot No.9 and scheme No.58 of the Worli Estate, Bombay bearing C.S.No.868 and 1/86 admeasuring about 18049 square metres in the area delineated by blue colour boundary line superimposed on the plan bearing No.EH/3342/A dated 8th June 1981 and shown as Plot "X" and annexed to the said application as hereinafter referred to as the said plot "X".



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4. In pursuance of the said application, the under Secretary on behalf of the Government of Maharashtra by a Nostification dated 25th December 19... bearing No. TPS 4380/9892/UD-5, issued under the provisions of Sub-section (1) of Section 37 of the Maharashtra Regional and Town Planning Act, 19..permitted the use of the said plot "x" from the General Industrial Zone to residential Zone subject to the condition that the development of the land shall be as per the Development Control Rules for Greater Bombay and such other Rules and Regulation as are applicable. The Additional Collector and Competent Authority by this letter of intent dated 27th May, 1981 stated that the permission under section 22 of ULC Act, for demolition of the structure and its consequent re-development will be given after the existing structures on the said plot "X" were demolished subject to the conditions set out in the said order . Some of the said conditions are that the re-development shall be for users permissible in residential zone as per the development control Rules force and the plinth area of the tenement shall not exceed 80 square metre and not more than one dwelling unit shall be allotted to one person.
5. Pursuant to the LOI issued by the competent authorities, the Executive Engineer, Building proposals (city) of the corporation issued IOD bearing No. BY/CE/3342/80-81 dated 8th June 1981. Accordingly; the Corporation granted its commencement certificate dated 10th June 1981 bearing NO EB/3342/A to the owner for constriction of Residential buildings on the said plot "X" under section 45 of the Maharashtra Region Town Planning Act (Maharashtra) Act, No. XXXVII of 1966 under the hand executive engineer, building proposal, (City).As per the said approved plans the total F.S.I. so sanctioned for construction is 1,82,473 square feet. The total area sanctioned for re-development in respect of the said plot No. 9, scheme No. 58 is 15501.34 square yards equivalent to 13089.45 square metres.

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ADVOCATE SRUSHTI THAKKAR

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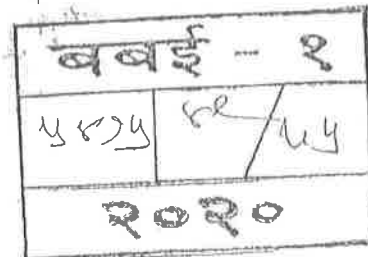
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6. By an agreement dated 12th August, 1981 entered into by the owner with P.S.B. Construction Co. Ltd., a company governed by the Companies Act, 1956 and having its registered office at 5-H, Vandhana Building, Tolstoy Marg, New Delhi, (hereinafter called "the said PSB"), the owner permitted the said PSB to develop place or parcel of land admeasuring about 6900 square metres being part of the said plot "X" (hereinafter referred to as PSB land) by demolishing the then existing structure thereon the said PSB land and constructing new building thereon by utilising 1,00,000 square feet of F.S.I. out of these 1,82,473 square feet of F.S.I. sanctioned by the said corporation as mentioned in the said Agreement in accordance with the plans sanctioned by the said corporation and permitted the said PSB to sell Building, and/or any part thereof including flats and /or other premises therein on ownership build and agreed to grant to the said PSB or their nominee or nominees sub-lease or sub-leases of the said PSB land admeasuring 6900 square metres on the terms and conditions set out in the said Agreement. In pursuance of the said First Agreement, PURE DRINKS PVT.LTD. put the said PSB in vacant possession of the said PSB land together with the then existing building and structure thereon.
7. Under the Agreement dated 20th August, 1981, the said Mohammed Yusuf and another were entitled to transfer their right, title and interest to any other person or party.
8. By an agreement dated 1st September 1981 entered into by the said Mohammed Yusuf Patel and another with the said P.S.B. the said Mohammed Yusuf Patel and another transferred to the said PSB the right, title and interest of the said Mohammed Yusuf Patel and another under the said Second Agreement and the said Patel land and benefit of utilising the said F.S.I. of 29,000 square feet on the terms and conditions mentioned in the said agreement.



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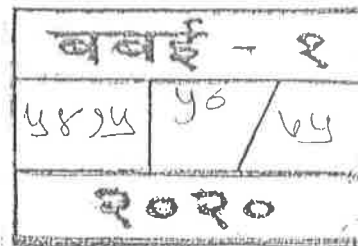


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9. By an agreement dated 10th September, 1982 entered into the same with the said PSB the Owner has permitted the said PSB to retain the remaining place or parcel of land admeasuring about 4149.45 sq. mtrs being part of the said plot "X" (and which land admeasuring about 4149.45 sq. mtrs is shown in pink colour and marked "C" on the plan thereof annexed to the said agreement) by demolishing the then existing structures thereon and constructing the new buildings thereon by utilising 54473 sq. ft of F.S.I. out of 1,82,473 sq. ft. of F.S.I. by the said corporation as mentioned in the said agreement in accordance with the plans sanctioned by the said corporation or any modification thereof as may be sanctioned by the said corporation and permitted the said PSB Construction Co. Ltd. To sell building to be constructed thereon either as entire building or as a package deal or any flats and/or other premises therein as ownership basis and had agreed to grant to the P.S.B. Construction Co. Ltd. Or their nominee or nominees sub-lease or sub-lease of the said place of land admeasuring 4149.45 sqmtrs. On the terms and conditions therein stated under the said agreement the said PSB are entitled to transfer their right title and interest to any person or party. In pursuance of the agreement dated 10th September 1981 the Owner put the said PSB in vacant possession of the place of land admeasuring 4149.45 sq. mtrs. Together with the buildings and structures thereon.
10. The said PSB accordingly become entitled to develop the said entire plot "X" admeasuring 13048.46 square metres by demolishing the present structures thereon and constructing new building thereon by utilising the said total sanctioned F.S.I. of 1,82,473 sq. ft.
11. By an irrevocable Power of Attorney dated 10th September 1981 executed by the PURE DRINKS PVT.LTD. in favour of the said PSB the PURE DRINKS PVT.LTD.

- 5 -



ADVOCATE SRUSHTI THAKKAR
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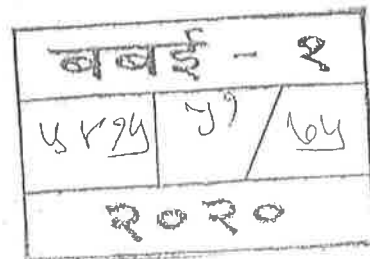


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has granted to the said PSB all power and authorises required or necessary for developments of the said plot "X" by demolishing present structures thereon.

12. Building plans were got prepared by the said PSB and the same were submitted by the PURE DRINKS PVT.LTD. for revising the said plans for putting up such new multi-storeyed buildings on the said plot "X" and have been submitted to the said corporation for approval and sanction.
13. By an agreement dated 16th June, 1982 entered into by the said PSB with (1) Shri B.K.GUPTA (2) Shri. MANMOHAN SINGH BHASIN and (3) the said Shri MOHAMMED YUSUF ABDULLAH PATEL (hereinafter called the said B. K. GUPTA AND others), the said PSB transferred to the said B. K. GUPTA and others its right, title and interest under the said agreement dated 20th August 1981, 1st September, 1981 and 10th September 1981 and permitted the said B. K. GUPTA and others to develop as portion of land out of the said plot "X" (hereinafter transferred to as said Gupta land) by demolishing the present structures thereon by utilising 54347.5 sq. ft. of F.S.I. out of 1,82,473 sq.ft. of F.S.I. sanctioned by the said corporation as mentioned in the said agreements in accordance with the plans sanctioned by the said corporation of any modifications thereof as may be sanctioned by the said corporation and permitted the said B. K. GUPTA and other to sell buildings to be constructed thereon either as entire buildings or as a package deal or any flats and/ or other premises therein on ownership basis and agreed to grant to the said B.K. GUPTA and others or their nominees or nominee sub-lease or sub -leases of the said Gupta land in respect of the said buildings No. 1, 3, & 8 and/or any modifications thereon as may be sanctioned by the said corporation on the terms conditions therein stated.



ADVOCATE SRUSHTI THAKKAR

B.Com., C.S., LL.B.

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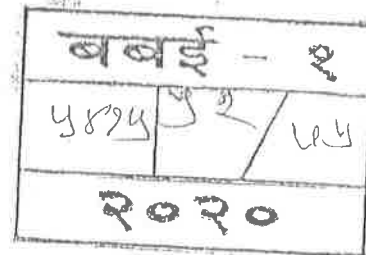
SENIOR ADVOCATE



Resi :
F/40, 10th Floor, Venus CHS Ltd.,
Worli Sea Face, Mumbai - 400 018.
Mobile No. 9819726306

Chamber:
8, 2nd Floor, Cleark House, Nathani Parikh Marg,
Opp. Regal Cinema, Colaba, Mumbai - 400 001.
Tel.: 24999636

14. In pursuance of the said agreement dated 16th June, 1982, the said PSB put the said B.K. GUPTA and others in vacant possession of the said Gupta land in respect of the said buildings No. 1, 3, & 8 together with an existing buildings and structures thereon.
15. The builders have accordingly constructed building No. 8B and or one the portion of the said plot "X". The builders have accordingly sold flats, shops and other space in this said new building as also the covered and/or open card parking spaces and garages (if any) what is knpws as "Ownership Basis".
16. M/s Khaitan & Partners, Advocates and Solicitors of the owner have issued a certificate of title of the owners to he said plot A copy of the said certificate was given by the owners to the said PSB and this said PSB had in their own terms given a copy of the said certificate to this said B. K. GUPTA and others, the then Promoters of the builders.
17. By an agreement dated 2nd July 1984 the Trustees of B.K. TRUST consisting of Shri B. K. GUPTA, Smt. A.B.GUPTA, Shri. Vijay Bhatia and Kum. H. D. Nagpal, having the Transferor as the Sole beneficiary, agreed to purchase premises No. 3 & 4 on the ground floor of the said building No. 3 (hereinafter referred to as the said units) with two car parking spaces No.1 and 2 (hereinafter referred to as the said card parking) and exclusive use of garden over the portion of basement slab.
18. Upon the said B. K. Trust paying the entire consideration and other charges required to be paid to the builders, the said B. K. Trust was put in to quiet, vacant and peaceful possession of the said units, car parking and garden.
19. By a Resolution date 17th March 1993 passed by the Trustees, of the said B. K. Trust, in its meeting held on 17th March, 1993 the said Trust was dissolved in



ADVOCATE SRUSHTI THAKKAR

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Opp. Regal Cinema, Colaba, Mumbai - 400 001.
Tel.: 24999636

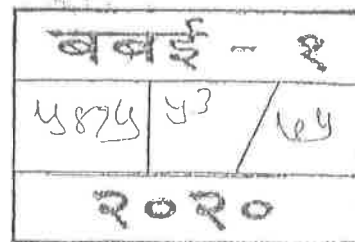
pursuance of the powers vested in the trustees under clause 3 sub clause (3) of the said Deed of Trust and upon such dissolution the benefits of the said agreement date 23rd July 1984, and the said units, car parking and garden vested in Mr. Sumit Gupta as one of the beneficiaries.

20. Mr. Sumit Gupta is accordingly entitled to all this beneficial right, title and interest in the said agreement dated 23rd July 1984, between the said B. Y. Builders Pvt. Ltd. and the said B. K. Trust, the said units, two car parkings and the said garden with a right to become members of the co-operative society to formed by the Purchasers of premises in the said building B. Y. Apartment Building NO. III, which society is formed and registered on 20th day of August 1992 at No BOM/W-G-S/HSG/(TC)/6653 in the name of B.Y. Apartment Co-Op. Housing Society Limited under the provision of Maharashtra co-operative societies Act 1960 (society) all the deposits are transferred in the funds of the society and the right to obtain the lease and sub-lease in favour of the said society under the provisions of the said Agreement dated 23rd July 1984 (all these for the sake of conveniences are brevity hereinafter collectively referred to as the said premises).

21. As per the agreement dated 15.02.1994, Shri. Sumeet B. Gupta transferred the said flat to (1) Mr. Narayandas A. Choudhary & (2) Mrs. Jyoti Narayandas Choudhary. The said Agreement is duly registered in the office of Sub-registrar, Mumbai and since then (1) Mr. Narayandas A. Choudhary & (2) Mrs. Jyoti Narayandas Choudhary have became the absolute owners of the said flat.

22. In the year 2012 an old pending litigation between BMC and B. Y. Apartment and adjoining Societies, matter came in the Hon'ble High Court Mumbai, which went on subsequently to the Hon'ble Supreme Court in Appeal No. 7934 OF 2012 and therefore completion of transaction of purchasing the said Flats was

- 8 -



ADVOCATE SRUSHTI THAKKAR

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Resi :
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World Sea Face, Mumbai - 400 018.
Mobile No. 9819726306

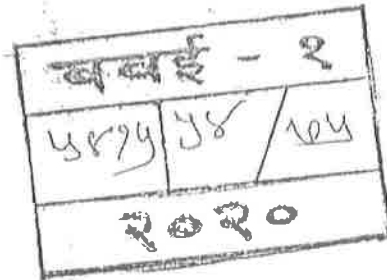
Chamber:
8, 2nd Floor, Cleark House, Nathani Parikh Marg,
Opp. Regal Cinema, Colaba, Mumbai - 400 001.
Tel.: 24698636

kept on hold till the outcome of the Hon'ble Supreme Court decision. The Hon'ble Supreme Court resolved the case by the judgment and order dated 30th May, 2014, subsequently there has not been any further action by any authorities like Mumbai Municipal Corporation, Hon'ble High Court and Hon'ble Supreme Court etc., and now there is no impediment to this property being registered.

23. The related matter was pending before the Honourable Supreme Court vide CIVIL APPEAL NO. 7934 OF 2012, in which common questions common questions as/ or analogous to the same were pending. The said matter has now been resolved by the judgment and order dated 30th May, 2014 and as of now there is no objection to this deed of transfer being registered and the same is being registered here by in pursuance of Section 3 of the Transfer of Property Act.
24. I have gone through the property card and other relevant documents which clearly showing that the title in respect of scheduled property is absolutely vesting in (1) Mr. Narayandas A. Choudhary & (2) Mrs. Jyoti Narayandas Choudhary.
25. I hereby certify that I have carefully examined the title of the property as described in the schedule hereunder and in my opinion the schedule property is good and marketable fee simple title is vesting in (1) Mr. Narayandas A. Choudhary & (2) Mrs. Jyoti Narayandas Choudhary and they are sole and absolute owners of the said schedule property and is free and cleared from all liens and encumbrances.



- 9 -



ADVOCATE SRUSHTI THAKKAR
B.Com., C.S., LL.B.

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SENIOR ADVOCATE



Resi :
F/40, 10th Floor, Venus CHS Ltd.,
Worli Sea Face, Mumbai - 400 018.
Mobile No. 9819726306

Chamber:
B, 2nd Floor, Cleark House, Nathani Parikh Marg,
Opp. Regal Cinema, Colaba, Mumbai - 400 001.
Tel.: 24995636

SCHEDULE - I

The Premises bearing Nos. 3 and 4 on the ground floor of the building belonging to the Society namely, "B. Y. Apartment Co-operative Housing Society Limited, admeasuring 149.70 sq. mtrs. built up area including the garden over the portion of basement slab adjoining the said Premises admeasuring 2500 sq. ft. together with two car parking spaces bearing Nos. 5 & 6 respectively each in the compound of the aforesaid building which building is situated at 14, B.G. Kher Road, Worli, Mumbai - 400 018, C.T.S. No. 868 of Worli Division, within the limits of Mumbai City and in the registration district of Mumbai assessed to Municipal taxes under Ward - "G-South No.117 (AC)".

Date : 22/12/2020.

Place : Mumbai

Srushti Thakkar

Advocate Srushti Thakkar,
Advocate High Court



- 10 -

बलई - २	
५४७५	५५ / ५५
२०२०	

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 NAHAYANDAS A. CHOWDHRY
 AIL DAS CHOWDHRY
 21/05/2022
 Permanent Account Number
 AABPC5725D
 Signature




अधिकांश के समेकित/युक्त वापस करने वाले / 852021
 आयकर प्रेषण इकाई, एन एच सी प्रस
 वीररुद्र कर्मठ, आयकर भवन,
 बंगला टोलगाँव एन सी रोड के तलवारी,
 बंगलूर, पु.सं - 411 045

If this card is lost / someone's card used to forward
 please inform / return to
 Income Tax PAN Services Unit, NSUI,
 Virendra Karmath, Income Tax Bhavan,
 Bangla Talavari, Tolgaon En-See Road, Talavari,
 Bangalore, P.S. - 411 045
 Tel: 011-2613721, 2613722, 2613723, 2613724

बबई - १		
15/9/22	जे	104
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Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrollment No. : 2017/13116/00332

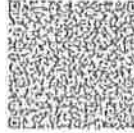
To:
Ritika G Shewakramani
रितिका जी शेवकरमणी
D/O: Ghansham Shewakramani
11/AB, Sell Mlnar
Peddar Road
Jaslok Hospital
Mumbai
Cumballa Hill, Mumbai City, Mumbai City,
Maharashtra - 400026
8020130668

28/11/2017



KA416230567FH

41623056



आपला आधार क्रमांक / Your Aadhaar No. :

4466 4776 2378

माझे आधार, माझी ओळख

रितिका जी शेवकरमणी
Ritika G Shewakramani

जन्म तारीख / DOB: 31/01/1984

स्त्री / Female

4466 4776 2378

माझे आधार, माझी ओळख



RS

बबई - १	
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भारत सरकार
GOVERNMENT OF INDIA



महफूज आलम अंसारी
Mahfooj Alam Ansari
जन्म तारीख/ DOB: 07/08/1977
पुरुष / MALE



4180 0360 0156

माझे आधार, माझी ओळख



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O अब्दुल रशीद अंसारी ,
मारिअम्मा मंदिर धारावी समोर,
रूम नो ए-4/28 सोशल नगर
एम.जी. रोड टाटा पवर लाइन,
मुंबई, धारावी, मुंबई, मुंबई,
महाराष्ट्र - 400017



help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947
Bangalore-560 047



M. D.

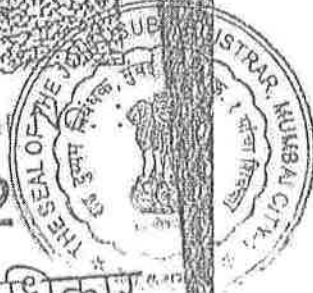

बबई - १		
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भारत सरकार
Linguistic Identification Authority of India
Government of India

नियुक्ति/संज्ञांक / Enrollment No. 2017/90082/08468

श्री
श्री शम्भू रामावत
Shambhoo Singh Ranawat
S/O. Anant Singh Ranawat
202 B, Kalash Building, Vasant Nagar
Vasant East
Umde
Babson Road
Vasant Hothe
Mumbai-401202
9120205653
ML 511855477FT

जबई - २
५४२९/७२/
२०२०



आपला आधार क्रमांक / Your Aadhaar

8367 6743 0572

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



शम्भू सिंह रामावत
Shambhoo Singh Ranawat
जन्म तारीख / DOB 15/01/1965
पुरुष / Male

Shambhoo



8367 6743 0572

आधार - सामान्य माणसाचा अधिकार

Summary I (GoshwaraBhag-1)

318/5415

मंगळवार, 29 डिसेंबर 2020 11:28 म.पू.

दस्त गोधवारा भाग-1

बयड1

103/105

दस्त क्रमांक: 5415/2020

दस्त क्रमांक: ववड1 /5415/2020

वाजार मुल्य: रु. 9,45,72,500/- मोबदला: रु. 3,50,00,000/-

गरलेले मुद्रांक शुल्क: रु.18,91,450/-

दु. नि. राह. दु. नि. ववड1 यांचे कार्यालयात

पावती:6989

पावती दिनांक: 29/12/2020

अ. क्रं. 5415 वर दि.29-12-2020

सादरकरणाचे नाव: - - घनशाम जे शेवकराभाणी

रोजी 11:27 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1500.00

पृष्ठांची संख्या: 75

एकुण: 31500.00

दस्त हजर करणाऱ्याची सही:

दुस्यम निबंधक, मुंबई-1

दुस्यम निबंधक, मुंबई-1

दस्ताचा प्रकार: ट्रांसफर डीड

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 क्रं. 1 29 / 12 / 2020 11 : 27 : 15 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 29 / 12 / 2020 11 : 27 51 AM ची वेळ: (फी)

प्रतिज्ञापत्र

महानगरपालिका व उपनगरपालिका क्षेत्रात स्थानिक स्वशासनाच्या क्षेत्रात कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

विश्वनाथ देवगारे:

मिना देवगारे:

विश्वनाथ देवगारे

मिना देवगारे





29/12/2020 11:32:22 AM

दस्ता क्रमांक : वयड/5415/2020

दस्ताचा प्रकार :- ट्रांसफर डीड

वयड 17/169
दस्ता क्रमांक: 5415/2020

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- धनश्याम जे शेवकाम्बारी पत्ता: फ्लॉट नं: 11-ए वी, माझगाव, इ.स.प्राचीन नगर, मीनार अपार्टमेंट, ब्लॉक नं: 11, मुंबई, महाराष्ट्र, MUMBAI पिन नंबर: AALPSG2370	विहून देणार वय:- 78 स्वाक्षरी:		
2	नाव:- मीना जी शेवकाम्बारी पत्ता: फ्लॉट नं: 11 ए वी, माझगाव, इ.स.प्राचीन नगर, मीनार अपार्टमेंट, ब्लॉक नं: 11, मुंबई, महाराष्ट्र, MUMBAI पिन नंबर: ABIPS923 SL	विहून देणार वय:- 78 स्वाक्षरी:		
3	नाव:- चिंथा बी शेवकाम्बारी पत्ता: फ्लॉट नं: 11 ए वी, माझगाव, इ.स.प्राचीन नगर, मीनार अपार्टमेंट, ब्लॉक नं: 11, मुंबई, महाराष्ट्र, मुंबई पिन नंबर: AALPSG2370	विहून देणार वय:- 48 स्वाक्षरी:		
4	नाव:- रिचिंद्र बी शेवकाम्बारी पत्ता: फ्लॉट नं: 11 ए वी, माझगाव, इ.स.प्राचीन नगर, मीनार अपार्टमेंट, ब्लॉक नं: 11, मुंबई, महाराष्ट्र, मुंबई पिन नंबर: CAPERS3428H	विहून देणार वय:- 36 स्वाक्षरी:		
5	नाव:- साधुभाईदास शेवकाम्बारी पत्ता: फ्लॉट नं: 11-बी, माझगाव, इ.स.प्राचीन नगर, मीनार अपार्टमेंट, ब्लॉक नं: 11, मुंबई, महाराष्ट्र, मुंबई पिन नंबर: AALPSG2370	विहून देणार वय:- 78 स्वाक्षरी:		
6	नाव:- ज्योती कल्याणदास बोधारी पत्ता: फ्लॉट नं: 11-बी, माझगाव, इ.स.प्राचीन नगर, मीनार अपार्टमेंट, ब्लॉक नं: 11, मुंबई, महाराष्ट्र, मुंबई पिन नंबर: AADPOSH18C	विहून देणार वय:- 78 स्वाक्षरी:		

वरील दस्तावेज कान देणार पक्षकारांचे पुस्तक संख्या व वयड देव करून दिल्याचे कवुल करतात.
शिक्षा क्र. 3 ची वेळ: 29/12/2020 11:32:23 AM

ओळख:-

कायदीन इसम अमे मिनेटील करतल नी जे दस्तावेज वयड देणार वना कायदीन ओळखतात, व त्यांची ओळख परचितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1. नाव:- महजुज अनन म्बारी
वय: 33
पत्ता: ए4/28 सोशम नगर हारानी मुंबई
पिन कोड: 400017

स्वाक्षरी
M. M.
स्वाक्षरी

छायाचित्र	अंगठ्याचा ठसा

शिक्षा क्र. 3 ची वेळ: 29/12/2020 11:32:12 AM

दस्तावेज, मुंबई-1



७५/७५

Payment Details.

Sr	Purchaser	Type	Verification no/Vendor	GRN/ Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/M/747/2020	ADJ/M/747	1891450	SD		
2		By Cash			1500	RF		
3		eChallan		MH008973873202021M	30000	RF	0004227981202021	29/12/2020

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

5415 /2020

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बबई - २	
५४९५	७५/७५
२०२०	



प्रमाणित करणेत येते व्ही या
एवतामध्ये एकूण.....पाने आहेत
पुस्तक क्र. २ मध्ये बबई-२४८९५/२०२०
अन्वये नोंदला. 29 DEC 2020
दिनांक

प्र. सह. दुप्यम निबंधक, मुंबई शहर-२

05/01/2021
0450
0503



भारतीय न्यायपालिका
भारतीय न्यायपालिका



नारायणदास ए चौधरी
Narayandas A Chowdhry
जन्म तारीख/DOB: 21/05/1942
पुरुष/ MALE
Mobile No: 9821215123



3225 4713 6273

- आम आदमी का अधिकार

भारतीय न्यायपालिका न्यायपालिका प्राधिकरण
भारतीय न्यायपालिका प्राधिकरण

पता:
11/8 विमाना रोड 11 व फ्लोर, बंदरा
11/8, वीर रोड, बंदरा, मुंबई 400050
पिनकोड - 400050

Address:
11/8 HIBHANA ANGENE 11
TH FLOOR, PALI Hill,
BANDRA WEST, Bandra,
Mumbai Sufarjan,
Maharashtra 400050

भारतीय न्यायपालिका न्यायपालिका प्राधिकरण



(Handwritten signatures)



बबई - १	
५१७५	५०/१५
२०२०	

आयकर विभाग
 INCOME TAX DEPARTMENT
 JYOTI NARAYAN DAS CHOWDHURY
 SAJAN DAS PRAKASH DALAL CHITLANI
 10/02/1542
 AADECD19C
 GOVT OF INDIA

If this copy is lost, destroyed, or otherwise rendered illegible, the original copy shall be deemed to be the only valid copy for all purposes.

@Chowdhury
 @Chowdhury



बबई - ३		
५४५५	५४	१५
२०२०		

भारत सरकार
GOVERNMENT OF INDIA



ज्योती नारायणदास चौधरी
Jyoti Narayandas Chowdhry
 जन्म तारीख/DOB: 10/09/1942
 महिला/ FEMALE
 Mobile No: 9867381725



8772 7488 6581

- आम आदमी का अधिकार

भारतीय विधि प्रदान प्राधिकरण
 AUTHORITY OF INDIA

पता:
 W/O: नारायणदास चौधरी, 11/बी, लिपन
 अजलाह, प्लॉट नं 95/ए, पाली हिल, मुंबई.
 मुंबई.
 पिनकोड - 400050

Address :
 W/O: Narayandas
 Chowdhry, 11/B, Nibhona
 Annexe, Plot.No. 95/A, Pal
 Hill, Mumbai, Mumbai,
 Maharashtra - 400050



(Signature)

(Signature)

बवई - १	
४४४	४४/४४
२०२०	

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AALPS0237Q

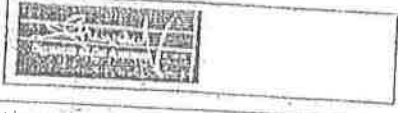


नाम / NAME
GHANSHAM SHEWAKRAMANI

पिता का नाम / FATHER'S NAME
JAMNOMAL SHEWAKRAMANI

जन्म तिथि / DATE OF BIRTH
08-04-1946

हस्ताक्षर / SIGNATURE



RR Singh

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



[Handwritten signature]

बचई - २
५४७९ / ९ / ५५
२०२०



भारत सरकार
Government of India



घनशम जंमोशल शोवकरामणी
Ghanasham Jannoshal Showakarmani
जन्म वर्ष / Year of Birth : 1948
पुरुष / Male



8909 5462 7929

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India

पत्ता S/O: जंमोशल शोवकरामणी,
11-ए सेल-मिनर अपार्टमेंट्स, पेढीव रोड
(जी देशमुख मार्ग), जंजलीव हॉस्पिटल
समीर, मुंबई, मुंबई, कॅवला जिल्हा,
मुंबई, महाराष्ट्र, 400028

Address: S/O: Jannoshal Showakarmani,
11-A Self-Minor Apartments, Peddiv Road
(G Deshmukh Marg), Opp. Jaylok Hospital,
Mumbai, Mumbai, Curdistana Hill, Mumbai,
Maharashtra, 400028

8909 5462 7929

1947
1800.300 1947

help@uidai.gov.in

WWW
www.uidai.gov.in

[Handwritten signature]



बवई - १

वर्नाई सेवक संख्या / PERMANENT ACCOUNT NUMBER

ABIPS92B1L



नाम / NAME

MEENA GHANSHAM SHEWAKRAMANI

पिता या माता / FATHER'S NAME
LOKUMAL MANGHANI

जन्म तिथि / DATE OF BIRTH

27-07-1950

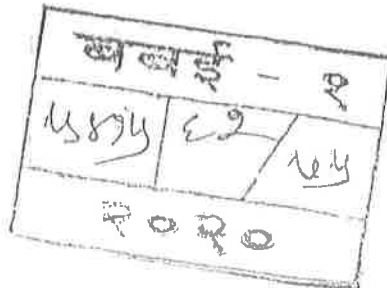
हस्ताक्षर / SIGNATURE

[Handwritten Signature]

आयकर निदेशक (सिस्टम)

DIRECTOR OF INCOME TAX (SYSTEMS)

Meena G





5489 2770 2381

आधार - सामान्य माणसाचा अधिकार



भारतीय पहचान प्राधिकरण
Unique Identification Authority of India
Address: "A" B Sub Road, Parel Road,
Opp. Janki Hospital, "A" Parel Road,
Cumballa Hill, Mumbai - 400026

5489 2770 2381

बबई - १	
५४९५	४३
२०२०	

Mewar G.



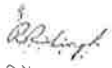
स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
AALPS0238B

नाम / NAME
CHITRA SHEWAKRAMANI

पिता का नाम / FATHER'S NAME
GHANSHAM SHEWAKRAMANI

जन्म तिथि / DATE OF BIRTH
27-03-1972

हस्ताक्षर / SIGNATURE


आपका निदेशक (प्रणाली)
DIRECTOR OF INCOME TAX (SYSTEMS)

Chitra

बवई - १	
4894	28/10/20
२०२०	



आधार - सामान्य माणसाचा अधिकार
आधार - Common Man's Right

चिवा गणेशम शेवकरामणी
 Chiva Ghanesham Shevkaramani
 जन्म वर्ष / Year of Birth: 1971
 स्त्री / Female



3425 8333 4726



जोडितपत्रावर आधारित शासिकरण
Government of India

पत्ता 11A, बी सेल मिनार, पेडर रोड, अहमदनगर
 जसवंतक हॉस्पिटल समोर, मुंबई
 हिल, मुंबई, मुंबई जिल्हा, महाराष्ट्र, 400026

Address: 11A, B-Cell Minar, Pedder Road,
 Opp. Jaslok Hospital, Cumballa Hill,
 Mumbai, Cumballa Hill, Maharashtra,
 400026

3425 8333 4726

 1800 300 1947
 help@uidai.gov.in
 www.uidai.gov.in

आधार - सामान्य माणसाचा अधिकार

Chitrag



बबई - २	
५४१५	४५/१६५
२०२०	

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 रीतिका र. शेवकराणी
 RITIKA R. SHEWAKRAMANI
 शंशां शेवकराणी
 SHANSHAN SHEWAKRAMANI
 31/01/1984
 Permanent Account Number
 APEP58443N
 [Signature]



बवई - १	
५४१५	२४ / २५
२०२०	

RS