

SALE DEED

Between

**MRS. RASHMI NEELESH SHAH
MR. NEELESH NAVINCHANDRA SHAH**
Transferees

AND

MR. MEHUL PRAVINCHANDRA SHAH
Transferee

Unit No.218, 2nd Floor, C-Wing, Kailash Esplanade Premises
Co.Op.So.Ltd, L.B.S. Marg, Chhatkopar (West), Mumbai-400 086.

Prepared By :

JITENDRA N. SHAH

B.Com., LL.B., C.I.S., D.F.M.

Taxation & Legal Consultant

B-613, Bhaveshwar Arcade, L.B.S. Marg, Near Shreyas Cinema, Chhatkopar
(West), Mumbai -400 086

Tel. (O) 25003468 (M) 9930839892

Email : jitunshah@gmail.com

5:29 PM

पावती

Original/Duplicate

Wednesday, September 28, 2022

नोंदणी क्र.: 39M

2:00 PM

Regn.: 39M

पावती क्र.: 20282

दिनांक: 28/09/2022

गावाचे नाव: घाटकोपर
 दस्तऐवजाचा अनुक्रमांक: करल5-19200-2022
 दस्तऐवजाचा प्रकार : सेल डीड
 सादर करणाऱ्याचे नाव: मेहुल प्रवीणचंद्र शाह

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 860.00

पृष्ठांची संख्या: 43

एकूण:

₹. 30860.00

DELIVERED

Joint S.R. Kuria-5

सर. दुय्यम निबंधक

दुर्गा-५ (वर्ग-२)

बाजार मूल्य: ₹.2837753.12/-

मोबदला ₹.3000000/-

शरलेले मुद्रांक शुल्क : ₹. 180000/-

- 1) देयकाचा प्रकार: DHC रकम: ₹.860/-
डीडी/घनदेश/पे ऑर्डर क्रमांक: 2709202210370 दिनांक: 28/09/2022
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹.300000/-
डीडी/घनदेश/पे ऑर्डर क्रमांक: MH006503430202223M दिनांक: 28/09/2022
बँकेचे नाव व पत्ता:



9/28/2022

| | | | | | |
|--|-----------------------------------|-----------------------------------|------------------------|---|-----------------------------|
| Variation ID | | 202209283786 | | मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव) | |
| मूल्यांकनाचे वर्ष | 2022 | मुंबई (उपनगर) | | कर | ५ |
| जिल्हा | मुंबई (उपनगर) | 103-घाटकोपर - किरोळ - कुर्ला | | ११२०० | १ |
| मूल्य विभाग | 103-घाटकोपर - किरोळ - कुर्ला | रस्ता : लालबाहादूर शास्त्री मार्ग | | २०२२ | ३ |
| उप मूल्य विभाग | रस्ता : लालबाहादूर शास्त्री मार्ग | | | | |
| सर्व्हे नंबर / न. भू. क्रमांक | सि टी एस नंबर#4065 | | | | |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक |
| 72100 | 138860 | 159690 | 223700 | 138860 | मोजमापनाचे एकक वॉरस मीटर |
| बांधीव क्षेत्राची माहिती | 19.96वॉरस मीटर | मिळकतीचा वापर- | कार्यालये व्यावसायिक | मिळकतीचा प्रकार- | बांधीव |
| बांधकाम श्रेया/Built Up | 1-आर सी सी | मिळकतीचे घट- | 20 वर्षे | बांधकामाचा दर - | RS 30250/- |
| बांधकामाचे वर्गीकरण | आहे | मजला- | 1st floor To 4th floor | | |
| रस्ता समुख - | | | | | |
| संपन्न गुणपरतया दमरतीमधील कार्यालये/व्यावसायिक - No | | | | | |
| Scale Type - Resale | | | | | |
| First Sale Date - 18/04/2016 | | | | | |
| Scale/Resale of built up Property constructed after circular dt.02/01/2018 | | | | | |
| नवला निहाय घट/वाढ | | | | | |
| | | | | | |
| रस्ता समुखनुसार मूल्यदर | | | | | |
| | | | | | |
| घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर | | | | | |
| | | | | | |
| 4) मुख्य मिळकतीचे मूल्य | | | | | |
| | | | | | |
| Applicable Rules | | | | | |
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• मुख्य मिळकतीचे मूल्य = तळघराचे मूल्य + मेझॅनार्डन मजला क्षेत्र मूल्य + सातव्या गाळीचे मूल्य + वरील गाळीचे मूल्य + बंदिसा वाहन तळाने मूल्य - खुल्या जागेची वरील वाहन तळाने मूल्य + शेमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिसा बाळकणी + भूकनिकरल वाहन तळ

= A + B + C + D + E + F + G + H + I + J

= 2837753 (2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0)

= Rs 2837753 12/-

Home

Print



सर. दुय्यम निबंधक
कुर्ला-५ (वॉर्-३)



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

₹ 860
28/09/2022

Receipt of Document Handling Charges

PRN 2709202210370 Receipt Date 28/09/2022

Received from Mehul Pravinchandra Shah, Mobile number 9930839892, an amount of Rs.860/-, towards Document Handling Charges for the Document to be registered on Document No. 19200 dated 28/09/2022 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

DEFACED

₹ 860

DEFACED

Payment Details

| | | | |
|-----------|----------------------|--------------|------------|
| Bank Name | IBKL | Payment Date | 27/09/2022 |
| Bank CIN | 10004152022092709519 | REF No. | 2789208030 |
| Deface No | 2709202210370D | Deface Date | 28/09/2022 |

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



करमा - ५
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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

| | | | |
|-----|---------------|------|------------|
| PRN | 2709202210370 | Date | 27/09/2022 |
|-----|---------------|------|------------|

Received from Mehul Pravinchandra Shah, Mobile number 9930839892, an amount of Rs.860/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

Payment Details

| | | | |
|-----------|----------------------|---------|------------|
| Bank Name | IBKL | Date | 27/09/2022 |
| Bank CIN | 10004152022092709519 | REF No. | 2789208030 |

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





CHALLAN
MTR Form Number-6



| | | | | | | | | |
|-----------------|-----------------------------------|------------------------|--|--|-----------------|---|---------|------|
| GRN | MH006503430202223M | BARCODE | | | Date | 17/08/2022-19:17:01 | Form ID | 25.1 |
| Department | Inspector General Of Registration | TAX ID / TAN (if Any) | | | Payment Details | 2022 | | |
| Type of Payment | Stamp Duty Registration Fee | PAN No.(if Applicable) | | | Full Name | MEHUL PRAVINCHANDRA SHAH | | |
| Office Name | KRL5_JT SUB REGISTRAR KURLA NO 5 | Full Name | | | Flat/Block No. | UNIT NO.C-218 KALIAS ESPLANADE PREMISES | | |
| Location | MUMBAI | Premises/Building | | | CO OP SOC LTD | | | |
| Year | 2022-2023 | One Time | | | | | | |

| Account Head Details | Amount In Rs. | Road/Street | Area/Locality | Town/City/District | PIN | Remarks (if Any) |
|------------------------------|---------------|---------------------------|-----------------------------------|--------------------|-----|---|
| 0030045501 Stamp Duty | 180000.00 | L B S MARG GHAFKOPAR WEST | MUMBAI | | 8 6 | PAN2=AQZPPS4008F--SecondPartyName=RASHMI NILESH SHAH- |
| 00300363301 Registration Fee | 30000.00 | | | | | |
| Total | 2,10,000.00 | Amount In | Two Lakh Ten Thousand Rupees Only | Words | | |



FOR USE IN RECEIVING BANK

| | | | | | |
|-----------------|-----------|-------------------|------------------|----------------------|------------|
| Payment Details | IDBI BANK | Bank CIN | Ref. No. | 69103332022082310033 | 715411683 |
| Cheque/DD No. | | Bank Date | RBI Date | 22/08/2022-20:08:56 | 24/08/2022 |
| Name of Bank | | Bank-Branch | IDBI BANK | | |
| Name of Branch | | Scroll No. , Date | 100 , 24/08/2022 | | |

Department ID : **Signature Not** Mobile No. : 9930839892
 NO Fee: This challan is not to be registered in Sub Registrar office only. Not valid for unregistered document.
 Digitally signed by PS MUMBAI 03
 VIRTUAL TREASURY
 Date: 2022.09.28 14:01:01 IST
 Reason: GRAF Secure
 Chellan Verface Document Location: India

| Sr. No. | Remarks | Defacement No. | Defacement Date | Userid | Defacement Amount |
|---------|----------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-520-19200 | 0004164636202223 | 28/09/2022-14:00:30 | IGR561 | 30000.00 |

GRN : MH1006503430202223M Amount : 2,10,000.00

Bank : IDBI BANK

Date : 17/08/2022-19:17:01

| | | | | | |
|--------------------------------|----------------|------------------|---------------------|--------|--------------------|
| 2 | (IS)-520-10000 | 0.04164636202223 | 28/09/2022-14:00:30 | IGR561 | 180000.00 |
| Total Detachment Amount | | | | | 2,10,000.00 |

| | | |
|-------|---|----|
| 98200 | 7 | 83 |
| 2022 | | |



Signature Not Verified
Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 03
Date: 2022.09.28
14:01:01 IST
Reason: GRA Secure
Document
Location: India



CHALLAN
MTR Form Number-6



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|----------------------|-----------------------------------|-------------|--|---|---|---------------------|---------|------|
| GRN | NH006503430202223M | BARCODE | | | Date | 17/08/2022-19:17:08 | Form ID | 25.1 |
| Department | Inspector General Of Registration | | | Payer Details | | 2022-2023 | | |
| Type of Payment | Stamp Duty Registration Fee | | TAX ID / TAN (if Any) | AFBPS/REG | | | | |
| Office Name | KRL5_JT SUB REGISTRAR KURLA NO 5 | | Full Name | MEHUL PRAVINCHANDRA SHAH | | | | |
| Location | MUMBAI | | Flat/Block No. | UNIT NO.C-218 KAILAS ESPLANADE PREMISES | | | | |
| Year | 2022-2023 One Time | | Premises/Buidling | CO OP SOC LTD | | | | |
| Account Head Details | | | Amount In Rs. | Road/Street | | | | |
| 0030045501 | Stamp Duty | 180000.00 | L B S MARG GHATKOPAR WEST MUMBAI | | | | | |
| 0030063301 | Registration Fee | 30000.00 | Areal/Locality | | | | | |
| | | | TOWN/CITY/DISTRICT | | | | | |
| | | | PIN | | | | | |
| | | | Remarks (if Any) | | | | | |
| | | | PAN2=AQZPPS4008F-SecondPartyName=MSM NIRESH SHARMA | | | | | |
| | | | Amount In | | | | | |
| | | | Words | | | | | |
| Total | | 2,10,000.00 | Two Lakh Ten Thousand Rupees Only | | | | | |
| Payment Details | | | IDBI BANK | FOR USE IN RECEIVING BANK | | | | |
| Cheque/DD Details | | | Bank CIN | Ref. No. | 69103332022082310033 715411683 | | | |
| Cheque/DD No. | | | Bank Date | RBI Date | 22/08/2022-20:08:56 Not Verified with RBI | | | |
| Name of Bank | | | Bank-Branch | IDBI BANK | | | | |
| Name of Branch | | | Scroll No. , Date | Not Verified with Scroll | | | | |

Department ID : Mobile No. : 9930839692
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
संदर् चालन केवल दस्तावेज निलंबक कार्यालयों में ही करावना है। दस्तावेजों का प्रमाणित करने के लिए यह नोटिफिकेशन केवल चालन के लिए ही है।



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SALE DEED

THIS SALE DEED is made and entered into at Mumbai this 28th day of September, 2022, between **MRS.RASHMI NEELESH SHAH** (Age-51 years, PAN-AQZPS4008F and Aadhar No.236720772984) & **MR.NEELESH NAVINCHANDRA SHAH** (Age-54 years, PAN-AAEPPS8939A and Aadhar No.516793432357) both adult Indian Inhabitants of Mumbai at present residing at Flat No.5747, Bldg.No.213, Arun, 90feet Road, Ghatkopar (East) Mumbai-400 075, hereinafter called and referred to as the " **TRANSFERORS** " (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors and assigns) of the ONE PART



AND

MR.MEHUL PRAVINCHANDRA SHAH (Age-50 years, PAN-AFBPSS3727E and Aadhar No.205011530875) an adult Indian Inhabitant of Mumbai at present residing at Flat No. 402, Paras CHS Ltd, Navroji Lane, Ghatkopar (West), Mumbai-400 086, hereinafter called and referred to as the " **TRANSFeree** " (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators, and assigns) of the OTHER PART.

WHEREAS :

- i. M/s. Siddhivinayak Construction Co., a Partnership Firm having its registered office at 6, Silk House, Silk Bazar, Mumbai-400002 (hereinafter referred to as the "said Builder"), constructed various buildings on the pieces and parcel of land bearing C.T.S. No. 4063,4064A, 4065 & 4066, in the Revenue Village Ghatkopar – Kiroli, Taluka–Kurla and Dist. Mumbai Suburban as per the plan approved by the Municipal Corporation of Greater Mumbai vide IOD/C.C. No. CE/5714/BPES/AN and occupation certificate dated 16-02-1998.

- ii. As per the Agreement for Sale dated 7th October,2002, made and entered between M/S. SIDDHIVINAYAK CONTRUCTION CO., therein referred to as "The Builders", M/S. KHANNA RAYON INDUSTRIES PVT. LTD., therein

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| referred to as | "The Confirming Party" |
| Mr. Rajesh G. Shah, | therein referred to as the "Unit Purchasers" and |

Mrs.Nayana Rajesh Shah & Mr.Rajesh G.Shah have purchased on ownership basis a **Unit No. 218** admeasuring **179 sq. ft. Carpet area** on the Second Floor in C-Wing of the building known as Kailias Esplanade situated at L.B.S. Marg, Ghatkopar (West), Mumbai-400 086 and bearing C.T.S. No. 4063, 4064A, 4065 & 4066 of the Revenue Village Ghatkopar- Kirol, Taluka-Kurla, Dist. Mumbai Suburban (hereinafter referred to as the "**said Unit**") for the sake of brevity and more particularly described in the schedule herein underwritten upon the terms and consideration as stated in the said Agreement For Sale dated 07-10-2002 and the said Agreement For Sale dated 07-10-2002 was registered in the office of the Joint Sub. Registrar Kurla-1, vide Registration No. BDR-3/05818/2002 dated 17-10-2002.



- iii. Mrs.Nayana Rajesh Shah & Mr.Rajesh G.Shah have paid the entire consideration along with other amount as per the Agreement For Sale dated 07-10-2002 to the builders and the builders have given the vacant and peaceful possession of the said Unit to Mrs.Nayana Rajesh Shah & Mr.Rajesh G.Shah.
- iv. As per the Agreement for Sale dated 9th March,2007 made and entered between Mrs.Nayana Rajesh Shah & Mr.Rajesh G.Shah, therein referred to as the Vendors and Mr.Ganpat Shivaji Jadhav, therein referred to as the Purchaser, Mr.Ganpat Shivaji Jadhav has purchased and acquired all the rights, title, interest and claim of the said Mrs.Nayana Rajesh Shah & Mr.Rajesh G.Shah in the said Unit as per the terms, conditions and consideration mentioned therein and the said Agreement for Sale dated 9th March,2007 was registered in the office of the Joint Sub.Registrar Kurla-3 vide Registration No.BDR-13/02026/2007 dated 15-03-2007.
- v. Mr.Ganpat Shivaji Jadhav along with other Unit owners formed a Co. Operative Society namely **KAILAS ESPLANADE PREMISES CO-OPERATIVE SOCIETY LIMITED** a society duly registered under the Maharashtra Co-

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operative Societies Act, 1960 under the MUMMVN/General/O/8321/ 2008-2009 dated 17-05-2008 (hereinafter referred to as the "said Society").

- vi. The said society has allotted to Mr.Ganpat Shivaji Jadhav five fully paid up shares of the face value of Rs.50/- each bearing distinctive Nos. 891 to 895 (Both Inclusive) held under the share certificate No. 140 dated 11.09.2010 (hereinafter referred to as "The Said Shares")
- vii. As per the Agreement for Sale dated 15th April,2016 made and entered between Mr.Ganpat Shivaji Jadhav, therein referred to as the "Transferor" and Mrs.Rashmi Neelesh Shah & Mr.Neelesh Navinchandra Shah, therein referred to as the "Purchasers", and hereinafter referred to as the "Transferors". The Transferors have purchased and acquired the rights, title and interest of Mr.Ganpat Shivaji Jadhav in the said Unit and in the said shares as per the terms, conditions and consideration mentioned therein and the said Agreement for Sale dated 15-04-2016 was registered in the office of the Joint Sub.Registrar Kurla-5 vide Registration No.KRL5-3659/2016 dated 18-04-2016 and the said society has transferred the rights, title and interest of Mr.Ganpat Shivaji Jadhav in the said Unit and in the said shares in favour of the Transferors on 10-11-2016.
- viii. The said Sale Deed dated 15-04-2016 is still valid and subsisting and in no way terminated and / or cancelled.
- ix. Such as incidental thereto the said Transferors are entitled in exclusive use, enjoyment and occupation of the said Unit and there is no encumbrances of any kind on the said Unit and which is fully in the possession, occupation and use of the said Transferors.
- x. The Transferors have declared that they have paid and discharged the society dues up to date and have obtained No Objection Certificate dated 19-09-2022 from the said society for the transfer of their ownership, rights, title and interest pertaining to the said Unit and in the said shares to the Transferee.



RN Shetty
Sgt.

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xi.

The Transferees also declared that their membership to the said society is valid and subsisting and the Transferors have not received any notice of expulsion from the membership of the said society or any kind of notice restraining the

Transferors from selling and transferring their rights in the said Unit and in the said shares.

xii.

Pursuant to mutual negotiation ensured between the Transferors and the Transferee, the Transferors have agreed to transfer unto and in favour of the Transferee and the Transferee have agreed to acquire from the Transferors the said Unit along with the furniture & fixture, the said shares and all the benefits attached thereto at or for the consideration of **Rs.30,00,000/- (Rupees Thirty**

Lacs only) and subject to the terms and conditions agreed upon between them.

xiii. The parties hereto are now desires of record in the terms and conditions agreed upon between them for transfer of the said Unit and all the benefits attached thereto by executing these presents as hereinafter appearing.

AND WHEREAS THE PARTIES HERETO ARE DESIROUS OF RECORDING THE TERMS AND CONDITIONS INTO WRITING NOW KNOW YOU ALL MEN AND THESE PRESENTS WITNESSETH AS UNDER:

1. The Parties agreed that the recital mentioned hereinabove form an integral part of this Sale Deed.
2. The Transferors hereby sell, assign and transfer rights to the Transferee and the Transferee have acquired and purchased from the Transferors free from all encumbrances all legal and beneficial rights, title, interest and claims in the said Unit together with incidental rights to use, occupy and possess the said Unit and benefit of the deposits etc. if any standing in the name of the Transferors in the record of the promoters and any other authority at or for the lumpsum consideration of **Rs.30,00,000/- (Rupees Thirty Lacs only)** which has been paid by the Transferee to the Transferors on or before execution of this Sale Deed being full and final payment as agreed hereinabove and the Transferors doth hereby



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acknowledge the receipt of payment and upon receiving the said full consideration from the Transferee, the Transferors have handed over vacant and peaceful possession of the said Unit and all original documents pertaining to the said Unit to the Transferee .

3. On execution of this Sale Deed, the Transferors shall execute the required transfer forms and other documents in respect of the said Unit and shall request to the said society to transfer to the Transferee the Share Money, sinking fund and/or any other amount standing to the credit of the Transferors in the books of the said society.

4. The Transferors shall pay the maintenance charges, taxes, assessments, outgoing and all charges and amount due by the Transferors to the said society and/or any authorities in respect of the said Unit up to the date on which the Transferors delivers the vacant and peaceful possession of the said Unit to the Transferee and shall keep the Transferee indemnified against the same. The Transferors declares that they have paid and discharged all liabilities as aforesaid in respect of the said Unit as on the date thereof.

5. The Transferee shall pay and discharge the liabilities in respect of the said Unit on and after the date on which Transferors delivers vacant possession of the said Unit to the Transferee.

6. That the amount of transfer fees which shall be payable to the said society for giving its consent to the sale and transfer of the said shares and as incidental there to the rights to use and enjoy the said Unit by the Transferors to the Transferee shall be bear by the Transferors & the Transferee equally (50% by each), however the Stamp Duty and Registration Fees payable in respect of the said agreement shall be payable by the Transferee alone and the Transferors will not liable for the same.

7. The Transferors hereby declares, represent and warrant and the Transferee has agreed to enter into this Agreement on the faith of the said representation and believing the same to the true, that --

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S/W

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| a) That the Transferors | 92200 |
| are absolute owners of the said shares and as such | 32/83 |
| is solely and absolutely entitled to use, enjoy, occupy and possess the said | 202 |

Unit and no other person or persons has or have any right, title, interest, property, claim or demand into cover or upon the said or any part thereof either by way of sale, exchange, mortgage, gift, lien, pawn, easement or otherwise and neither they nor any one on their behalf done or committed any acts, deeds, things, or declare insolvency and matters whereby the said shares or their rights to use, enjoy, occupy and possess the said Unit is or can be forfeited extinguished or rendered void or voidable. AND WHEREAS the Transferors shall keep indemnified the Transferee from or against all actions, suits, proceedings, claims, demands, fines, penalties, expenses and other liabilities of whatsoever nature made or suffered by or by virtue of any non-performance or nonobservance by them of any of the terms and conditions of this agreement.

- b) The Transferors have not in any way encumbrance or agreed to encumber by way of mortgage, charge, lien, trust, sale, pledge, however their rights, title and/or interest in the said shares and the said Unit and that same are free from all encumbrances whatsoever and their right, title and the interest in the said shares and in the said Unit has not been attached either before or after judgment or by or at the instance of taxation authorities Transferors have not given any under taking to taxation authorities or any other authorities not to deal with or dispose of their right, title and interest in the said shares and the said Unit and that the Transferors have full and absolute power to deal with the same.
- c) That the Transferors have not entered into any Agreement with any other person or persons nor have they received any earnest money or deposit for Sale, Lease, Tenancy and/or transfer of their share in the said Unit and in the said shares. That there is no litigation pending in any Court including Co-operative Court or any Tribunal Court, nor there is any Lis-pendense

R. N. Shah
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| the interest in | |

registered in respect of the said Unit, and their right, ~~in~~ the interest in the said shares and/or said Unit.

d) The Transferors hereby covenant with the Transferee that no insolvency petition file by any of their creditor which is pending disposal against them in any court of Laws and if it is found later on that any such petition/s is/are pending against the Transferors whereby the Transferee may suffer or sustain any loss whatsoever including the legal and incidental expenses to defend the same and the Transferors shall be responsible for the same and they shall indemnify the Transferee against the same.



8. If any of the aforesaid declarations turns out to be false or if any person makes any claim in respect of the said Unit and thereby or otherwise the Transferee are put to any loss, expenses or otherwise the Transferors shall indemnify and keep indemnified and harmless the Transferee against all such loss and expenses.

9. The Transferors hereby covenant with the Transferee that the Transferors shall from time to time whenever called upon by the Transferee do and execute all such acts, deeds, matters and things whatever for more perfectly securing the interest of the Transferee in the said Unit to be hereby sold unto and to the use of the Transferee as shall or may be reasonably required.

10. The Transferors shall at the request of the Transferee sign and execute all such deeds, documents, instruments and writings as may be required by the Transferee for the purchase or vesting into the Transferee and the said shares and as incidental thereto and right to use, enjoyment occupation and possession of the said Unit and the Transferors also agreed to appear before the Sub. Registrar of Assurance for the purpose of registration of the this Sale deed.

11. That the Transferors shall be liable to pay the liabilities towards the Income Tax, Sales Tax, GST, Excise and / or any other Government Dues which they are liable to pay as proprietor, Partner or Director of any firm or company of

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| करम - ५ |
| the business which |
| २२२० Transferee for the same |
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they carried from the said Unit and indemnify the

and use of the said Unit and the Transferee shall not liable for the same.
 and use of the said Unit and the Transferee shall hold the possession, occupation
 the use and benefit of the Transferee, for him, his heirs, successors and
 assigns forever without any claim, right, interest, demand, lien of the
 Transferees or any person or persons claiming through or under them or in
 trust for them.

13. The Transferee has agreed to become the member of the said society
 and abide by the rules and regulation of the said society and shall pay
 and discharge all the liabilities towards the said society or any other
 authority or authorities in respect of the said Unit after the date of quiet
 and peaceful possession of the said Unit.

14. All relevant papers, deeds, things, documents, writings and an instruments
 evidencing the Transferors' right, title and interest in and to the said shares
 and vacant and peaceful possession of the said Unit shall be delivered by the
 Transferors after receiving full and final payment as agreed hereinabove.

15. The parties agreed to register this Sale Deed with the Sub Registrar of
 Assurance as per the provisions of the Indian Registration Act, 1908 and the
 Transferors agreed to appear before the Sub Registrar of Assurance for
 Registration and to admit their execution.

16. This Sale Deed is subject to the provisions of the Maharashtra Co-operative
 Societies Act., 1960 and Indian Contract Act., 1872 with rules made thereafter
 from time to time.

17. This Sale Deed shall be subject to the jurisdiction of the Courts at Mumbai
 only.

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 2/1/23

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| करल - ५ | | |
| ११२०० | ११ | १०३ |
| १०२२ | | |

THE SCHEDULE ABOVE REFERRED TO

Unit No. 218 admeasuring 179 sq. feet carpet area on Second Floor in the C-Wing of the Kailas Esplanade Premises Co. Operative Society Ltd. , situated at L.B.S. Marg, Ghatkopar (West), Mumbai-400 086 and bearing C.T.S. No. 4063,4064A, 4065 & 4066, in the Revenue Village Ghatkopar- Kirol, Taluka-Kurla and Dist. Mumbai Suburban. The building was constructed in the year 1998 and consisting Ground & 5 upper floors..

The building is assessed by the Municipal Corporation of Greater Mumbai vide SAC No.NX0901210220000.

Five fully paid up shares of the face value of Rs.50/- each bearing distinctive Nos. 891 to 895 (Both Inclusive) held under the share certificate

No.140 dated 11-09-2010 issued by the Kailas Esplanade Premises Co. Operative Society Ltd.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND YEAR FIRST

HEREINABOVE WRITTEN.

Signed and Delivered by the



Withinnamed " Transferors "

)



MRS.RASHMI NEELESH SHAH

)

Rashmi N Shah

)

)



)

)

Naveen J Shah



MR.NEELESH NAVINCHANDRA SHAH)

Signed and Delivered by the)

)

Withinnamed " Transferee "

)



MR.MEHUL PRAVINCHANDRA SHAH)

)

Mehul Shah



in the presence of)

1.Mr.Rupin C.Turakhia

Rupin C Turakhia

2.Mr.Jatin P.Mokhe

Jatin P Mokhe

| | |
|-----------------------------|------|
| श्री. ५ | |
| ११२०० | १६४३ |
| Received of and from within | |
| २०१५ | |

RECEIPT

SHAH a sum of **Rs. 30,00,000/- (Rupees Thirty Lacs only)** as follows;

| Amount | Ch.No. | Date | Name & Branch of Bank |
|----------------|-----------|------------|----------------------------------|
| Rs.5,00,000/- | 076357 | 23-07-2022 | State Bank of India Ghatkopar(E) |
| Rs.2,00,000/- | 130518956 | 23-09-2022 | State Bank of India Ghatkopar(E) |
| Rs.23,00,000/- | 133580799 | 23-09-2022 | State Bank of India Ghatkopar(E) |
| Rs.30,00,000/- | | | Total |

Being the full and final payment as agreed herein above in respect of Sale of

Unit No.218 on Second Floor in C-Wing of Kailas Esplanade Premises Co. Operative Society Ltd. Opp. Shreyas Cinema, L.B.S. Marg, Ghatkopar (West), Mumbai-400 086.

We say received **Rs.30,00,000/-**

Rashmi N Shah
(MRS.RASHMI NEELESH SHAH) (MR.NEELESH NAVINCHANDRA SHAH)

Navin C R

Witness :

1. Mr. Rupin C. Turakhia

Rupin C Turakhia

2. Mr. Jatin P. Mehta

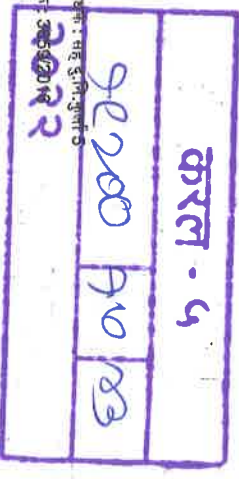
Jatin P Mehta



19 April, 2016

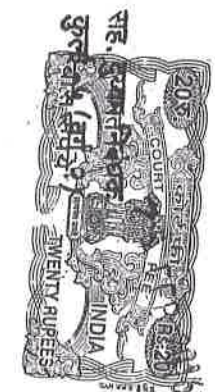
सूची क्र. 2

दुय्यम निवेदनकः सह, कुर्ला-गुराँड
दस्ता क्रमांक 203/2016
नोटकी 63
Regn. 53m



गावाचे गाव : घाटकोपर

- | | | |
|---|---------------|---|
| (1) विजेबाबा शकाव | श्रीमंत दूबेव | 4063, 4064A, 4065 and 4066, पाकिचेने गावा: मुंबई म.न.गा. इतर वर्णन : रवनिवा नं. सुनिट नं.218 सी.नं.वा, मळा नं. 2, इतारलीचे गावा: कलास एस्कावनेव विभावेवस को. को. सी. सी. ब्लॉक नं. घाटकोपर रोड मुंबई 400096, रोड नं. एच.बी.एच. मार्ग, इतर याहिती: 19.96 चौ.फीट |
| (2) मोनरदा | ₹.3,000,000/- | |
| (3) राजारामाव(साहेब)ड्याच्या भावविरावदाकाव अकावणी देवी की घट्टेदार ते मसुर कावचे) | ₹.2,491,407/- | |
| (4) दू.भा.पन,सोदरिया व धरुकरांवा(अवसाव) | | |
| (5) देवकाळ | | |
| (6) अकावली किवा जुडी देववाव असेव वेव्ह. | | |
| (7) दस्तऐवज करव देण-या/विहिने ठेका-या पकाकावचे गाव किंवा विवाणी-यावावसावा हुकुमनावा किंवा आदेश अवसाव,प्रविवादिचे गाव व घवा. | | 1) गाव: भावव, विवाणी भावव. बर: 52; घवा: अरुट नं. १३३; मळा नं.: इतारलीचे गावा: विदेव सी.एच.एच सीमोटेव, ब्लॉक नं. मणिवाणी, इतर वेव्हक एस्कावणीची घट्टाव, घाटकोपर, गाव. घवा नं:- 29120; घवा नं:- 42119831 2) गाव: घाटकोपर, मणिवादि, गाव: 46; घवा: 5747; बाहिरीनं. 218, अण, घाटकोपर रोड, 90 फीट रोड, राजारवई M.H.A.P.S.HITRA, B.L.M.E Non-Government; घवा नं:- 400077; घवा नं:- AQZPS4008F 3) गाव: विदेव, मणिवादि, गाव: बर: 47; घवा: अरुट नं. 57 47 सी.नं.वा नं. 218, मळा नं.: इतारलीचे गावा: अण, ब्लॉक नं. घाटकोपर रोड, गाव. घवा नं.: 400077; घवा नं.: AAEP58939A; |
| (8) इतारवज करव घेण-या पकाकावचे व किंवा विवाणी-यावावसावा हुकुमनावा किंवा आदेश अवसाव,प्रविवादिचे गाव व घवा | | |
| (9) इतारवज करव दिवावा विवावा विवाव | 15/04/2016 | |
| (10) दस्त नोटकी केवावा विवाव | 18/04/2016 | |
| (11) शत्रुक्रमांक, उर व युव | 36689/2016 | |
| (12) राजारामावसावाचे मुदाक शुल्क | ₹.150,000/- | |
| (13) राजारामावसावाचे नोटकी शुल्क | ₹.30,000/- | |
| (14) नेव | | |



दुय्यमनिवासाठी विवावठ देववेवा वसावीन:- Null
मुदाक शुल्क अकावलागा विवाववेवा अमुखेद:- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह. दुय्यम निवेदक
कुर्ला - ५ (वर्ग-२)

करल - ५
 2023
 205

ANNEXURE - G

मालमत्ता पत्रक

विशेषागमनं - घाटकोटर-किरोड

गायक/न.पु.मा.का. - न.पु.अ.घाटकोटर

पत्र क्रमांक / का.ली.नं. पत्र नंबर पत्र नंबर क्षेत्र चौ.मी.

घाटकोटकर

निलंबित - मुंबई नगरपालिका
 शासनात्मक/दलकर्म आकारसंज्ञा भवन भूखंडा
 नगरपालिका, साखुवा, धरमपुरीको (प्लॉट नं.७)

४०६३ ४०६३

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क

[Sec C.T.S. No. ४०६०]
 त्रि.सं. ४०६० नं.

सुविधाधिकार

दिनांक वा मुळ भावक वर्ष १९५४ [Lajpatrai Laxminarayn Meher]

पंक्रार

इतर पत्र



| दिनांक | व्यवहार | खंड क्रमांक | नविन भाग (अ) पंक्रार (घ) दिनांक | साक्षात्कृत |
|------------|--|----------------------------|---------------------------------|--|
| १९/०७/१९६२ | N.A. asstt. entered as per D.D.C's No. LND A २६०७ DL ९,६६२ for १२०५ Sq.yds. upto ३१.७.९८ on till the received rates of N.A.A. are sanctioned by Govt | सब र बादा नं. २२०६/३,१० ६४ | २४/७/३०,१९६४ | श्री. लजपतराय मेहरा काहुन खंडाने घेतली व ३३०८ चौ.गार त्रि.सं.नं. ४०६३ व ४०६४ फकी अनुक्रमे त.नं. ३१००० नं ३१००० |

श्री. न.पु.अ. उपकरांत
 त्रि.सं. १६७-००-१७ न.पु.अ. उपकरांत



True Copy
 For Dalsaria Associates Architects

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| २० - १५१८ | |
| करल - ५ | १९१८ |
| १९२०० | १९१८ |
| २० | १९१८ |

मालमत्ता पत्रक

विभाग/मौजे -- घाटकोपर-विराड
 तालुका/न.पु.मा.का. -- न.पु.अ.घाटकोपर

जिला -- मुर्दा उपनगर जिला
 गाणमत्ता/दिकला ओपनर/पेगा भन्ना परदावा
 नगरीय बांधा लखार पेग बाणगावे पिनल पेग

साल/पु.नं. १९६३

सो.मौ.

साल/पु.नं. १९६३

| दिनांक | व्यवस्था | खंड क्रमांक | नगरीय भाग (ग) पट्टा (घ) क्लिग धरा (घ) | साक्षिकांक |
|--------|----------|-------------|--|------------|
|--------|----------|-------------|--|------------|

०३/१२/१९५५

आले नगर व मा.डे
 कलियेर अंड कंपनी
 (U.L.C) बाडोल कोरिजसम

(H)
 वडा देवन रउरुवा दिगिडेड

सो.
 १९५५-१९५६



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| करल - १ | ५१ |
| १९१८ | ५१ |
| २०१२ | |

सो.
 १९५५-१९५६



२५/०३/१९६१
 मा. आदिपक मुनि अमितेव मुर्दा ड.न.पि. यावे कडील
 रु.न.पु.सं./घाटकोपर/मिळकत पत्रिका पुनर्निर्माण
 बावडा दि. ३०.६.६८ अन्वये व न.पु.अ. घाटकोपर यावे कडील
 आदेश दि. २५.३.६९ अन्वये न.पु.अ. घाटकोपर यावे कडील
 पुनर्निर्माण करून मर्यादा काढून देण्यात येईल. या काढून देण्यात येईल
 मिळकत पत्रिका उभारली व म. फाईल नं. ४०८३ वी नवीन
 म.फा.नं. ६५७५ वर रेकॉर्ड म. फाईल नं. ४०८३ ची मिळकत
 पत्रिका रर केली आहे.

०४/०६/२००५

नागर तहसिलदार सरकारी वसुली मुदती वांटेकडील
 पत्र क्र.एम.ए.डी./एम.टी.आर.मुर्दा/१६३४/२०२ दि.
 १०/६/०५ अन्वये न.पु.अ. ४०६३ ची मिळकत पत्रिकेवर
 सरकारी रर रकम रु.३,५०,५६५/- बीजाची नोंद
 ठेवणेत आली.

नगरपालिका मुख्यालय -
 अर्जा क्र.मा.म. १२३२ अर्जा आल्याची तारीख १९.६.२१.१९

न.पु.अ.घाटकोपर
 मुर्दा उपनगर जिला

नगरपालिका मुख्यालय -
 अर्जा क्र.मा.म. १२३२ अर्जा आल्याची तारीख १९.६.२१.१९
 नगरपालिका मुख्यालय -
 अर्जा क्र.मा.म. १२३२ अर्जा आल्याची तारीख १९.६.२१.१९
 नगरपालिका मुख्यालय -
 अर्जा क्र.मा.म. १२३२ अर्जा आल्याची तारीख १९.६.२१.१९
 नगरपालिका मुख्यालय -
 अर्जा क्र.मा.म. १२३२ अर्जा आल्याची तारीख १९.६.२१.१९

करल - ५
१९२०० १०/१३
२०१२

मालमत्ता पत्रक

विभाग/मंडले -- **घाटकोपर-किराळ**

गाविका/न.पु.मा.का. -- **न.पु.अ.घाटकोपर**

मा.पु.सं. क्रमांक / वा.सो.नं. **क्रा.नं.१८**

पान **१**

पानांमत्ता

४०६४अ

वा.सो.

४०६४अ

८७८५ sq yds
७३४५.४० sq meter

[Seal of the Sub-Registrar, Nanded, Maharashtra]

वि.सं. ४०६४ अ

करळ
१०/१३
२०१२



| क्रमांक | प्रकार | खंड क्रमांक | नविन धारक (अ) पक्षार (ब) किंवा धार. (क) |
|------------|--|------------------------------------|--|
| ०६/०३/१९७३ | As per S.D.O.B.S.D.S. No. DLN/LND/A-१६०६ १०.४.६९ क्षेत्र ८७८५ चौ.धार किर्लोस्कर प्रमाणे | (H) Khadun Rayon Industries | नवि. धारक (अ) पक्षार (ब) किंवा धार. (क) |
| २४/१३/१९९४ | न.पु.क्र. ४०६३ प्रमाणे | (H) खान रयान इंडस्ट्रीज लिमिटेड | |
| २४/०३/१९९९ | मा. किर्लोस्करां मुंबई उपनगर यांचेकडील विनयवती आदेश No. C/Desk VII-AL/LND/NA/P/SR-४७०० Date २०.५.९५, तसेच मा. नगर पुनर्मापन अधिकारी क्र. ७ यांचा आदेश दि. १२.१०.९५ अन्वये न.पु.क्र. ४०६४ अ क्षेत्र ७३४५.४० चौ.मी. न.पु.क्र. ४०६३ क्षेत्र १३.४ चौ.मी. न.पु.क्र. ४०६६ क्षेत्र ५६३.०० चौ.मी. तसेच न.पु.क्र. ४०६५ अ क्षेत्र ३४९.०० चौ.मी. असे एकूण ८९६२८ चौ.मी. विनयवतीकरून गा.केले, वारिष्कार सागा रक्कम रानवे ८५५५/१ तसेच न.पु.क्र. ४०६६ चे संपूर्ण क्षेत्र विनयवती करून गा. झालेचे सत्ता प्रकार C दाखल झाला असे. | | |



3:8 Copy
D2
Daisaria Associates

करल - ५
१२२० १११३
२०२२ २०२

मालमत्ता पत्रक

दिनांक: २०२२ अक्टोबर किताब नालुका/न.मु.मा.का. -- न.मु.अ.घाटकापर
 शा.सु.न. गाट नं.ब. घाट नं.ब. क्षेत्र घाण्णाकार
 नं.ब./घ.नं.१ को.श्री

जिल्हा -- मुंबई उपनगर जिल्हा
 यान्त्रिकी जिल्हा अकराव्या म्हा. पाखान
 तलात करीत त्यांना फे. वषामात जिलत वं.

| दिनांक | व्यवहार | वट क्रमांक | नक्षिण घाट (घ) | वट्टेरा (घ) जि.मा.घा. (घ) | साकारित |
|------------|--|------------|----------------|---------------------------|--|
| ०६/०७/२०२१ | १.पत्रक नालुकावा अकरावा म्हा.मु.द.जिल्हा २.श्री.कराविले पत्र.क.मु.मा.का. -- न.मु.अ.घाटकापर / ३.१४/०२ दि. /०६/०७ अकरावा न.क. व०६४अ वा मालमत्ता पत्रकवा साकारा वा वकाम ३३,५०,९६५/- बांजारा वं.के.वेकाल शा.न. | | | | न.क. ३५०४ घाटका न.मा. ५/७/२०२१ व.मु.अ.घाटकापर |



न.मु.अ.घाटकापर
 मुंबई उपनगर जिल्हा - १
 १०१२० १११३
 २०१२

१३१६ अं.ना.पु.जी.कराविले १५/११/२१
 उ.क.ना.पु.जी. १२०६० नकाल तपार गाविले ०५/११/१९
 नकालाची म्हा.न.ल. ... अकरावा म्हा.मु.द.जिल्हा
 नकालाची सुकल ... अकरावा म्हा.मु.द.जिल्हा
 कागद सुकल ... अकरावा म्हा.मु.द.जिल्हा
 पत्रक सुकल ... अकरावा म्हा.मु.द.जिल्हा



കുറല - 4
 92200 02/03
 2022 5505

3 മालപുസ്തക പत्रക

വിധി/പുസ്തകം -- ഖാടകാപര-കിരീട
 താലൂക്കാ/ന.പു.മാ.കാ. -- ന.പു.അ.ഖാടകാപര.
 പത്ര നമ്പർ പത്ര നമ്പർ ക്ലർ കീ.പി.
 മറ്റേ / ഷ. ടി. ന.

വില്ലാ -- മുദ്രി ചുമ്മാലി
 ശാസനാദികളാ അല്ലെങ്കിൽ മറ്റേ
 തരത്തിൽ ആണ് താഴെ കാണിക്കുന്ന വിവരങ്ങൾ

വി.ന.നം: 4060/2022

ക
 9498
 2092



| വി.ന.നം | വ്യവहार | മുദ്ര കഥക | നേമിന പത്ര (എ) പുടേത (എ) വി.ന. പത്ര (എ) | സാക്ഷികൻ |
|------------|--|-----------|---|---|
| 25602/1889 | <p>എ.സി. യാ 1894 യാ വരുന്ന മറ്റേതെങ്കിലും മ.ര.സി. യാ 1894 അമ്മൻവാവന്നി കാടയാപുതാർ വ.പ.സി. യാ നല്ല രാമപ്പി കവയയാപുതാർ ക്ലർ അക്കാദമി തുടങ്ങി കേൾ</p> <p>വി.ശ.അ. - സി.സി.ന. 4060 മറ്റേ</p> | | | <p>നീ -</p> |
| 23602/1888 | <p>സംസ്ഥാന വിഭാഗാല കരടി 23. 18900.24 വ *താൻ പാവനീ റി. 318289 മറ്റേ ക്ലർ 200 കീ മേ.</p> | | <p>(H) മറ്റേ രേഖാൻ 1889/2022 (300 കീ.മാർ)</p> | <p>സാക്ഷികൻ 2. 1890 മറ്റേ</p> |
| 23602/1888 | <p>എ.സി. കവയയാപുതാർ നാട്രാ C/Dosha/VILINDI/... 1A-1893 റി. 100.2.00 മറ്റേ ക്ലർ 200 കീ.മാർ (1892.2) കീ.പി. ക്ലർ താലൂക്ക ക്ലർ 25. 6.000 തി നേർ ക്ലർ ക്ലർ.</p> | | <p>(H) മറ്റേ രേഖാൻ 1889/2022 (300 കീ.മാർ)</p> | <p>സാക്ഷികൻ 2. 1890 മറ്റേ</p> |
| 23602/1888 | <p>ന.പു.ക. 2063 മറ്റേ</p> | | <p>(H) മറ്റേ രേഖാൻ 1889/2022</p> | <p>സാക്ഷികൻ 2. 1890 മറ്റേ</p> |
| 23602/1888 | <p>ന.പു.ക. 2063 മറ്റേ</p> | | <p>(H) മറ്റേ രേഖാൻ 1889/2022</p> | <p>സാക്ഷികൻ 2. 1890 മറ്റേ</p> |



कारण - ५
 १२०० ११ १३
 २०२२ ५५०५

मालमत्ता पत्रक

विभाग संज्ञा :- **घाटकोपर-किराब** वास्तुवाहन-पु.मा.का. :- **न.पु.अ.घाटकोपर** जिल्हा :- **मुंबई उपनगर जिल्हा**
 रान पुस्तक क्रमांक **१२२** खण्ड क्रमांक **६२** धातुवाहन क्रमांक **११११११११** शासनाला दिवलेला अक्षरावली क्रमांक **११११११११**
 पत्रका/घ.ए.ए. सं. **४०६५** वी.सं. **४०६५** धातुवाहन क्रमांक **४०६५** पत्रावली अक्षरावली क्रमांक **४०६५**

| दिनांक | घडणारा | उच्च कार्यक्रमांक | नवीन घातक (घ) | पुढील (घ) दिनांक (क) | साक्षीकरण |
|--------|--------|-------------------|---------------|----------------------|-----------|
| २०२२ | ४०६५ | | | | |



कारण - १
 १०१६०
 २०१२

न्याय मंत्रालय -

वकील नमस्तर -

न.पु.अ.घाटकोपर

मुंबई उपनगर जिल्हा

अर्जा क्रमांक **१६६७/२०१२** अन्वयेची नारीख. सं. १११/२०१२
 नकरावली घातक. **१६६७** अन्वयेची नारीख. सं. १११/२०१२
 नकरावली घातक. **१६६७** अन्वयेची नारीख. सं. १११/२०१२
 कारावली घातक. **१६६७** अन्वयेची नारीख. सं. १११/२०१२
 वृत्त घातक. **१६६७**



करल - 4
 92200 2022
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मालपत्ता पत्रक

विभाग/माले -- **घाटकोपर-विकारक** तालुका/न.पु.मा.का. -- **न.पु.अ.घाटकोपर**

पू.सं.संभार / वा.सं. नं. **घाट नं.पर** **घाट नं.पर** **सं.सं.** **घाण्णाधिकार**

यो.सं. **४०६६** **४०६६** **[६७३३]** **[१११]**

मुक्तिपत्रिकांका **५१३०** **क**

नकाशा नु.क.धारक **[Private road for the Common use of the]**

वर्ष **१९५४** **[Following holder]**
(१) Lajparati Laxminarayana]
(२) Bhagwanasing Narayanasing Nagji]

रतार भार

रतार शी

| दिनांक | बदाधर | खंड क्रमांक | नसिन धारक (धा) | पंजरा (रा) किना. धार (का) | शाशांकन |
|--------|-------|-------------|----------------|---------------------------|---------|
|--------|-------|-------------|----------------|---------------------------|---------|

१६/०५/१९६९

धा.सं. व्हा १९५६ व्हा वजन मापाने कायद्यालान्त म.रा.सं. व्हा १९५८ अन्वयेतलोणी कायद्यानुसार व धा.सं. व्हा नगरी संबंधी कायद्यानुसार क्षेत्र आकाराने रचणार केले.

१६/०४/१९७३

पटवसन डि.क्र. ८४७३
 /६९ दि. २३.२.६९
 व न.पु.क्र.अ अदिशा
 क्र.न.पु. ४०६५/धा.
 कि./७५ दि. १६.४.७६
 प्रमाणे

३४/१२/१९९४

न.पु.क्र. ४०६३
 प्रमाणे

१२/१०/१९९५

न.पु.क्र. ४०६४अ प्रमाणे

२५/०२/१९९९

धा. अतिरिक्त मुक्ति अतिरिक्त नुंबर ३.न.कि. खर्च कळवित क्र.न.पु.सं / घाटकोपर/ मिळकत धारिका पुनर्विचारा/६ वास्तु दि. ३०.६.९८ अन्वये व न.पु.अ. घाटकोपर धारे कडील आदिशा दि. २५.२.९९ अन्वये न.पु.क्र. ४०६६ ची मिळकत धारिकाने पुनर्विचारा करून मशीन कार्ड नं. ६५७९ न.पु.क्र. ४०६६ ची नवीन मिळकत धारिका उतरवली व म. कार्ड नं. ४०६६ वरील सर्व नोंदी न.का.नं. ६५७९ वर घेऊन म.कार्ड नं. ४०६६ ची मिळकत धारिका रच केली आहे.

०४/०७/२००४

नगरीय नगरीसिध्दघर साकारी वसुली गुठिल धारिकानुसार धार क्र.एम.एम.डी./एम.टी.आर.कुर्णा/६२४/०२ दि. /०६/०७ अन्वये न.पु.क्र. ४०६३ चा मिळकत धारिकेवर साकारी रेश रकम रु.३,५०,५६५/- चीनोची नोंद ठरवण आली.



True Copy
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 Salaria Associates

हे रतार क्र.५०४ प्रमाणे
 मदीं
 न.पु.अ. अदरान्त

करल - ५
१२२०० २५ १३

मालमत्ता पत्रक

विषय/मान - धाटकोपर-कितोळ तालुका/न.भू.भा.का. -- न.भू.अ.धाटकोपर

जिल्हा -- मुंबई उपनगर जिल्हा

नगर/पा.नं. नं. शाट नंबर व्हाट नंबर क्षेत्र धारणीधकार वी.सी.

शासनाला दिलेला अकार्याचा किंवा भाड्याचा तपशील आणि त्याच्या कर भरण्याची नियत वेळ.

४०६६ ४०६६

न.भू.अ.धाटकोपर
मुंबई उपनगर जिल्हा



वडी नकल -

उपरोक्त नकल... ०२३.३८... अर्जा आल्याची तारीख: १९.११/१९
 नकल... ०२१.०९...
 धारणीधकार...
 वडी नकल... १२३२२००

करल - १
१०५०० ६७

धारणीधकार
१९/११/१९



| | |
|-------------|------|
| क्रमांक - ५ | |
| १२२०० | २४२३ |
| २०२२ | |



10-5-19,00,000

ब्रिहन्मुंबई महानगरपालिका
BRIHANMUMBAI MAHANAGARPALIKA

CE/5714/BPES/AN १६ FEB 1998

NO:
Shri M.V. Datsaria,
Architect,
301, Bhayeshwar Market,
W.G. Road, Ghatkopar (E),
Mumbai - 400 077.

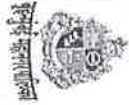
Subj: Part occupation for the building consisting of wings A, B, C, D & E and wing E Ground + 5 upper floors except basement for parking & below wing C on CTS Nos. 4063, 4064A, 4061 & 4066 of village Ghatkopar-Klrol, I.B.S. 1179 Ghatkopar (West) - - - - -

Sir,
The part development work of wings A, B, C, D & E of building situated at village Ghatkopar-Klrol, I.B.S. West, Ghatkopar (West), C.T.S. Nos. 4063, 4064A & 4065 and 4066, completed under the supervision of Shri M.V. Datsaria, Licensed Architect, Licence No. CA/82/7254, may be occupied on the following conditions :-
1. That the certificate under Sec. 270-A of the Mumbai Municipal Corporation Act shall be submitted within 3 months.
2. That the balance work shall be carried out as per approved plan.
3. That the remaining I.O.D. conditions shall be complied with.
A set of certified completion plans is returned herewith.
Note: This permission is issued without prejudice to actions under Sec. 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,
RCavade
16/2/98
Dy. Chief Engineer
(Bldg. Proposals) (Eastern Suburb)



cc/



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक

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

| | | | |
|--|------------------------------|---|-------------------------------|
| लेखा क्रमांक NX0901210220000 | मालमत्ता करवर्ष 2021-2022 | देयक क्रमांक 202114BIL14303465 202124BIL14303466 | आक. क्रमांक करण 15/11/2021 |
| पत्रकारनाचे नाव व पत्ता: THE SECRETARY THE KAILAS ESPLANADE PREMISES CO-OP.SOCIETY LTD, OPP. SHREYAS CINEMA, L.B.S. MARG GHATKOPAR (WEST) MUMBAI 400086 | | पत्रकार - Asstt. Assessor & Collector, N Ward, Municipal Office Building (Annex), Jawahar Road, Ghatkopar (West), Mumbai - 400 077. | |
| मालमत्ता करवर्ष 2021-2022 | | दस्तावेज क्रमांक 4005005389 | |
| मालमत्ता करवर्ष 2021-2022 | | दस्तावेज क्रमांक 15/11/2021 | |

मालमत्ता करमांक, मदनिका क्रमांक, प्रमाणिकीचे नाव/पिन, सी.टी.एन क्र. / व्हॉट क्र., गावाचे नाव, मार्ग क्र., नगराचे नाव, विकासा, मालमत्तेचे वर्णन, करदात्याची नावे
N 6612 (7AB), 376FAA, L.B. S. MARG SERVICE INDUSTRIAL ESTATE KALASH ESPLANADE M/S KHANNA RAYON INDUSTRIES

ईमेल - ascn.asc@mogm.gov.in

दूरध्वनी क्र. 022 2501 1781

| | | | | | |
|--|---|--|------------|----------------------|--------------|
| अवकाश दिनांक: | 24/07/1998 | जन्मदिनांक: | | प्रमाण आधारणी मूल्य: | ₹ 4005005389 |
| प्रमाण आधारणी मूल्य: | ₹ Forty Crore Ninety Lakh Five Thousand Three Hundred Thirty Only | | | | |
| दि. 31/03/2010 या तारखेपर्यंतची धनवाची | ₹ 0 | दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची धनवाची | ₹ 31032022 | | |
| देयक क्रमांक: | 01/04/2021 | ते | 31/03/2022 | | |



| काराचे नाव | 01/04/2021 ते | 30/09/2021 | 01/10/2021 ते | 30/09/2022 |
|----------------------------|---------------|---|---------------|---|
| सर्वसाधारण कर | | 491892 | | 892 |
| जल कर | | 0 | | 0 |
| जल लागण कर | | 309699 | | 309699 |
| मलनिःसारण कर | | 0 | | 0 |
| मलनिःसारण लागण कर | | 190553 | | 190553 |
| म.न.प. शिक्षण उपकर | | 182272 | | 182272 |
| राज्य शिक्षण उपकर | | 145830 | | 145830 |
| रोजगार हमी उपकर | | 36534 | | 36534 |
| इंधन उपकर | | 9176 | | 9176 |
| पथ कर | | 236812 | | 236812 |
| पक्कण देयक रकम | | 1602768 | | 1602768 |
| कलम 152 अ नुसार दंडाची रकम | | 77105 | | 77105 |
| परगळ्यावरील व्याजाची वसुली | | 0 | | 0 |
| आगाऊ अधिदानाचे समाजोदन | | 0 | | 0 |
| भरादायाची निव्वळ रकम | | 1679873 | | 1679873 |
| अधिदानाची निव्वळ रकम | | 0 | | 0 |
| अक्षरी रुपये | | ₹ Sixteen Lakh Seventy Nine Thousand Eight Hundred Seventy Three Only | | ₹ Sixteen Lakh Seventy Nine Thousand Eight Hundred Seventy Three Only |
| अंतिम देय दिनांक | | 15/02/2022 | | 15/02/2022 |

"To make payment through NEFT:
IFSC - SBIN0002300, Beneficiary A/C No:- MCGMPTMX09012102220000, Name-MCGM Property Tax. Please note,
payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of
MCGM"

सदर दस्तऐवज ही नागरिकांना करांवा करणा सुलभतेने करता यावा यासाठी सुसनया अधिनियमातील तरतुदीनुसार निर्धारित
करण्यात आला असून सदर दस्तऐवज सुसची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

सांयज्ञिक व परिस्थितीकीय शासदायक योजनेतर्गत अदी-शर्तीची पूर्तता करणा-या
पत्र मालमत्तास मालमत्ता करातील सर्वसाधारण कर या घटकात 5% ते 15% सबबत बदलेय आहे.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, १८८८ मध्ये
कलम १५४(१ ड ड) चा अंतर्भाव होण्या सापेक्ष जाही करण्यात येत आहे.

स्वच्छ भारत

दिक्षासय म्हेरे

करनिर्धारक व संकलक



User Category :- CI

E & O E

२१ १८ ११६ ०००

The Kailas Esplanade Premises Cooperative Society Ltd.

REGN NO : MUM/WN/GNL/0/8321/2008-2009 dt 17.5.2008

L.B.S. Marg, Opp. Shreyas Cinema, Ghatkopar(W), Mumbai-400 086

SHARE CERTIFICATE

Share Certificate No.: 140 Member's Register No.: 140

Authorised Share Capital Rs. 5,00,000/- divided into 10,000 Shares of Rs. 50/- each

THIS IS TO CERTIFY that Shri/Smt./M/s. GANPAT S. JADHAV

of Office No. C218 is the Registered Holder of 5 fully paid up Shares of Rs. 50/- each
bearing distinctive numbers from 891 to 895 (both inclusive) in

The Kailas Esplanade Premises Go-op. Soc. Ltd. subject to
the Bye-Laws of the said Society.

Given under the Common Seal of the said Society at Mumbai

this 11TH day of SEPTEMBER 2010.

ARJOSHI
Authorised Committee Member

[Signature]
Hon. Secretary



FOR HDPC BANK

Vkumfal

Chairman

1006-976826580

22/11/2016

| |
|------------|
| <u>140</u> |
| <u>140</u> |
| <u>140</u> |

Memorandum of Transfers of the within mentioned Shares

81945013



3098791-1

| Sr. No. | Date of Transfer | Transferor's Folio No. | TO WHOM TRANSFERRED | Transferee's Folio No. |
|---------|------------------|------------------------|---|------------------------|
| 1 | 10/11/16 | 145 | MRS. RASHMI. NEELSH. SHAH. MR. NEELSH. NAVINCHANDRA. SHAH. | 359. |
| | | | COMMITTEE MEMBER CHAIRMAN | HON. SECRETARY |
| | | | COMMITTEE MEMBER CHAIRMAN | HON. SECRETARY |
| | | | COMMITTEE MEMBER CHAIRMAN | HON. SECRETARY |
| | | | COMMITTEE MEMBER CHAIRMAN | HON. SECRETARY |
| | | | COMMITTEE MEMBER CHAIRMAN | HON. SECRETARY |
| | | | COMMITTEE MEMBER CHAIRMAN | HON. SECRETARY |
| | | | COMMITTEE MEMBER CHAIRMAN | HON. SECRETARY |
| | | | COMMITTEE MEMBER CHAIRMAN | HON. SECRETARY |
| | | | COMMITTEE MEMBER CHAIRMAN | HON. SECRETARY |



2022
90200
2023

The Kailas Esplanade
Premises Co-op Society Ltd

Regd. No. MUM/WN/GENERAL/O/8321/2008-2009 DATED 17/05/2008
 L.B.S. Marg, Opp, Shreyas Cinema, Chhatkopar (West), Mumbai -400046
 Email : kailasesplanade2008@gmail.com

| | |
|--|---------------------|
| Bill No. 2022 Bill Date: 22/07/2022 | 02542 22/07/2022 |
| 92200 30/08 | 4 4 |

Bill for the Period Jul-2022 to Sep-2022

Name : Mrs.Rashmi Neelesh Shah/Mr.Neelesh Navinchandra Shah.

Unit No: **C-218**

TAX INVOICE

AREA

269

Member's GSTIN : 27AQZPS4008F1ZD

| Particulars | SAC Code | Total of Part A : | Amount (in Rs.) |
|--|----------|--------------------------|------------------|
| PART A : ITEMS ON WHICH GST IS NOT APPLICABLE | | 2,473.00 | |
| PROPERTY TAX | N.A. | 757.00 | |
| ELECTRICITY CHARGES | N.A. | 539.00 | |
| WATER CHARGES | N.A. | 177.00 | |
| PART B : ITEMS ON WHICH GST IS APPLICABLE | | Total of Part B : | 24,301.00 |
| MAINTENANCE CHARGES | | 999599 | 3,454.00 |
| SINKING FUND | | 999599 | 168.00 |
| REPAIR FUND | | 999599 | 504.00 |
| NON OCCUPANCY CHARGES | | 999599 | 0.00 |
| PENALTY FOR PARKING | | 999599 | 0.00 |
| MAJOR REPAIR COLLECTION | | 999599 | 0.00 |
| Interest on Arrears | | 999599 | 0.00 |
| CGST 9% | | | 2,187.00 |
| SGST 9% | | | 2,187.00 |
| Principal Amount Dues : | | 0.00 | 31,148.00 |
| Accumulated Interest | | 0.00 | 0.00 |
| Rs. Thirty One Thousand One Hundred Forty Eight only. | | Grand Total : | 31,148.00 |



Notes :

1. Please inform the Society Office in case of any discrepancies in this Bill within 7 days.
2. Please mention your Bill No./ Office No. on the reverse of the cheque.
3. Interest @20% will be charged on Outstanding dues, Kindly pay ON/BEFORE 25.09.2022.
4. Cheque should favouring: "THE KAILAS ESPLANADE PREMISES CO-OP SOCIETY LTD, H.D.F.C BANK".
5. MAJOR REPAIR COLLECTION as per decision taken in AGM & SGM.
6. This is Computer generated bill, No Signature required.

PAN NO. AABAT5610R
 GSTIN 27AABAT5610R1Z1
 State : MAHARASHTRA
 State Code : 27

Beneficiary's Name The Kailas Esplanade Premises Co-op Soc
 Account No. : 04061450000088
 Account Type : SAVING ACCOUNT
 IFS Code : HDFC0000406
 Bank & Branch : HDFC BANK

Receipt No.: 224

RECEIPT

Date : 30/06/2022

for Previous Bill

Received with thanks from Mrs.Rashmi Neelesh Shah/Mr.Neelesh Navinchandra Shah.

C-218

Rs. Seven Thousand Three Hundred Forty One only.

Rs. 7,341.00

Subject to Realisation of Cheque

Amt. Recd towards Maint. for Q1 from 01/04/2022 to 30/06/2022

Powered by **SOCIETY MAXX**



The Kailas Esplanade Premises Co-Op. Society Ltd.

(Regd. No.: MUM/MN/General/0/8321/2008-2009

Dated : 17th 05th 2022

4

E - Wing, 1st Floor, Kailas Esplanade, Opp. Shreyas Cinema, L.B.S. Marg, Ghatkopar (W), Mumbai - 400 086. Tel. - 2500 0360

Email : Kailasesplanade2008@gmail.com

| | | |
|------|-------|-------|
| 2022 | 22/09 | 37/22 |
|------|-------|-------|

19th September, 2022

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT MRS.RASHMI NEELESH SHAH AND MR.NEELESH NAVINCHANDRA SHAH are the owners of **Unit No:C-218** located on the second floor wing in "The Kailas Esplanade Premises Co-operative Society Ltd." which consists of Ground plus five upper floors. The said Unit No: C-218 having carpet area of 179 sq. feet. CTS NO: 4063,4064A,4065 & 4066 of village Ghatkopar-Kirol. The Building received its occupation certificate on February 1998.

We further certify that Mrs.Rashmi Neelesh Shah & Mr.Neelesh N.Shah have paid all the dues payable to us till 30/09/2022 and we have **NO OBJECTION** of the said Unit No. C-218 to sale to the prospective purchaser **Mr.Mehul Pravinchandra Shah** residing at Flat No: 402, Paras CHS Ltd, Navroji Lane, Ghatkopar (W), Mumbai - 400 086 with rules and regulations of the society.

We also certify that as per the records available with society the said unit No:C-218 is not mortgaged and No Lien is marked in favor of any bank/ financial institution.

This certificate is being issued at the request of Mrs.Rashmi Neelesh Shah & Mr.Neelesh N.Shah vide their letter dtd. 20/08/2022.

For The Kailas Esplanade Premises Co-operative Society Ltd.,

ACTING CHAIRMAN/SECRETARY/COMMITTEE MEMBER



प्राधिकारी को सूचित / वापस कर दें
 आयकर आयुक्त (कंप्यूटर सेन्टर),
 सी-13, प्रत्यक्षकर भवन,
 बान्द्रा-कुर्ला कॉम्प्लेक्स,
 मुंबई - 400 051.

In case this card is lost/ found, kindly inform/ return to
 the issuing authority :

Commissioner of Income-Tax (Computer Operations),
 C-13, Pratyakshakar Bhavan,
 Bandra-Kurla Complex,
 Mumbai - 400 051.



Rashmi N Shah
 000

| | |
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| करम - ५ | |
| ०८२२० | ००० |
| २०२२ | |



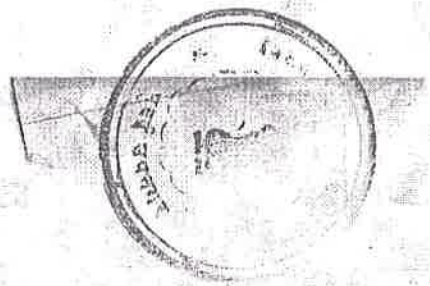

आधार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
आधार प्राधिकरण

पत्ता : W/O लिलेश शाह, राणे अ म दिनेर
 बसक, N(8)9/2/13, अरुण, १० फीट
 रोड, घाटकोपर पूर्व, पंत नगर, मुंबई
 महाराष्ट्र, 400075

Address: W/O Neellesh Shah,
 Near Ganesh Mandir, 5747213,
 Arun, 90 Feet Road, Ghatkoper
 East, Pant Nagar, Mumbai,
 Maharashtra, 400075

1997
 1800 180 1317

 www.uidai.gov.in
 help@uidai.gov.in
 PO Box No. 1897
 Bangalore - 560 018



श्री. संतोष नारायण चौकळे (S.E.O.)
 विशेष कार्यकारी अधिकारी
 (एस.ओ. ५/४५४)
 श्री. विश्वनाथ शिंदे
 धनगर, घाटकोपर (पूर्व), मुंबई - ४०० ०७५

Reshami N Shah
 ०००



आधार — सामान्य माणसाचा अधिकार

भारत सरकार
 GOVERNMENT OF INDIA
 राणी निवेश शाह
 Rashmi Neellesh Shah
 लिंग / Year of Birth : 1971
 स्त्री / Female
 2367 2077 2984

2023
 21200
 3343

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

NEELESH NAVINCHANDRA SHAH
 NAVINCHAND AMRUTLAL SHAH

15/10/1968
 Permanent Account Number
 AAEPS8939A

Neelesh Shah
 Signature



Neelesh Shah



| | |
|---------|------|
| करल - ५ | |
| १६०० | ३६०३ |
| २०२२ | |



भारत सरकार
GOVERNMENT OF INDIA

निकाश नवीनंद शाह
Neelesh Navinohandria Shah
जनम वर्ष / Year of Birth | 1963
पुरुष / Male



5167 9343 2357



| | | |
|---------|----|----|
| करल - ५ | | |
| ११२०० | ३५ | ४३ |
| २०२२ | | |



आधार — सामान्य माणसाचा अधिकार

Handwritten signature



संघीय विहित ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता S/O नवीनंद शाह, पानु मंदिर
जवळ, ९० फीट रोड, अरुण, ९० फीट रोड
शाहकोपर पूर्व, पान नगर, पूर्व, महाराष्ट्र, Anun, 90 Feet Road, Chalkopar
400075 East, Pant Nagar, Mumbai,
Maharashtra, 400075



1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No 1947,
Bengaluru-560 001

Mehul Shah



| | |
|---------|------|
| करल - ५ | |
| १२०० | ३६७३ |
| २०२२ | |

करल - ५
१९२०० ३१०७३
२०२२



भारत सरकार
आधार

भारत सरकार
Government of India



भारत सरकार
आधार

सूचना

- आधार पहचान का प्रमाण है, नागरिकता के प्रमाणित QR कोड / ऑफलाइन XML प्रमाणित करने के लिए उपयोग किया जा सकता है।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ प्रमाण है।

INFORMATION

- Aadhaar is a proof of identity, not a proof of citizenship.
- Verify identity using Secure XML codes Offline XML and Online XML.
- This is electronically generated information.

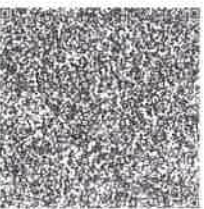


Download Date: 16/02/2021

To
मंगल प्रतिनंद शाह
Mangal Pravinchandra Shah
402 PARAS C.H.S. LIMITED
NAVROJI LANE
GHATKOPAR WEST
NEAR TRIBHUVAN DAIRY
Mumbai
Ghatkopar West
Mumbai Suburban Maharashtra - 400086
9821328052

Signature Valid

Issue Date: 26/09/2020



आपका आधार क्रमांक / Your Aadhaar No. :

2050 1153 0875

VID : 9188 2261 8836 1457

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



मंगल प्रतिनंद शाह
Mangal Pravinchandra Shah
जन तिथि/DOB: 10/08/1972
लिंग/ GENDER: MALE



Download Date: 16/02/2021

Issue Date: 26/09/2020

2050 1153 0875

VID : 9188 2261 8836 1457

मेरा आधार, मेरी पहचान



भारत सरकार
आधार

सूचना

- आधार पहचान का प्रमाण है, नागरिकता के प्रमाणित QR कोड / ऑफलाइन XML प्रमाणित करने के लिए उपयोग किया जा सकता है।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ प्रमाण है।

INFORMATION

- Aadhaar is a proof of identity, not a proof of citizenship.
- Verify identity using Secure XML codes Offline XML and Online XML.
- This is electronically generated information.



- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

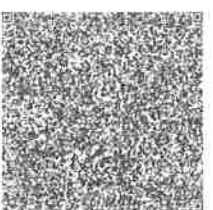


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
402 पारस सी.एस. लिमिटेड, नारंजी गलि, दिवस
इली के पार्क, घाटकोपर वेस्ट, मुंबई, मुंबई संसदक्षेत्र,
महाराष्ट्र - 400086

Address:
402 PARAS C.H.S. LIMITED, NAVROJI
LANE, NEAR TRIBHUVAN DAIRY,
GHATKOPAR WEST, Mumbai, Mumbai
Suburban,
Maharashtra - 400086



2050 1153 0875

VID : 9188 2261 8836 1457

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

Mangal Shah



भारत सरकार



आधार

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

| | |
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| करल - ५ | |
| १२२०० | ३८२३ |
| ३०२३ | |

२९०९

नोंदणी क्रमांक/Enrolment No.: 2017/00125/00741

To: Jatin Prataprai Mehta
(जतीन प्रतापराई मेहता)
S/O Prataprai Mehta
D - 624 saagar park
Anand nagar
Anand nagar circle
Chalkoper west
Chalkoper West S O
Mumbai
Maharashtra - 400086

Date: 04/08/2011

Ref. No : 00008039-00043594-00043837-



UB 02564511 2 IN

आपला आधार क्रमांक / Your Aadhaar No. :

7279 2854 0631

आधार — सामान्य माणसाचा अधिकार



भारत सरकार

GOVERNMENT OF INDIA

जतीन प्रतापराई मेहता
Jatin Prataprai Mehtaजन्म वर्ष / Year of Birth : 1970
पुरुष / Male

7279 2854 0631



आधार — सामान्य माणसाचा अधिकार

J.P.Mehta





भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Pradhan Mantri Jansamadhan Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1104/20043/06826

To,
नमरा वसंतनाथ पटेल
Namrata Vasantlal Patel
D/O Vasantlal Patel
gopal dhuvan room no.4, chawli no.3, gangawadi, L.B.S.Marg
Chalkopar (West)
Mumbai(Sub Urban)
Maharashtra 400086

Ref: 201 / 198 / 332727 / 334367 / P



UE072084725IN



आपला आधार क्रमांक / Your Aadhaar No. :

7365 4971 4087

आधार — सामान्य माणसाचा अधिकार



नमरा वसंतनाथ पटेल
Namrata Vasantlal Patel
वहीतः वसंतनाथ पटेल
Father : Vasantlal Patel
जन्म वर्ष / Year of Birth : 1992
स्त्री / Female

7365 4971 4087



आधार — सामान्य माणसाचा अधिकार

| | | |
|---------|------|--|
| करल - ५ | | |
| ११२०० | २०१३ | |
| २०१२ | | |

राज्यकर विभाग
 INCOME TAX DEPARTMENT
 NAMRATA VASANTLAL PATEL
 VASANTLAL NARAYAN PATEL
 03/09/1992
 Permanent Account Number:
 DHQPPA052P
 Signature
 भारत सरकार
 GOVT. OF INDIA




Namrata

520/19200
बुधवार, 28 सप्टेंबर 2022 2:00 म.नं.

दस्त गोषवारा भाग-1

करल 5
दस्त क्रमांक: 19200/2022

दस्त क्रमांक: करल 5 /19200/2022

करल - 5

बाजार मुल्य: रु. 28,37,753/-

मोबदल: रु. 30,00,000/-

98200 102-23

भरलेले मुद्रांक शुल्क: रु.1,80,000/-

2022

दु. नि. सह. दु. नि. करल 5 यांचे कार्यालयाने

यावती: 20282

यावती दिनांक: 28/09/2022

अ. क्र. 19200 वर दि. 28-09-2022

सादरकारणाचे नाव: मेहुल प्रवीणचंद्र शाह

गेजी: 1-53 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हानाळणी फी

रु. 860.00

गुटांची संख्या: 43

एकुण: 30860.00

Nehurkshah

दस्त हजर करणाऱ्याची मही:

Joint S.R. Kulkarni
सह. दुय्यम निबंधक
कुर्ला-5 (वर्ग-2)

Joint S.R. Kulkarni
सह. दुय्यम निबंधक
कुर्ला-5 (वर्ग-2)

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

शिक्रा क्र. 1 28 / 09 / 2022 01 : 53 : 39 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 28 / 09 / 2022 01 : 54 : 19 PM ची वेळ: (फी)

प्रातज्ञापन



“सदर दस्तावेज हा नोंदणी कायदा 1906 अंतर्गत तरदुर्तानुसारच नोंदणीस दाखल केलेला आहे. दस्तावेजास अखिल भारतीय मजकूर, निष्पादक व्यक्ती, सखीदार व सोबत उघडलेल्या कागादपत्राचा आणि “दस्तावी सत्यता, दैवात अकारिणी वस्तीसाठी खालील दस्त निष्पादक व कडुनीकरण हे संदर्भात उजवाडदार राहतील. नसेच, हस्तांतरण दस्तानुसार रजवा नाला/केंद्र शासन यांचा कोणताही कायदा/नियम/परिष्कार कधी अर्जातून होत नाही.”

लिहून देणारे

लिहून घेणारे

1) P. S. Shewani N. S. Shewani
2) P. S. Shewani N. S. Shewani
3) P. S. Shewani N. S. Shewani

1) Nehurkshah
2) Nehurkshah
3) Nehurkshah



दस्तावेज क्रमांक 2

क्रमांक 5

दस्तावेज क्रमांक: 19200/2022

28/09/2022 2 05:04 PM

दस्तावेज क्रमांक: क्रमांक5/19200/2022
दस्तावेज प्रकार: नवीन डीट

| क्रम क्र. | पत्रकाराचे नाव व पत्ता | पत्रकाराचा प्रकार | दस्तावेजाचे प्रकार | दस्तावेजाचा क्रमांक |
|-----------|---|---|--------------------|---------------------|
| 1 | ना.मेहन प्रदीपचंद्र शाह पत्ता: फ्लॉट नं.: 402, माळा नं.: .. इमारतीचे नाव: पारस मीनाबापुस गी, व्याक नं.: शाहकोण पश्चिम, मुंबई, गेट नं.: नवरोही रोड, महाराष्ट्र, मुम्बई. पॅन नंबर: AFBPS3727E | निवृत्त देणार वय :-50 स्वाश्रयी:- Kohlerstahl | द्वितीय | |
| 2 | ना.रमणी नीरवण शाह पत्ता: फ्लॉट नं.: 5747, विडिंग नं.: 213, माळा नं.: .. इमारतीचे नाव: अरणा, व्याक नं.: शाहकोण पूर्व, मुंबई, गेट नं.: 90 फीट गेट, महाराष्ट्र, मुम्बई पॅन नंबर: AQZPS4008F | निवृत्त देणार वय :-51 स्वाश्रयी:- Ramesh Shah | द्वितीय | |
| 3 | ना.नीलेश नवीनचंद्र शाह पत्ता: फ्लॉट नं.: 5747, विडिंग नं.: 213, माळा नं.: .. इमारतीचे नाव: अरणा, व्याक नं.: शाहकोण पूर्व, मुंबई, गेट नं.: 90 फीट गेट, महाराष्ट्र, मुम्बई पॅन नंबर: AAEFS8939A | निवृत्त देणार वय :-53 स्वाश्रयी:- Nehar 1 Shah | द्वितीय | |

दस्तावेज स्वीकार करून देणार नशाकर्त्या गेट डीट चा दस्तऐवज करून दिल्याचे कथन करणार
दिनांक: 30/09/2022 09:09 / 2022 01 57 : 49 PM

आळखा:

दस्तावेजात उपासने निवृत्त करणारा वी नं.दस्तावेज करून देणाऱ्याला व्यक्तीण: शोळाकरता, व त्यांची शोळाकर पाठविताना

क्रम क्र. पत्रकाराचे नाव व पत्ता

द्वितीय

दस्तावेजाचा क्रमांक

- ना.नमना वी पटेल
वय:25
पत्ता: फ्लॉट नं. वी-624 माणार पाके अमृत नगर शाहकोण पश्चिम, मुंबई
पिन कोड:400086
- ना.जयश्री पी. मेहता
वय:52
पत्ता: फ्लॉट नं. वी-624 माणार पाके अमृत नगर शाहकोण पश्चिम, मुंबई
पिन कोड:400086

Nanavati
स्वाश्रयी

दिनांक: 28/09/2022 01 : 58 : 22 PM

दिनांक: 28/09/2022 01 : 58 : 46 PM नोंदणी पुस्तक 1 मध्ये

पत्ता: 30/09/2022 01 : 58 : 46 PM

पत्ता: 30/09/2022 01 : 58 : 46 PM

| | |
|---------|-------|
| करल - 4 | |
| 982200 | 83763 |
| 2022 | |

| Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|--------------------------|----------|------------------------|---------------------|-----------|---------|------------------|-------------|
| MEHUL PRAVINCHANDRA SHAH | eChallan | 69103332022082310033 | MH0006503430202223M | 180000.00 | SD | 0004164636202223 | 28/09/2022 |
| MEHUL PRAVINCHANDRA SHAH | eChallan | | MH0006503430202223M | 860 | RF | 2709202210370D | 28/09/2022 |
| MEHUL PRAVINCHANDRA SHAH | eChallan | | MH0006503430202223M | 30000 | RF | 0004164636202223 | 28/09/2022 |

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4. Get the document after scan करल-4/982200/130222



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नोंदणी पुस्तक 1 मध्ये
नोंदणी पुस्तक 1 मध्ये
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नोंदणी पुस्तक 1 मध्ये

नोंदणी पुस्तक 1 मध्ये

नोंदणी पुस्तक 1 मध्ये

नोंदणी पुस्तक 1 मध्ये



सूची क्र. 2

दुय्यम निबंधक : सह.कु.नि.कुर्ला 5

दस्ता क्रमांक : 19200/2022

नोंदणी :

Regn.63m

28/09/2022

गावाचे नाव : घाटकोपर

| क्र.सं. | विवरण | सेल डीड |
|---------|--|---|
| (1) | विक्रीबाधा प्रकार | 3000000 |
| (2) | मोबदला | 2837753.12 |
| (3) | बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देणे की पट्टेदार ते नपुढ करावे) | 1) पालिकेचे नाव:Mumbai Ma.na.p.a. इतर वर्णन :सदनिका नं: युनिट नं:218,सी-व्हिन, माळा नं: दुसरा, इमारतीचे नाव: कैलास एस्पलानेड रिमायसेस को.ऑप.सी.ली., ब्लॉक नं: घाटकोपर पश्चिम,मुंबई 400086, रोड : एल.बी.एस मार्ग, इतर माहिती: मीने घाटकोपर-फिरोड., एकूण क्षेत्र 179 चौ.फूट कार्पेट P.U.I: NX0901210220000 ((C.T.S. Number : 4063, 4064A, 4065 & 4066 :)) |
| (4) | सू-मपन,पोटहिसा व धरक्रमांक(असल्यास) | 1) 19.96 चौ.मीटर |
| (5) | क्षेत्रफळ | |
| (6) | आकारणी किंवा जुडी देण्यात असेल तेव्हा: | |
| (7) | दस्ताऐवज करत देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुंडानामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-रसमी नीलेश शाह बय:-51; पत्ता:-प्लॉट नं: 5747, विलिंडन नं: 213, माळा नं: .. इमारतीचे नाव: अरुण, ब्लॉक नं: घाटकोपर पूर्व, मुंबई, रोड नं: 90 फीट रोड, महाराष्ट्र, मुंबई. पिन कोड:-400075 फोन नं:-AQZPS4008F 2): नाव:-नीलेश नवीनचंद्र शाह बय:-53; पत्ता:-प्लॉट नं: 5747, विलिंडन नं: 213, माळा नं: .. इमारतीचे नाव: अरुण, ब्लॉक नं: घाटकोपर पूर्व, मुंबई, रोड नं: 90 फीट रोड, महाराष्ट्र, मुंबई. पिन कोड:-400075 फोन नं:-AAEPS8939A |
| (8) | दस्ताऐवज करत घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुंडुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-मेहुल प्रदीपचंद्र शाह बय:-50; पत्ता:-प्लॉट नं: 402, माळा नं: .. इमारतीचे नाव: पारस सीएचएस ली, ब्लॉक नं: घाटकोपर पश्चिम, मुंबई, रोड नं: नवरत्नेची लेन, महाराष्ट्र, मुंबई. पिन कोड:-400086 फोन नं:-AFBPS3727E |
| (9) | दस्ताऐवज करत दिल्याचा दिनांक | 28/09/2022 |
| (10) | दस्ता नोंदणी केल्याचा दिनांक | 28/09/2022 |
| (11) | अनुक्रमांक,खंड व पृष्ठ | 19200/2022 |
| (12) | बाजारभावाप्रमाणे मुद्रांक शुल्क | 180000 |
| (13) | बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) | श्रेया | |

मुल्यांकनसाठी विचारात घेतलेला तपशील:-

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



सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)



Payment Details

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|--------------------------|----------|------------------------|---------------------|-----------|---------|------------------|-------------|
| 1 | MEHUL PRAVINCHANDRA SHAH | eChallan | 69103332022082310033 | MH0006503430202223M | 180000.00 | SD | 0004164636202223 | 28/09/2022 |
| 2 | | DHC | | 2709202210370 | 860 | RF | 2709202210370D | 28/09/2022 |
| 3 | MEHUL PRAVINCHANDRA SHAH | eChallan | | MH0006503430202223M | 30000 | RF | 0004164636202223 | 28/09/2022 |

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

