

AGREEMENT FOR SALE

FOR

FLAT NO. 1702, 17TH FLOOR,

'SANSKRUTI SPLENDOUR',

"ANURAG MANSION" C.H.S. LTD.,

SHIV VALLABH ROAD, OPP. GOKUL ANAND HOTEL,

DAHISAR (EAST), MUMBAI - 400068.

BETWEEN

1) MR. AJIT PRAVINCHANDRA DOSHI

2) MRS. PINAL VISHAL DOSHI

(TRANSFERORS)

&

1) MR. IMRAN HUSSAIN KHAN

(TRANSFEE)

388/15193

पावती

Original/Duplicate

Wednesday, September 06, 2023

नोंदणी क्र. :39म

4:37 PM

Regn.:39M

पावती क्र.: 16384 दिनांक: 06/09/2023

गावाचे नाव: दहिसर

दस्तऐवजाचा अनुक्रमांक: वरल-5-15193-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: इमरान हुसैन खान

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृथांची संख्या: 50

एकूण:

रु. 31000.00

पुसह इ.नि.का-वोरीवली5

सह दुय्यम निबंधक बंधीवली क्र. ५,

मुंबई उपनगर जिल्हा

बाजार मूल्य: रु.10297333.84 /-

मोबदला रु.12500000/-

भरलेले मुद्रांक शुल्क : रु. 237000/-

1) देयकाचा प्रकार: DHC रकम: रु.1000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0923012211541 दिनांक: 01/09/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007532294202324P दिनांक: 01/09/2023

बँकेचे नाव व पत्ता:



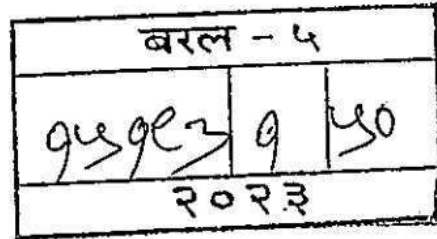
FORMVAL-3

Delivery Date :- 6/9/23

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202309066220			06 September 2023,03:39:06 PM		
मूल्यांकनाचे वर्ष	2023					
जिल्हा	मुंबई(उपनगर)					
मूल्य विभाग	89-दहीसर (योरीवली)					
उप मूल्य विभाग	रस्ता: दुतगती मार्ग - (नदी ते न.न.पा. हद्द)					
सर्व्हे नंबर / न. भू. प्रमांक :	सि.टी.एस. नंबर#2510					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	युली जमीन	निघाती सदनिष्ठा	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौरस मीटर
60380	127280		146370	159090	127280	
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	70.38चौरस मीटर	मिळकतीचा यावर-	निघाती सदनिष्ठा	मिळकतीचा प्रकार-	बांधीव
	बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे यय-	0 TO 2थर	बांधकामाचा दर -	Rs.30250/-
	उद्दवाहन सुविधा-	आहे	मजला -	11th floor To 20th floor		
रस्ता सन्मुख -	Sale Type - First Sale					
	Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 110% apply to rate= Rs.140008/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - युल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + युल्या जमिनीचा दर)					
	= (((140008-60380) * (100 / 100))+60380)					
	= Rs.140008/-					
A) मुख्य मिळकतीचे मूल्य	= घरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 140008 * 70.38					
	= Rs.9853763.04/-					
E) वंदिस्त वाहन तळाचे क्षेत्र	13.94चौरस मीटर					
वंदिस्त वाहन तळाचे मूल्य	= 13.94 * (127280 * 25/100)					
	= Rs.443570.8/-					
Applicable Rules	= ,10,4,16					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळाघराचे मूल्य + नोंदनाईत मजला क्षेत्र मूल्य + तगातच्या गच्छीचे मूल्य + घरील वाचपीचे मूल्य + वंदिस्त वाहन तळाचे मूल्य + युल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या युल्या जागेचे मूल्य + वंदिस्त वाळणी + नोफेक्टिव वाहनतळ					
	= A + B + C + D + E + F + G + H + I + J					
	= 9853763.04 + 0 + 0 + 0 + 443570.8 + 0 + 0 + 0 + 0 + 0					
	=Rs.10297333.84/-					

Home

Print





CHALLAN
MTR Form Number-6



RN	MH007532294202324P	BARCODE	[Barcode]		Date	01/09/2023-14:58:35	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5			Full Name	IMRAN HUSSAIN KHAN			
Location	MUMBAI			Flat/Block No.	Flat No. 1702, SANSKRUTI SPLENDOUR,			
Year	2023-2024 One Time			Premises/Building	ANURAG MANSION CHSL			
Account Head Details			Amount In Rs.					
1030045501 Stamp Duty			237000.00	Road/Street	Shiv Vallabh Road, Opp. Gokul Anand Hotel			
1030063301 Registration Fee			30000.00	Area/Locality	Dahisar (East), Mumbai			
				Town/City/District				
				PIN	4 0 0 0 6 8			
				Remarks (If Any)				
				SecondPartyName=AJIT PRAVINCHANDRA DOSHI-				
				Amount In	Two Lakh Sixty Seven Thousand Rupees Only			
Total			2,67,000.00	Words				
Payment Details				FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA				Bank CIN	Ref. No.	10000502023090104524	2145832771527	
Cheque/DD Details				Bank Date	RBI Date	01/09/2023-14:58:57	Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID : Mobile No. : 7777051888
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सादर चलन लागू नाही.



बॅरल - ५
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0923012211541	Date 01/09/2023
Received from Agreement, Mobile number 7777051888, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Borivali 5 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 01/09/2023
Bank CIN 10004152023090110940	REF No. 324494022970
This is computer generated receipt, hence no signature is required.	

बुरल - ५		
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GRN : MH007532294202324P Amount : 2,67,000.00

Bank : STATE BANK OF INDIA

Date : 01/09/2023-14:58:35

2	(IS)-388-15193	0004047104202324	06/09/2023-16:36:25	IGR194	237000.00
Total Defacement Amount					2,67,000.00

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Signature Not Verified

Digitally signed by DS
DIRECTORATE OF
ACCOUNTS AND
TREASURIES MUMBAI 02
Date: 2023.09.06 16:37:37
IST
Reason: GRAS Secure
Document
Location: India

1-14:58:35

237000.00

1,67,000.00



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

Receipt of Document Handling Charges

PRN 0923012211541

Receipt Date 06/09/2023

Received from Agreement, Mobile number 7777051888, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 15193 dated 06/09/2023 at the Sub Registrar office Joint S.R. Borivali 5 of the District Mumbai Sub-urban District.

DEFACED

₹ 1000

DEFACED

Payment Details

Bank Name SBIN

Payment Date 01/09/2023

Bank CIN 10004152023090110940

REF No. 324494022970

Deface No 0923012211541D

Deface Date 06/09/2023

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



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या दस्ताला आवश्यक मुद्रांक शुल्क रु 7,50,000/- करारनामा
दस्त क्र. बरल 2/6621/2021 दि. 30/04/2021 ला भरलेले मुद्रांक शुल्क रु. 5,13,500/-
मधुन मुद्रांक शुल्क अधिनियम 1956 चे अनुच्छेद 4 ग अ ii" अन्वये वजावट रु. 5,13,400/-
करून मुद्रांक शुल्क फारक रु 2,37,000/ द्या दस्तावर भरून घेतला आहे.

AGREEMENT FOR SALE

प्र. सह कुख्यात निबंधक बोर्डिचली क्र. 4,
मुंबई उपनगर जिल्हा

THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 06th day of
September, 2023 BETWEEN

- 1) MR. AJIT PRAVINCHANDRA DOSHI, aged 61 years, AND
- 2) MRS. PINAL VISHAL DOSHI, aged 30 years,

both adults, Indian Inhabitants, residing at Flat No. 2A/92 in "GANJAWALA"
Apartment situated Mandpeshwar Road, Borivali (West), Mumbai - 400092., and the
Owners of Flat No. 1702 on 17th Floor in 'SANSKRUTI SPLENDOUR' society
known as "ANURAG MANSION" Co-operative Housing Society Limited situated
at Shiv Vallabh Road, Opp. Gokul Anand Hotel, Dahisar (East), Mumbai - 400068.,
hereinafter called "THE VENDORS" (which expression shall unless it be repugnant to
context or the meaning thereof shall mean and include their respective heirs, executors,
administrators and assigns) of the ONE PART AND

- 1) MR. IMRAN HUSSAIN KHAN, aged 32 years,

an adult, Indian Inhabitant, residing at Flat No. 1703 on 17th Floor in 'SANSKRUTI
SPLENDOUR' society known as "ANURAG MANSION" Co-operative Housing
Society Limited situated at Shiv Vallabh Road, Opp. Gokul Anand Hotel, Dahisar
(East), Mumbai - 400068., hereinafter called "THE PURCHASER" (which expression
shall unless it be repugnant to context or the meaning thereof shall mean and include his
respective heirs, executors, administrators and assigns) of the OTHER PART.



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27/09.21.2023

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WHEREAS THE VENDORS HEREBY EXPRESSLY REPRESENT AND
DECLARE TO THE PURCHASER AS FOLLOWS:

- a) By Virtue of an Agreement for Sale dated 30th day of June, 2021, duly registered with the sub-registrar of Assurance No. 2 at Borivali, MSD, under Document Registration No. BRL-2/6621/2021 on 30th day of June, 2021, made and entered into at Mumbai between M/s. SANSKRUTI NIRMAN PVT. LTD., a Company incorporated under the provisions of the Companies Act, 1956 having its registered office at J-101, Nisarg Heaven, Opp. Panchsheel Heights, Mahavir Nagar, Kandivali (West), Mumbai - 400067., therein called and referred to as "The Promoters" of the First Part; and Mr. Ajit Pravinchandra Doshi and Mrs. Pinal Vishal Doshi (The Vendors herein), therein called and referred to as "The Purchaser" of the Other Part; The Vendors herein have purchased and acquired residential Flat on Ownership basis i.e. Flat No. 1702, admeasuring approximately 61.70 sq. mtrs. (Carpet area) as per MCGM equivalent to approximately 63.98 sq. mtrs. (Carpet area) area on 17th Floor in 'SANSKRUTI SPLENDOUR' society known as "ANURAG MANSION" Co-operative Housing Society Limited situated at Shiv Vallabh Road, Opp. Gokul Anand Hotel, Dahisar (East), Mumbai - 400068 alongwith 1 Podium Pit Stack Car Parking Space No. 19 in the said building, and upon the terms and conditions therein contained paid the full consideration thereof & taken vacant and peaceful possession of the said flat and became 100% owners of the said flat (i.e. 70% : 30% respectively) and has been in exclusive use, occupation and possession of the said Flat alongwith holding 10 fully paid up Shares of Rs. 50/- each bearing No. 671 to 680 (both inclusive), under Share Certificate No. 068 issued on 26th day of January, 2022 (hereinafter referred to as SHARES);
- b) The Vendors paid the Stamp Duty amounting to Rs. 5,13,500/- (Rupees Five Lakhs Thirteen Thousand Five Hundred Only) on the said Agreement under the Bombay stamp act, 1958, the agreement for sale executed on dated 30th day of June, 2021, are collectively annexed hereto and forming an integral part of these presents.

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c) The Vendors are thus well and sufficiently entitled to the said Flat and have agreed to sell their right, title and interest in respect of the said Flat to the Purchaser on certain terms and conditions and consideration agreed between them and recorded hereinafter.

d) The consideration amount was Rs. 1,02,67,860/- (Rupees One Crore Two Lakhs Sixty Seven Thousand Eight Hundred Sixty Only) and the Vendors was paid Rs. 5,13,500/- (Rupees Five Lakhs Thirteen Thousand Five Hundred Only) as stamp duty as evidenced by stamp duty paid on dated 29th day of June, 2021. In respect of the said Flat under the annexed agreement for sale dated 30th day of June, 2021, duly registered with the sub-registrar of Assurance No. 2 at Borivali, MSD, under Document Registration No. BRL-2/6621/2021 on 30th day of June, 2021. In respect of this agreement, the Purchaser have agreed to pay to the Vendors, the consideration amount of Rs. 1,25,00,000/- (Rupees One Crore Twenty Five Lakhs Only) & and the stamp duty in respect of thereof would have been Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only). The Purchaser is eligible and entitled to claim the benefit of the said stamp duty under article 5g-a (ii) of the Bombay Stamp Act, 1958 in respect of this agreement and thereof the Purchaser are required to pay only the sum of Rs. 2,37,000/- (Rupees Two Lakhs Thirty Seven Thousand Only) as stamp duty (including 1% of surcharge on stamp duty to fund the ongoing infrastructure works like Metro, monorail and freeways in the city) in respect of this agreement.

e) The Vendors herein specifically represents as under:

i) The Vendors are legally entitled to the said Flat together with benefits attached to it and that neither the Vendors herein either personally or through any of their agent/s or constituted attorney have or had at any time heretofore either created or agreed to create any third party rights or right, title, interests or claim whatsoever in respect of the said Flat.

ii) That the title of the Vendors in respect of the said Flat is absolutely clear and marketable, free from all encumbrances (except Loan Account No. LPR064707845143, AXIS Bank Ltd., Goregaon (West)

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2021-11-11

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Branch) and reasonable doubts including free from any third party adverse deal, arrangements, understanding, agreement, agreement for sale, transfer or assignment, conveyance, release, relinquishment, surrender, gift, exchange, lease, monthly tenancy, leave and licence, charge, mortgage or any other encumbrances (except Loan Account No. LPR064707845143, AXIS Bank Ltd., Goregaon (West) Branch).

iii) That the Vendors are in the exclusive and absolute possession of the said Flat with the full lock and key control with the actual custody and dominion over the possession of the said Flat and benefits and that neither the Vendors had till date hereof at any time either agreed to induct or inducted any third party in use, occupation, possession and/or enjoyment of the said Flat or any part or portion whereof, in any way or any manner whatsoever.

iv) That the Vendors herein have not been disqualified or rendered disentitled either at law, equity or otherwise on account of any action, steps or proceedings or any act of commission or omission including any forfeiture, confiscation, acquisition, requisition and/ or reservation and otherwise and there was no and there is no dispute filed or pending or disposed off in respect of the said Flat.

That in the manner aforesaid the Vendors have truly, honestly, bonafidely and in good faith disclosed to the Purchaser, all the material facts and circumstances in respect of the said Flat and said benefits without making any untrue, incorrect, dishonest and/or fraudulent and non-bona fide representations (or any misrepresentation to or concealment from the Purchaser in bad faith), of anything whatsoever in that behalf and in any manner whatsoever.

AND WHEREAS upon the strength of the representation and declaration made by the Vendors to the Purchaser, the parties have negotiated for sale and purchase of the said Flat in the said building on the said property and said benefits with all incidental benefits and right, title, interest, claim, estate, possession and property rights in respect thereof at law, equity and otherwise at or for the lump-sum price of Rs. 1,25,00,000/- (Rupees One



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Crore Twenty Five Lakhs Only) payable to the Vendors with vacant and peaceful possession of the said Flat and said benefits with legal right to have and call for all relevant deeds, documents, papers and writings from the Vendors and the concerned parties contemplated by law as hereinafter mentioned in these presents with otherwise clear & marketable title free from all encumbrances and reasonable doubts.

AND WHEREAS the Vendors have informed the said Builders/Developer under the Bye-law to transfer the rights and interest in the capital/property of the Building and obtained the necessary permission from the said Builder/Developer to sell, transfer and assign the said Flat to the Purchaser, copy of which is enclosed herewith.

AND WHEREAS now the parties are desirous of executing this regular Agreement in respect of the said Flat in the said building on the said property with the said shares and said benefits and accordingly the parties have hereby mutually agreed upon certain terms, conditions, stipulations & covenants in that behalf as hereinafter appearing:

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Vendors hereby declare and confirm that what is recited hereinabove in respect of the said Flat shall be treated as representations and irrevocable declarations on their part as if the same are reproduced herein in verbatim and form part of this clause. The Vendors hereby confirm that the Purchaser have agreed to purchase the said flat relying upon the correctness of the declarations and representations made by the Vendors in these presents.
2. The Vendors shall sell, transfer, assign and assure and the Purchaser shall purchase and acquire the said Flat viz. Flat No. 1702 on 17th Floor in 'SANSKRUTI SPLENDOUR' society known as "ANURAG MANSION" Co-operative Housing Society Limited situated at Shiv Vallabh Road, Opp. Gokul Anand Hotel, Dabisar (East), Mumbai - 400068 alongwith (i) 10 fully paid up Shares of Rs. 50/- each bearing No. 671 to 680 (both inclusive), under Share Certificate No. 068 and (ii) 1 Podium Pit Stack Car Parking Space No. 19., together with all rights, title, interest, benefits etc. for the price of Rs. 1,25,00,000/- (Rupees One Crore Twenty Five Lakhs Only) being Full & Final consideration amount to be paid by the Purchaser to the Vendors in the following manner (The Purchaser shall pay

[Signature] 2023.01.12 *[Signature]*



बरल - ५		
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entire consideration amount to the Vendors in proportionate ratio i.e. 70:30 respectively):

- a. Rs. 10,00,000/- (Rupees Ten Lakhs Only) being the Part Consideration amount paid by the Purchaser to the Vendors on or before the execution of this agreement, the receipt whereof the Vendors doth hereby admit, acknowledge and confirm at the foot of this agreement. 3.
- b. That the Purchaser shall deposit TDS @ 1% i.e. Rs. 1,25,000/- (Rupees One Lakh Twenty Five Thousand Only) of the Total consideration i.e. Rs. 1,25,00,000/- (Rupees One Crore Twenty Five Lakhs Only) U/s 194-IA of the Income Tax Act, 1961 to the Income Tax Department (Govt. Of India) on or before full and final consideration (as mentioned in Para No. 2 (c)) herein below) and the T.D.S. Certificate / Challan would be given to the Vendors. This payment will be part of the total consideration of this Agreement. 4.
- c. Rs. 1,13,75,000/- (Rupees One Crore Thirteen Lakhs Seventy Five Thousand Only) being the Balance Consideration amount to be paid by the Purchaser to the Vendors by way of Cheque / Pay order / RTGS / NEFT or by availing fully / partly loan from any financial institution / Bank within 15 days from the date of Registration (subject to obtaining society/Builders/Developers NOC as per standard format of bank / financial institution for obtaining loan and the Vendors shall undertake and cooperate to obtain any other required papers related to the Flat as per the requirement of the bank / financial institution and also agreed and undertake to sign and execute necessary deeds or documents in respect thereof):-



The Purchaser shall pay directly balance outstanding amount of Vendors to Loan Account No. LPR064707845143, AXIS Bank Ltd., Goregaon (West) Branch for the purpose of repay the entire loan amount vide Loan Account No. LPR064707845143 against the Vendors shall provide no lien/no dues certificate from AXIS Bank Ltd., Goregaon (West) Branch alongwith all original chain of agreements, documents/papers, etc.

(ii) Balance amount shall pay / transfer in the name of Vendors, if any.

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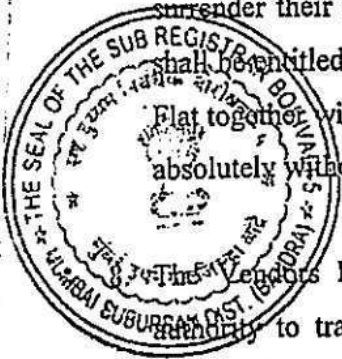
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In performing their part of the contract both the parties shall be entitled to specific performance of this Agreement together with right to claim costs, charges and expenses and losses from the other.

3. It has been expressly agreed by the parties herein, that the time should be essence of the Contract, as far as (i) the payment of above given balance consideration and (ii) for handing over vacant and peaceful possession of the said Flat to the Purchaser with clear and marketable title free from all encumbrances.
4. It is agreed that the Purchaser herein shall be entitled to receive peaceful vacant possession of the said Flat and all other title deeds from the Vendors on the day of the payment of the balance consideration amount stated in clause 2 (c) hereinabove.
5. If the Vendors fail to complete the contract as per this agreement and the Purchaser are willing to pay and fulfil their part of the agreement then the Vendors shall abide by the terms herein and shall be bound to complete the contract on their part.
6. It is agreed between the parties that if there is any delay or default on the part of the Vendors in performing their part of the contract then the Purchaser shall be entitled to specific performance of this Agreement together with right to claim costs, charges and expenses and losses from the Vendors.
7. On receiving the full and final consideration (including TDS) amount, the Vendors shall immediately put the Purchaser in vacant possession of the said Flat and shall surrender their right, title and interest in favour of the Purchaser and the Purchaser shall be entitled to quietly enter upon, leave, hold, occupy, possess and enjoy the said Flat together with the fittings, fixtures and other amenities provided by the developers absolutely without any let or sub-let.

The Vendors have obtained the necessary permission from the said concerned authority to transfer all their rights, title, claim, interest and benefits whatsoever enjoyed by the Vendors including the shares, deposits, if any, in favour of the Purchaser and shall co-operate for further assuring in law and for better and more perfectly transferring all the rights, interest and benefits of the Vendors in respect of the said Flat unto the Purchaser for exclusive use of Purchaser thereof as aforesaid.



[Handwritten signature]

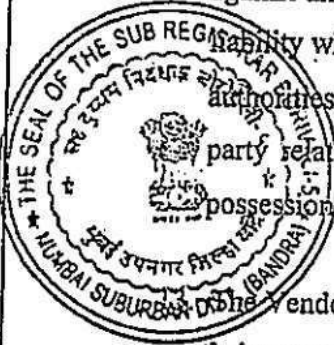
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9. The Vendors further state and declare that they have paid the full consideration in respect of the said Flat and nothing is due and payable by them.
10. The Vendors covenant with the Purchaser that only they are the absolute owners of the said Flat hereby agreed to be transferred and sold and no other person or persons has or have any right, title, interest in property claim or demand of any nature whatsoever in or in the said Flat whether by way of sale, charge, mortgage, lien, gift, trust, inheritance, lease, licences, easement or otherwise howsoever and they have good right, full power and absolute authority to transfer and sell the same to the Purchaser.
11. The Vendors further covenant with the Purchaser that they have not created any charge or encumbrance (except Loan Account No. LPR064707845143, AXIS Bank Ltd., Goregaon (West) Branch) of whatsoever nature on the said Flat nor are the same or any of them the subject matter of any litigation or stay order nor are the same or any of them the subject matter of any attachment whatsoever (whether before or after judgement) or any prohibitory order and they have not created any adverse right whatsoever in favour of any of one in respect of the same or any of them.
12. The Vendors hereby undertake to indemnify and keep indemnified the Purchaser against all claims, demands, proceedings, costs and expenses in connection with any liability which the Purchaser may have to suffer or incur due to the claims from Govt. authorities, Stamp authority, Sub-Registrar, competent authorities and/or any third party relating to the said Flat sustained prior to the handover vacant and peaceful possession of the said flat.
13. The Vendors shall hand over to the Purchaser all those relevant papers, documents in their possession and control relating to the said Flat immediately on receiving the full and final consideration (including TDS) amount and shall also sign such other papers, applications, forms and declarations as may be required by the said Purchaser from time to time for effectual transfer of the said Flat in the name of the Purchaser.
14. The Vendors hereby declare that no one else except them have any right, title and interest in respect of the said Flat and the Purchaser shall after payment of full consideration quietly and peacefully possess and occupy and enjoy the said Flat



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[Signature] 2023.11.30 *[Signature]*

without any let, hindrance, denial, demand, interruption or eviction by the Vendors or any other person lawfully or equitably claiming through, under or in trust for the Vendors.

15. That after receiving the full and final payment as aforesaid from the Purchaser, neither the Vendors nor their legal heirs, executors and administrators shall and will have any right, title, interest or claim to the said Flat.

16. Neither the Government nor any public authority has issued any order under Income Tax Act, Wealth Tax Act, Maharashtra Land Revenue Code or under any statute restraining the Vendors from selling or disposing of the said Flat or any part thereof in any manner whatsoever.

17. That the Vendors have not received any notice from the Municipal Corporation of Greater Mumbai and/or Government and/or any other statutory body or authority for acquisition or requisition of the said Flat.

18. The Vendors hereby covenant with the Purchaser that they shall pay to the concerned authority all their shares of taxes and outgoings etc. up to handing over the possession of the said Flat to the Purchaser.

19. The Purchaser shall become the member of the said building and shall abide by all and singular bye-laws, rules and regulations made and adopted from time to time by the said building/society and shall regularly pay the monthly maintenance charges in respect of the said Flat to the concerned authority without any default.

20. It is specifically agreed by and between the parties that the transfer charges of the said flat shall be borne and paid by Purchaser only i.e. 100%.

21. The Purchaser shall lodge the present agreement before the concerned Registrar of Assurances and the Vendors shall admit their signature on the said agreement before the said authority within the prescribed time limit as per law.



[Handwritten Signature]

अज्ञान.प.दीर्ग

[Handwritten Signature]

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22. It is specifically agreed by and between the parties that once the entire consideration amount (including TDS) of the said Flat is paid to the Vendors, this agreement shall be deemed to be treated as Sale Deed.

23. This Agreement is always subject to Mumbai jurisdiction only.

SCHEDULE OF THE PROPERTY ABOVE NAMED

All that Flat No. 1702 on 17th Floor in 'SANSKRUTI SPLENDOUR' society known as "ANURAG MANSION" Co-operative Housing Society Limited situate and lying on the land situate in Greater Mumbai in the registration District and Sub-District of Mumbai City and Mumbai Suburban bearing Survey No. 176, Hissa No. 3 (part), Survey No. 176 corresponding CTS No. 2510 of Village Dahisar, Taluka Borivali

And further details of which are as under:

Address of Flat <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> बरल - ५ १५१०२३ १६ ५० २०२३ </div>	Flat No. 1702 on 17 th Floor in 'SANSKRUTI SPLENDOUR' society known as "ANURAG MANSION" Co-operative Housing Society Limited situated at Shiv Vallabh Road, Opp. Gokul Anand Hotel, Dahisar (East), Mumbai - 400068.
Area of Flat	61.70 sq. mtrs. (Carpet area) as per MCGM equivalent to approximately 63.98 sq. mtrs. (Carpet area)
Podium Pit Stack Car Parking Space No.	19



[Handwritten signature]

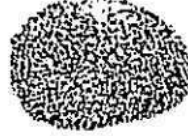
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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day the year first hereinabove written.

SIGNED AND DELIVERED by the)

Left Hand Thumb

within named "THE VENDORS")



MR. AJIT PRAVINCHANDRA DOSHI)

अजित.प. दोशी

PAN NO. AABPD1696D)

Left Hand Thumb

MRS. PINAL VISHAL DOSHI)

पिनल

PAN NO. CAZPM7854D)



in the presence of)

1. VISHAL AJIT DOSHI

SIGNED SEALED AND DELIVERED)

Left Hand Thumb

By the withinnamed PURCHASER)

MR. IMRAN HUSSAIN KHAN)

Imran

PAN NO. BUEPK8214R)



In the presence of)



1. PRADEEP SINGH



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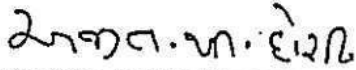
RECEIPT

RECEIVED of and from the Purchaser MR. IMRAN HUSSAIN KHAN, a sum of Rs. 10,00,000/- (Rupees Ten Lakhs Only) being Part Consideration amount in respect of Flat No. 1702 on 17th Floor in 'SANSKRUTI SPLENDOUR' society known as "ANURAG MANSION" Co-operative Housing Society Limited situated at Shiv Vallabh Road, Opp. Gokul Anand Hotel, Dahisar (East), Mumbai -- 400068 alongwith 1 Podium Pit Stack Car Parking Space No. 19., which We have sold as per the terms of this agreement.

The said amount is received by me in the following manner:-

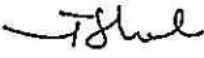

Sr. No.	Date	Cheque No.	Bank Name	Amount
1.	18/08/2023	000007	HDFC Bank	Rs. 7,00,000/-
2.	18/08/2023	000008	HDFC Bank	Rs. 3,00,000/-
			Total	Rs. 10,00,000/-

Received as above & We say amount received Rs. 10,00,000/-


(MR. AJIT PRAVINCHANDRA DOSHI)


(MRS. PINAL VISHAL DOSHI)
THE VENDORS


WITNESSES: -

- 
- 



बरल - ५		
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क्र. 2/6621/2021 दि. 30/06/2021 चा दस्तावेज
 भिलले मुद्रांक शुल्क रु 5,13,500/- दस्त क्र. 5/15193/2023 दि. 06/09/2023
 या दस्तावेज "मुद्रांक शुल्क अधिनियम 1956 चे अनुच्छेद 4 ग अ.ii" अन्वये रु - 5,13,400/-
 समायोजित करण्यात आला आहे.


 प्र. सह दुष्यंत निबंधक बोरीवली क्र. 4,
 मुंबई उपनगर जिल्हा



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AGREEMENT FOR SALE

THESE ARTICLES OF AGREEMENT made and entered into at Mumbai, this
 30th day of June, 2021

BETWEEN

M/S. SANSKRUTI NIRMAN PRIVATE LIMITED, a Company incorporated under the provisions of the Companies Act, 1956 having its registered office at J-101, Nisarg Heaven, Opp: Panchsheel Heights, Mahavir Nagar, Kandivali (West), Mumbai - 400 067, hereinafter called as "the Promoters" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the Directors from time to time and for the time being their successors in title and permitted assigns) of the FIRST PART;

AND


Mr. Ajit Pravinchandra Doshi and Mrs. Pinal Vishal Doshi, Flat no 2A, Apt, Mandpeshwar Road, Borivali west Mumbai - Maharashtra - 400092 hereinafter called "the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individuals his/her/their heirs, executors, administrators, and in case of firm, its partners/proprietor for the time being and from time to time and the last survivor of them and in case of Company, its successor-in-title and assigns) of the OTHER PART.

The expression "Purchaser" hereinafter shall be deemed to mean and include the singular and the plural thereof (male/female).

WHEREAS:

(A) It appears that a Plot of land bearing Survey No. 176, Hissa No. 3 (part), Survey No. 176 corresponding CTS No. 2510, admeasuring about 1672.41 Sq. meters or thereabout situate lying and being at Village Dasihar Taluka Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban was owned by (1) Shri. Kamal Hassanand Bhatia, (2) Smt. Nirmala Hassanand Bhatia and (3) Smt. Devakibhai Naraiandas Bhatia (hereinafter referred to as "the Plot");

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30/06/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 2

दस्त क्रमांक : 6621/2021

नोंदणी :

Regn:63m

गावारे नाव : दहिसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10267864
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9104823.62
(4) भू-मापन,पोटहिस्ता व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 1702, माळा नं: 17दा रेसिडेंशल मजला, इमारतीचे नाव: संस्कृती स्पॅन्डर,अनुराग मेशन सीएचएससि., ब्लॉक नं: दहिसर पूर्व,मुंबई 400068, रोड : शिव वल्लभ रोड, इतर माहिती: सोबत 1 कार पार्किंग.((C.T.S. Number : 2510 :))
(5) क्षेत्रफळ	1) 70.38 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात आलेस तेव्हा	
(7) दस्तऐवज करून देणा-या/सिद्द ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ने.संस्कृती लिमिटेड चे संचालक चिराम राजेंद्र शाह तर्फे मुखत्यार अमृत ए. गोलतकर वय:-35; पत्ता:-प्लॉट नं: ऑफिस नं.जे-101, माळा नं: . इमारतीचे नाव: निसर्ग हेवन, ब्लॉक नं: कादिवली परिघम, रोड नं: पंचशील हाडदसच्या समोर,महावीर नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AAOCS9021L
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अजित प्रवीणचंद्र दोशी वय:-59; पत्ता:-प्लॉट नं: सदनिका क्र.2ए/92, माळा नं: . इमारतीचे नाव: गाजावाला अपार्टमेंट, ब्लॉक नं: बोरीवली परिघम, रोड नं: मंडपेश्वर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-AABPD1696D 2): नाव:-पिनत विशाल दोशी वय:-28; पत्ता:-प्लॉट नं: सदनिका क्र.2ए/92, माळा नं: . इमारतीचे नाव: गाजावाला अपार्टमेंट, ब्लॉक नं: बोरीवली परिघम, रोड नं: मंडपेश्वर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-CAZPM7854D
(9) दस्तऐवज करून दिल्याचा दिनांक	30/06/2021
(10)दस्त नोंदणी केल्याचा दिनांक	30/06/2021
(11)अनुक्रमांक,छंड व पृष्ठ	6621/2021
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	513500
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारतांना किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.
 Limits of any Municipal Corporation or any Cantonment area annexed

अनुच्छेद :-

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प्र. सह दुय्यम निबंधक बोरीवली - २
मुंबई उपनगर जिल्हा

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licance	Amount	Used At	Deface Number	Deface Date
1	AJIT P DOSHI AND OTHER	eChallan	69103332021062920220	MH002944658202122E	513500.00	SD	0001380406202122	30/06/2021
2		DHC		2906202114353	2000	RF	2906202114353C	30/06/2021
3		DHC		2906202114383	240	RF	2906202114383D	30/06/2021
4	AJIT P DOSHI AND OTHER	eChallan		MH002944658202122E	30000	RF	0001380406202122	30/06/2021

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

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To,
Mr. Ajit
Mrs. Pin
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Dear Ma

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SANSKRUTI NIRMAN

Building Smiles. Constructing Happiness
Builders & Developers

Date: 1ST July 2021

To,

Mr. Ajit Pravinchandra Doshi
Mrs. Pinal Vishal Doshi,
Flat no 2A/92 Ganjawala Apt,
Mandpeshwar Road, Borivali west
Mumbai - Maharashtra - 400092

Sub:- Possession of "Flat no "1702" and Agreement dated 1.07.21

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Dear Madam/Sirs,

As regards the subject matter under reference, we hereby inform you that the entire construction of the above building upto Ground/First floor Commercial, two podium & 18 Residential Floor has been completed in all respect. That, you have verified your Flat No. 1702 and have found the same to be in proper and good condition and as per the terms and conditions of the said Agreement under reference. In view thereof and at your request you are now allowed and permitted to take possession of your Flat No. 1702, and carry out the necessary work so that you can start using/occupying the same without any further delay.



In view thereof, we are handing over to you, possession of your Flat No. 1702 on 17th Floor with effect from 1st July 2021. You are requested to not use the said Flat or any part thereof for any purpose, save and except to carry out necessary works in their respective Flats and/or part with the same to any third party/person, without taking our prior permission in writing, save and except to your carpenters and workmen, to carry out the said work. You are aware that the building is yet to receive the Full Occupation Certificate and, in the event, the same is delayed or any additional costs or penalty is incurred by us due to any changes made by you in the flat, structural or otherwise, you shall be liable and responsible for the same. You are therefore requested not to make any structural additions or alterations in the said Flat and keep the structure of the flat in the same condition as sanctioned by MCGM. Further, you are not entitled to make any unauthorized additions and/or alterations in your Flat or in any part of the building including but not limited to installing safety grills, plumbing work,

2021-07-01
JMM

SANSKRUTI NIRMAN PVT. LTD.

J-101, Nisarg Heaven CHSL, Opp. Panchsheel Heights, Mahavir Nagar, Kandivali (W), Mumbai- 400067, India.
Tel: +91 22 28693100/5100 | Email: info@sanskrutinirman.com



In view of what is stated hereinabove, we are now handing over to you the possession of the said Premises with effect from 1st July 2021, which further note.

Please acknowledge and confirm.

WE CONFIRM:
& AGREE TO THE
AFORESTATED:

Yours faithfully,
For M/s. Sanskruti Niramn Pvt Ltd

Authorised Signatory

Thumb Impression



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Date : 1st July 2021

To,
Mr. Ajit Pravinchandra Doshi
Mrs. Pinal Vishal Doshi,
Flat no 2A/92 Ganjawala Apt,
Mandpeshwar Road ,Borivali west
Mumbai - Maharashtra - 400092



Sub: Handing Over Original Flat Agreement

Dear Sir,

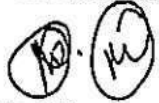
We are glad to handover you original Flat agreement for purchase of your flat being flat No. 1702 at Sanskruti Splendour, Opp. Gokul Anand Hotel, Shiv Vallabh Road, Off. W.E. Highway, Dahisar - (East), Mumbai - 400068.

Kindly acknowledge the same.

Thanking you,

Yours faithfully,

For Sanskruti Nirman Pvt. Ltd


Authorised Signatory



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Date: 24

Receipt

Custom

To

Mr. Ajit
Mr. Pinal
Flat no :
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no 170
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SANSKRUTI NIRMAN PVT. LTD.

J-101, Nisarg Heaven CHSL, Opp. Panchsheel Heights, Mahavir Nagar, Kandivali (W), Mumbai- 400067, India.
Tel: +91 22 28693100/5100 | Email: info@sanskrutinirman.com



SANSKRUTI NIRMAN

Building Smiles, Constructing Happiness
Builders & Developers

OC

RECEIPT

Date: 24th Sept 2021

Receipt No: 01

Customer Code: 1702

To

Mr. Ajit Pravinchandra Doshi
Mr. Pinal Vishal Doshi
Flat no 2A/92 Ganjawala Apt,
Mandpeshwar Road, Borivali west
Mumbai - Maharashtra - 400092



Received with Thanks from Mr. Ajit Doshi & Pinal Vishal Doshi towards Purchase of Flat no 1702 in SANSKRUTI SPLENDOUR, Shiv vallabh road Dahisar (East) Mumbai - 400068. Details of which are as under.

Date	Bank	Amounts	Particulars
18.06.2021	RTGS	5,00,000/-	Principle
01.07.2021	RTGS	12,32,140/-	GST
01.07.2021	RTGS	37,67,860/-	Principle
21.09.2021	RTGS	60,000,000/-	Principle

For Sanskruti Nirman Pvt Ltd

Authorised Signatory



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*Receipt subject to Realisation of above mentioned instrument.

SANSKRUTI NIRMAN PVT. LTD.

J-101, Nisarg Heaven CHSL., Opp. Panchsheel Heights, Mahavir Nagar, Kandivali (W), Mumbai- 400067, India.
Tel: +91 22 28693100/5100 | Email: info@sanskrutinirman.com

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SANSKRUTI
— NIRMAN —

Building Smiles, Constructing Happiness
Builders & Developers



Date: 28th August, 2021

To,
Adani electricity Ltd.,
Mumbai


Sub : To transfer the Electric Meter & Security Deposit.

Dear Sir,

We have no objection to transfer the Electric Meter in the name of the following Flat Holder.

<u>Flat no</u>	<u>Name of Tenant</u>	<u>Meter No.</u>	<u>A/c No</u>
1702	Mr. Ajit Pravinchandra Doshi Mrs. Pinal Vishal Doshi	9154344	153034669

Thanking you,
Yours faithfully,
Sanskriti Nirman Pvt Ltd


Authorised Signatory



ब्रल - ५		
९५९९३	४०	५०.
२०२३		

Annexure (3)

C-3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/WSII/0272/R/1/337(NEW)/FCC/8/Amend

COMMENCEMENT CERTIFICATE

To, Sanskrull Nirman Pvt. Ltd. Nisarg J-101, OPP. Panchsil Height Mahavir Nagar, Kandivall West Mumbai-400067

Sir,

With reference to your application No. CHE/WSII/0272/R/1/337(NEW)/FCC/8/Amend Dated. 04 Oct 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 04 Oct 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. 2510 Division / Village / Town Planning Scheme No. DAHISAR/R/N situated at - Road / Street in R/N Ward Ward.

The Commencement Certificate / Building Permit is granted on the following conditions:-

- 1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for the year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years; provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner (or Greater Mumbai) -
a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Assistant Engineer (B.P.) P. P. Parashram Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



Table with handwritten numbers: बरल - २, ६६३ ४९ ९९२, २०२१

Table with handwritten numbers: बरल - ५, ९५९२३ २४५०, २०२३

1st, 2021

of the

a.

Issue On : 12 Jul 2019

Valid Upto : 11 Jul 2020

Application Number :

CHE/WSII/0272/R1/337(NEW)/FCC/7/Amend

Remark :

This CC is granted and extended for bldg. comprising of Ground (Commercial) + 1st floor(Commercial) + 2nd and 3rd floor level podium(Parking) + 1st to 13th upper (residential) floors as per approved amended plan dated 13.06.2019.

Approved By

Assistant Engineer (B.P.) R2 Paresh Panchal

Assistant Engineer (BP)

Issue On : 14 Jan 2020

Valid Upto : 05 Mar 2020

Application Number :

CHE/WSII/0272/R1/337(NEW)/FCC/8/Amend

Remark :

This CC is granted and further extended for bldg. comprising of Ground (Commercial)+ 1st floor (commercial) + 2nd and 3rd floor level podiums(parking) + 1st to 18th upper floors (Residential) as per last approved amended plans dated 26.12.2019.



बल - २/		
६६२५	६३	११२
२०२१		

CHE/WSII/0272/R1/337(NEW)/FCC/8/Amend

Page 3 of 4 On 14-Jan-2020

बल - ५		
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Anurag Mansion Co-op Housing Society Ltd.

Register under MSC Act 1960 – Regd. No. BOM/WR/HSG/TC/4867 Dated 19.03.1990

"Sanskriti Splendour"

Shiv Vallabh Road, Off. Western Express Highway,
Dahisar (E), Mumbai – 400068.

Share Certificate No. : 068

Member's Registered folio No. : 068

Authorised Share Capital Rs.1,00,000/- (Rupees One Lac Only) divided into
1000 Shares of Rs. 50/- each.

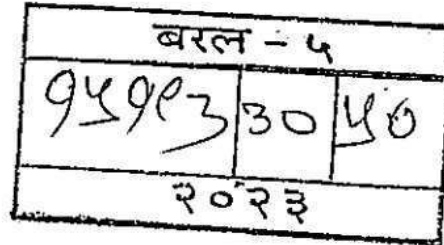
This is to Certify that MR. AJIT PRAVINCHANDRA DOSHI & MRS. PINAL VISHAL DOSHI
Flat No. 1702 are the Registered Holders of 10 (Ten) Shares from No. 671
680 of Rs.500/- (Rupees Five Hundred Only) in Anurag Mansion Co-op
Housing Society Ltd. Building Name "Sanskriti Splendour" Shiv Vallabh Road,
Off. Western Express Highway, Dahisar (E), Mumbai – 400068.

Subject to the Bye-laws of the said Society and that upon each of such shares
the sum of Rs.50/- (Rupees Fifty Only) has been paid. Given under the Common
Seal of the said Society at Mumbai. This 26th day of January 2022

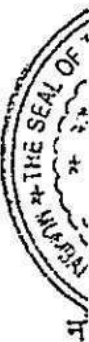
S. S. S.
Chairman

P. T. S.
Hon Secretary

V. S.
Hon Treasurer
Or M. C. Member
P. T. O.



Anurag Mansion Co-op Housing Society Ltd



MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regd. No. of Transferor	To Whom Transferred	Regd. No. of Transferee
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary



बरेल - ५		
१५९८३	३९	५०
२०२३		



सम्राज्य शासन

जरत - ५		
५५१९३	३२	५०
२०२३		

नोंदणीचे प्रमाणपत्र

नोंदणी क्रमांक :- बीओएम/डब्ल्यू-आर/एचएतजी/टीसी/४८६७/ सन १९६९-७०

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,
 अनुराग मेन्शन कोऑपरेटिव्ह होमिंग सोसायटी लिमिटेड,
 प्लॉट नं. १०६ हिस्सा नं. ३ (पाई) मधील प्लॉट: ही संस्था महाराष्ट्र
 २८७१ (पाई) २८७० (पाई) शिवा वल्लभ बोर्ड, वडोदर (पूर्व) मुंबई ४०००६८
 राज्य सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा
 महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात
 आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र
 राज्य सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १०(१)
 अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" असून
 उप-वर्गीकरण "भांडेकर सहभागीदारी" आहे.



स्वतः कलम ५८(१) मधील २९०००५०

दिनांक : १९.११.१९७०

सही

[के. अ. सुदर्शन]

हुद्दा

उपनिबंधक सहकारी संस्था
(बोर-वार्ड) मुंबई.

y Ltd
 D SHARE
 Regd. No
 Transfer
 Secretary
 Secretary
 Secretary
 Secretary
 Secretary
 Secretary

Anurag Mansion Co-op. Housing Soc. Ltd.

"Sanskriti Splendour"

(Regd. No. BOM/WR/HSG/TC/4867 of 1989-90)

Ref. No. _____

Date: 05/09/2023

TO WHOM SOEVER IT MAY CONCERN

This is to certify and confirm that Mr. Ajit Pravinchandra Doshi & Mrs. Pinal Vishal Doshi are Bonafide member of our ANURAG CO.-OP. HOUSING SOCIETY LIMITED. having Flat No. 1702 on the 17th Floor, situated at Shiv Vallabh Road, Off. Western Express Highway, Opp. Gokul Anand Hotel, Dahisar (East), Mumbai - 400 068.

There are no outstanding dues or any other issues pending against to, Mr. Ajit Pravinchandra Doshi & Mrs. Pinal Vishal Doshi as of the date of this certificate. The society acknowledges and confirms that it will provide all necessary assistance for the smooth transfer of the ownership of the said flat.

We have No Objection to Mr. Ajit Pravinchandra Doshi & Mrs. Pinal Vishal Doshi the owner of Flat No. 1702 for selling their flat to any prospective buyer of their choice.

We further certify that at present the said Flat No. 1702 is mortgaged with AXIS BANK against Housing Loan taken by Mr. Ajit Pravinchandra Doshi & Mrs. Pinal Vishal Doshi.

Share Certificate no. 064 having distinctive nos. 631 to 640 has been issued to them.

This NOC is valid for "One Month" from the date of issue, after which a fresh certificate will need to be obtained.

This certificate is issued on the basis of written application made by Mr. Ajit Pravinchandra Doshi & Mrs. Pinal Vishal Doshi and for Registration of Sale Agreement.

Place : Mumbai

Date : 05/09/2023



Hon. Chairman

Hon. Secretary

Shiv Vallabh Road, Off. Western Express Highway, Dahisar (East), Mumbai - 400 068

95903.334
2023



महाराष्ट्र शासन

मालमत्ता पत्रक

8750448605

[महाराष्ट्र जमीन महसूल (माय, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]



88750448605

दफ्तार		तालुका/न.भू.का. : नगर भूमापन अधिकारी, बोरीवली			जिल्हा : मुंबई उपनगर
भूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकरणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
			१५५७.५५		

धिकार :	
नियम धारक :	H
वर्ग :	शेती.

क्रमांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा भार (इ)	साक्षात्करण
01/01/1900	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पत्र क्र. र/का/अ-५३/एल एन डी/घे.पि/एल आर वी/५५३६ दि. १६/१२/२०१४ अन्वये अ.ता.घे.पि.मो.र.नं.६९३/१५ दि.१०/०२/२०१५ तसेच इकडील आदेश क्र.न.भू.अ.घे/न.भू.दहि सर/न.भू.क्र.२५१०, २५११ फेरफार क्र.१२४६/२०१५ दि.२४/४/२०१५ अन्वये न.भू.क्र.२५१० चे क्षेत्र ५४६.५ चौ.मी. माये न.भू.क्र.२५११चे क्षेत्र १०९५.९ चौ.मी.सांगील करून न.भू.क्र.२५१० चे मिळकत पत्रिकेवर एकूण १६७२.४० चौ.मी.कायम करून धारक व सत्ता प्रकार कायम ठेवले व समितीकरणामुळे न.भू.क्र.२५११चे मिळकत पत्रिका रद्द केलेची नोंद दाखल केली.	01/01/1900		फेरफार क्र. १२४६ प्रमाणे सही- 24/04/2015 न.भू.अ.बोरीवली
01/01/1900	मा.जमादंदी आयुक्ता आणि संचालक भूमि अनिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.न.भू.१/मिळकत पत्रिका अक्षरी नोंद/२०१५, पुणे दिनांक १६/०२/२०१५ व न.भू.अ.बोरीवली यांचे आदेशान्वये सत्तरी मिळकत पत्रिकेवर अक्षरी एक हजार सहासो बसहारा पूर्णतः धार वसावा मात्र क्षेत्राची नोंद केली.	01/01/1900		फेरफार क्र. १३०० प्रमाणे सही- 15/12/2015 न.भू.अ.बोरीवली
01/01/1900	नोट विभाजन आदेशाने - मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सी/का/अ-५३/घे.पि/एल आर वी-५५०४/५०८९ दि.२४/१५/२०१८ नोट विभाजन मो.र.नं.५६७/२०१८ व इकडील दि.१२/१२/२०१८ चे आदेशान्वये न.भू.क्र.२५१० चे एकूण क्षेत्र १६७२.४० चौ.मी.मधून ११४.८५ चौ.मी. क्षेत्र घळा करून त्याची न.भू.क्र.२५१०२ अशी स्वतंत्र नवीन मिळकत पत्रिका उघडून त्यावर एकूण मिळकत पत्रिके प्रमाणे धारक व सत्ता प्रकार व रीट सेट बॅक अशी नोंद दाखल केली. न.भू.क्र.२५१० चे शिल्लक क्षेत्र १५५७.५५ चौ.मी.कायम करून रोज बदलाने न.भू.क्र.२५१० चा न.भू.क्र.२५१० अ असा केला व मा.जमादंदी आयुक्ता आणि संचालक, म.राज्य यांचेकडील दिनांक १६/२/२०१५ चे परिपत्रका प्रमाणे अक्षरी क्षेत्र एक हजार पाचसो सत्तायन पूर्णतः वसावना शर्तीत मात्र वी नोंद दाखल केली.	01/01/1900		फेरफार क्र. १५१४ प्रमाणे सही- 07/12/2018 न.भू.अ.बोरीवली
01/01/1900	मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील सनद क्र कायदा ५३/एलएनडी/एनएपी/एलआर वी/१०९२५ दि.०५/१४/२०१९ इकडिल मोरन ५३६/९८ न.भू.अ.बोरीवली यांचा आदेश क्र न.भू.दहि सर/न.भू.क्र.२५१०३/दि.मो.र.नं.५३६/९८ दि.२०/५/२०१९ अन्वये न.भू.क्र.२५१०/अ या मिळकतीचे संपूर्ण क्षेत्र विनश्रीकडे रद्दहीवाल व याशिवाय या प्रयोजनाचे वर्ग हत्ता असलेले धारक सदरी असलेली बोरी ही नोंद घानी करून अधिकार अनिलेखाप्रमाणे अनुसूच्य मंडळ को.अॅन.इ.१ शोरा.ति.यांचे वाय धारक सदरी दाखल करून सन२०१६-१८ करीता दरसाल रु.२६५२५/- व दरसाल १३२६४/- विनश्रीता सा-याची नोंद करून धारणाधिकार क दाखल केला.		अनुसूच्य मंडळ को.अॅन.इ.१ शोरा.ति.	फेरफार क्र. १६३० प्रमाणे सही- 20/05/2019 न.भू.अ.बोरीवली



खंड - ५

१५९९३ ३४ ५०

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MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/WSII/0272/R1/337(NEW)/OCC/1/New of 30 July 2021]

To,
Sanskriti Nirman Pvt. Ltd.
Nisarg J-101,OPP. Panchsri Height Mahavir Nagar, Kandivall west Mumbai-400067.

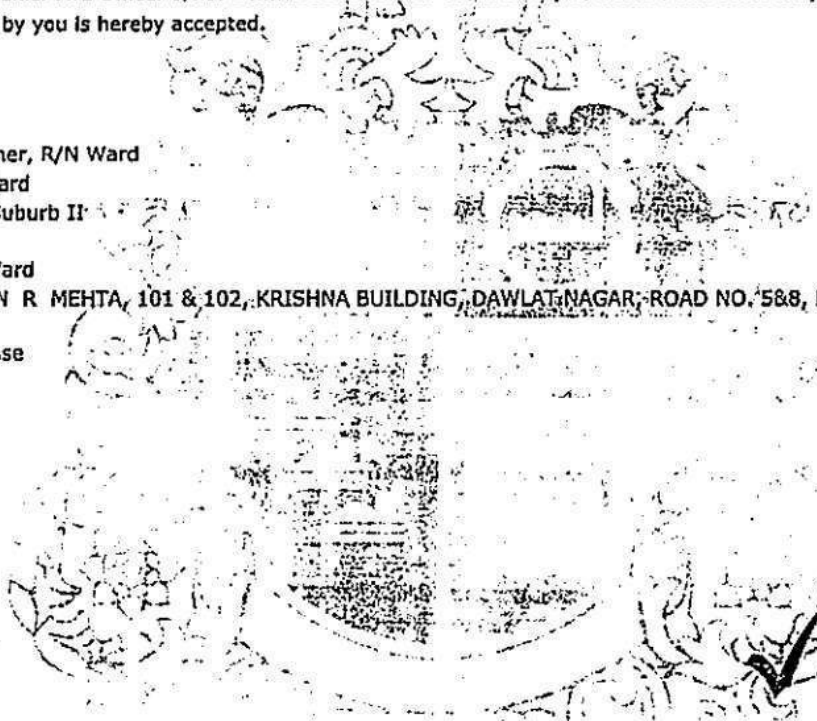
Dear Applicant/Owners,

The full development work of Resl+comm building comprising of Ground (Commercial)+ 1st floor (commercial) + 2nd and 3rd floor level podiums(parking) + 1st to 18th upper floors (Residential) on plot bearing C.S.No./CTS No. 2510 of villa DAHISAR R/N at Shiv vallabh road is completed under the supervision of Shri. ASHWIN R MEHTA , Architect , Lic. No. CA/80/5956 , Shri. KAIWANT CHAMPAKLAL SHAH , RCC Consultant, Lic. No. STR/S/103 and Shri. Bhavesh R. Parmar , S.E. supervisor, Lic.No. P/265/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. Online Submission dated 11 April 2021 . The same may be occupied and completed as per certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, R/N Ward
2. A.A. & C. , R/N Ward
3. EE (V), Western Suburb II
4. M.I. , R/N Ward
5. A.E.W.W. , R/N Ward
6. Architect, ASHWIN R MEHTA, 101 & 102, KRISHNA BUILDING, DAWLAT NAGAR, ROAD NO. 5&8, NEAR PURNIMA HOSPITAL, BORIVALI (E).

For Information please



Name : VINOD KONDIRAM
KEKAN
Designation : Executive Engineer
Organization : MUNICIPAL CORPORATION OF GREATER MUMBAI
Date : 30-Jul-2021 12: 43:33

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
R/N Ward



वरल - ५		
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वृहत्
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काराचि नाच प
1702, SAN
AD, OFF.W
मालम्
10,2511,VI
धम वरनिधायि
मूल्य मांडवली
(अक्षरी)
३३/०३/२०
पक काराचि
संप्रसाधारण
मूल कर
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मलनि:सारण
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मध.कर
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वृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक

वृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये वजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक RN1101132850084	मालमत्ता करवर्ष 2021-2022	देयक क्रमांक 202120BIL15330791	देयक दिनांक 25/04/2022
---------------------------------	------------------------------	-----------------------------------	---------------------------

कराचे नाव व पत्ता : AJIT P. DOSHI & MRS. PINAL VISHAL DOSHI
1702, SANSKRUTI SPLENDOUR, ANURAG CHS LTD, SHIV VALLABH ROAD, OFF.W.E.HIGHWAY, DAHISAR (EAST), MUMBAI-400068

प्रेषक -
Asstt. Assessor & Collector, R North Ward, Municipal Office Building,
Below Sangeetkar Sudhir Phadke Flyover Bridge, Jaywant Sawant
Marg, Dahisar (West), Mumbai - 400 092.

ईमेल - aacrn.ac@mcgm.gov.in दूरध्वनी क्र. 022 2895 9707

मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., भावाचे नाव, मार्ग क्र., मार्गचे नाव, ठिकाण, मालमत्तेचे वर्णन, फरदाखातीची नावे.
10,2511, VILLAGE DAHISAR, SHIV VALLABH ROAD, GR TO 1ST THE SECY ANURAG CHS

प्राथमिक करनिर्धारण दिनांक: 16/05/2019 उत्तजोडणी क्रमांक: RN@0665072 एकूण भांडवली मूल्य: ₹ 4515450

एकूण भांडवली मूल्य: ₹ Forty Five Lakh Fifteen Thousand Four Hundred Fifty Only

दि. 31/03/2010 या तारखेपर्यंतची घक्याती ₹ 0 दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची घक्याती ₹ 0

दुरुक काळावधी: null ते 31/03/2022

(सर्व रकम रुपयामध्ये)

कराचे नाव	01/04/2021	ते	30/09/2021	01/10/2021	ते	31/03/2022
सर्वसाधारण कर			0			2484
जल कर			0			0
जल नाभ कर			0			1558
मूलनिःसारण कर			0			0
मूलनिःसारण जाभ कर			0			971
प्रि.प्रा. शिक्षण उपकर			0			903
राज्य शिक्षण उपकर			0			790
रोजगार,हमी उपकर			0			0
मूळ उपकर.			0			45
पथ कर			0			1129
एकूण देयक रकम			0			7880
नक्सा 152 अ नुसार दंडाची रकम			0			0
पर्यायान्ता गतीत व्याजाची वसुली			0			0
आगाऊ शिक्षणचे सामावोजन			0			0
संरावणाची निव्वळ रकम			0			7880
प्रतिदानाची निव्वळ रकम			0			0
सुदारी रुपये						
						₹ Seven Thousand Eight Hundred Eighty Only
						25/07/2022



"To make payment through NEFT:
IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTRN1101132850084, Name-MCGM Property Tax. Please note,
payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of
MCGM"

सदर दस्तऐवज हा नागरिकांना करांचा भरणा सुलभतेने करता यावा यासाठी मुंबय महानगरपालिका अधिनियमातील तरतुदीनुसार निर्गमित
करण्यात आला असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

सामाजिक व परिस्थितीकीय सामावणक योजनेअंतर्गत अटी-वर्तीची पूर्तता करणा-या
पात्र मालमत्ता मालमत्ता करातील सर्वसाधारण कर या घटकात 5% ते 15% सवलत अत्रोप आहे.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये
कलम 154(1) अ) या अंतर्गत होण्या सापेक्ष जारी करण्यात येत आहे.

स्वच्छ
भारत
एक कदम स्वच्छता की आर

(विश्वस पां गोटे)
करनिर्धारक व संकलक

User Category :- R

E & OE



कोरा कागद

बरल - ५		
१५९९३	३०	५०
२०२३		

Sir,

With
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Bill
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I
mention
amend
referer
request

This is cc

BRIHANMUMBAI MUNICIPAL CORPORATION
ASSESSMENT & COLLECTION DEPARTMENT

Online NOC RN/NDC/06-09-2023/98368 Dt 06/09/2023

Subject :- No dues certificate dt. 06/09/2023 for SACNo RN1101132850084

Sir,

With reference to your request in respect of below mentioned property.

Prop A/C No. :- RN1101132850084

Billing Name & Address :- AJIT P. DOSHI & MRS. PINAL VISHAL DOSHI, BK-1702, SANSKRUTI SPLENDOUR, ANURAG CHS LTD, SHIV VALLABH ROAD, OFF.W.E.HIGHWAY, DAHISAR (EAST), MUMBAI-400068

Assessee Name & Address :- THE SECY ANURAG CHS, 2510,2511, VILLAGE DAHISAR, SHIV VALLABH ROAD, GR TO 1ST

It is hereby informed that, as per the office records, there are no Property tax dues against the property mentioned above upto 31.03.2023. The above No dues Certificate is subject to general issue bills for current year or amendment on account of revisions in property upto 31.03.2023, whichever is earlier. This certificate may be used as reference document only and is not valid for the use for any official or legal matters. Other departments are requested to confirm the facts with A & C Dept before proceeding further.



This is computer generated invoice no signature required.

बरल - ५		
95	03	3450
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कोरा कागद

बरल - ५		
१५१९३	३९	५०
२०२३		

युक्त विभाग भारत सरकार
TAX DEPARTMENT GOVT OF INDIA



भारत सरकार
Government of India



Imran Hussain Khan
DOB : 18/10/1991
Male

आधार पहचान का प्रमाण है, नागरिकता का नहीं।
Aadhaar is a proof of identity, not of citizenship.



6921 8632 4459

मेरा आधार, मेरी पहचान

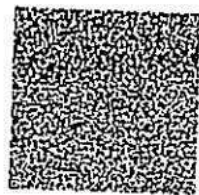
यह कार्ड के खोने/पाने पर तुरन्त सूचित करें/सौदागरी:
अपने पते पर भेजें। ईमेल, एन एस यू एल
वॉशिंग्टन, मेरी स्टर्लिंग,
एल 1, 341, सर्वे नं 997/8,
मॉडल कॉलोनी, नज़र डीप बंगला चौक के पास,
पिन - 411 016.
If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
1st Floor, Mahan Sterling,
El 01 No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91-20-2721 8080 Fax: 91-20-2721 8081
E-mail: unit@nsdl.com



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address: 1703 sanakruti splendor,
Shiv vafab road wester express
highway, Gokul anand hotel,
Dahisar east opposite gokul anand
hotel, Mumbai, Mumbai Suburban,
Maharashtra, 400068



6921 8632 4459

1947

help@uidai.gov.in

www.uidai.gov.in



बरल - ५		
95983	80	50
२०२३		



Date : 1st July 2021

To,
Mr. Ajit Pravinchandra Doshi
Mrs. Pinal Vishal Doshi,
Flat no 2A/92 Ganjawala Apt,
Mandpeshwar Road ,Borivali west
Mumbai - Maharashtra - 400092



Sub: Handing Over Original Flat Agreement

Dear Sir,

We are glad to handover you original Flat agreement for purchase of your flat being flat No. 1702 at Sanskruti Splendour, Opp. Gokul Anand Hotel, Shiv Vallabh Road, Off. W.E. Highway, Dahisar - (East), Mumbai - 400068.

Kindly acknowledge the same.

Thanking you,

Yours faithfully,

For Sanskruti Nirman Pvt. Ltd

Authorised Signatory



बरल - ५		
१५११३	१५	५०
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२०१७-११-१६/२१
jmm

Date: 24t

Receipt N

Customer

To

Mr. Ajit P
Mr. Pinal
Flat no 2A
Mandpesl
Mumbai -

Received
no 1702
400068. I

For San:

Authoris:

Receipt

J-101, Nisa

SANSKRUTI NIRMAN PVT. LTD.

J-101, Nisarg Heaven CHSL., Opp. Panchsheel Heights, Mahavir Nagar, Kandivali (W), Mumbai- 400067, India.
Tel: +91 22 28693100/5100 | Email: info@sanskrutinirman.com



SANSKRUTI NIRMAN

Building Smiles, Constructing Happiness
Builders & Developers

OC

RECEIPT

Date: 24th Sept 2021

Receipt No: 01

Customer Code: 1702

To

Mr. Ajit Pravinchandra Doshi
Mr. Pinal Vishal Doshi
Flat no 2A/92 Ganjawala Apt,
Mandpeshwar Road, Borivali west
Mumbai - Maharashtra - 400092



Received with Thanks from Mr. Ajit Doshi & Pinal Vishal Doshi towards Purchase of Flat no 1702 in SANSKRUTI SPLENDOUR, Shiv vallabh road Dahisar (East) Mumbai - 400068. Details of which are as under.

Date	Bank	Amounts	Particulars
18.06.2021	RTGS	5,00,000/-	Principle
01.07.2021	RTGS	12,32,140/-	GST
01.07.2021	RTGS	37,67,860/-	Principle
21.09.2021	RTGS	60,000,000/-	Principle

For Sanskruti Nirman Pvt Ltd

Authorised Signatory



*Receipt subject to Realisation of above mentioned instrument.

बल - ५		
१५९९३	१६	५०
२०२३		

SANSKRUTI NIRMAN PVT. LTD.

J-101, Nisarg Heaven CHSL, Opp. Panchsheel Heights, Mahavir Nagar, Kandivali (W), Mumbai-400067, India.
Tel: +91 22 28693100/5100 | Email: info@sanskrutinirman.com

India.

OC

SANSKRUTI NIRMAN

Building Smiles, Constructing Happiness
Builders & Developers



Date: 28th August, 2021

To,
Adani electricity Ltd.,
Mumbai


Sub: To transfer the Electric Meter & Security Deposit.

Dear Sir,

We have no objection to transfer the Electric Meter in the name of the following Flat Holder.

<u>Flat no</u>	<u>Name of Tenant</u>	<u>Meter No.</u>	<u>A/c No</u>
1702	Mr. Ajit Pravinchandra Doshi Mrs. Pinal Vishal Doshi	9154344	153034669

Thanking you,
Yours faithfully,
Sanskriti Nirman Pvt Ltd


Authorized Signatory



अरल - ५		
१५९९३	४०	५०
२०२३		

Annexure (3)

C-3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/WSII/0272/R1/337(NEW)/FCC/8/Amend

COMMENCEMENT CERTIFICATE

To, Sanskruti Nirman Pvt. Ltd. Nisarg J-101, OPP. Panchsri Height Mahavir Nagar, Kandivall west Mumbai-400067

Sir,

With reference to your application No. CHE/WSII/0272/R1/337(NEW)/FCC/8/Amend Dated. 04 Oct 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 04 Oct 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - G.T.S. No. 2510 Division / Village / Town Planning Scheme No. DAHISAR R/N situated at - Road / Street in R/N Ward Ward.

The Commencement Certificate / Building Permit is granted on the following conditions:-

- 1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for the period commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall in any case exceed three years; provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner (or Greater Mumbai) if:
a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Assistant Engineer (R.P.) R2 Parashuram Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



Table with handwritten numbers: बरल - २, ६६३, ६९, ९९२, २०२१

Table with handwritten numbers: बरल - ५, ९५९२३, १४५०, २०२३

1st, 2021

of the

a.

Issue On : 12 Jul 2019

Valid Upto : 11 Jul 2020

Application Number :

CHE/WSII/0272/R1/337(NEW)/FCC/7/Amend

Remark :

This CC is granted and extended for bldg. comprising of Ground (Commercial) + 1st floor(Commercial) + 2nd and 3rd floor level podium(Parking) + 1st to 13th upper (residential) floors as per approved amended plan dated 13.06.2019.

Approved By

Assistant Engineer (B.P.) R2 Paresh Panchal

Assistant Engineer (BP)

Issue On : 14 Jan 2020

Valid Upto : 05 Mar 2020

Application Number :

CHE/WSII/0272/R1/337(NEW)/FCC/8/Amend

Remark :

This CC is granted and further extended for bldg. comprising of Ground (Commercial)+ 1st floor (commercial) + 2nd and 3rd floor level podiums(parking) + 1st to 18th upper floors (Residential) as per last approved amended plans dated 26.12.2019.



बरल - २/		
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CHE/WSII/0272/R1/337(NEW)/FCC/8/Amend

Page 3 of 4 On 14-Jan-2020

बरल - ५		
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Anurag Mansion Co-op Housing Society Ltd.

Register under MSC Act 1960 – Regd. No. BOM/WR/HSG/TC/4867 Dated 19.03.1990

"Sanskriti Splendour"

Shiv Vallabh Road, Off. Western Express Highway,
Dahisar (E), Mumbai – 400068.

Share Certificate No. : 068

Member's Registered folio No. : 068

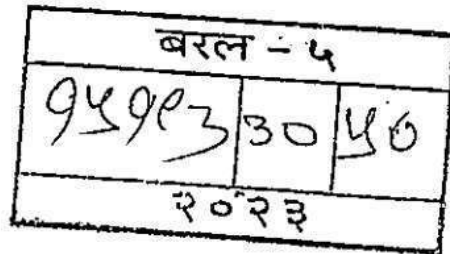
Authorised Share Capital Rs.1,00,000/- (Rupees One Lac Only) divided into
1000 Shares of Rs. 50/- each.

This is to Certify that MR. AJIT PRAVINCHANDRA DOSHI & MRS. PINAL VISHAL DOSHI
Flat No. 1702 are the Registered Holders of 10 (Ten) Shares from No. 671
680 of Rs.500/- (Rupees Five Hundred Only) in Anurag Mansion Co-op
Housing Society Ltd. Building Name "Sanskriti Splendour" Shiv Vallabh Road,
Western Express Highway, Dahisar (E), Mumbai – 400068.
Subject to the Bye-laws of the said Society and that upon each of such shares
the sum of Rs.50/- (Rupees Fifty Only) has been paid. Given under the Common
Seal of the said Society at Mumbai. This 26th day of January 2022

S. S. S.
Chairman

P. T. S.
Hon Secretary

V. S.
Hon Treasurer
Or M. C. Member
P. T. O.



Anurag Mansion Co-op Housing Society Ltd

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARE

Date of Transfer	Transfer No.	Regd. No. of Transferor	To Whom Transferred	Regd. No. of Transfer
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary



व्हरल - ५		
१५१८३	३१५०	
२०२३		

THE S.F.A.



महाराष्ट्र शासन

वरल - ५		
१५१९३	३२	५०
२०२३		

नोंदणीचे प्रमाणपत्र

नोंदणी क्रमांक: - बीओएम/डब्ल्यू-आर/स्वस्तजी/टीसी/४८६७/ तन १२८८-८०

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,
 अनुराग सेन्शन कोऑपरेटिव्ह होसिंग सोसायटी लिमिटेड.
 संदर्भ नं. १०६ हिस्सा नं. ३ (पाई) मॉरीएम्प्लं ही संस्था महाराष्ट्र
 २८७१ (पाई) २८७० (पाई) शिवा वल्लभ बोर्ड, ८ लेबर (ग्रुप) मुंबई ४०००६८
 राज्य सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा
 महाराष्ट्र अधिनियम क्रमांक २४) कलम ९(१) अन्वये नोंदण्यात
 आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र
 राज्य सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १०(१)
 अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" असून
 उप-वर्गीकरण "आंडेकर संस्थांगीदारी" आहे.



स्पष्टीकरण क्रमांक: १०००५०

दिनांक: १८/११/२०२३

सही

[के. अ. सुदर्शन]

द्वारा

उपनिबंधक सहकारी संस्था
(आर-वार्ड) मुंबई.

Ltd
 D SHARE
 Regd. No
 Transfer
 Secretary
 Secretary
 Secretary
 Secretary
 Secretary
 Secretary

Anurag Mansion Co-op. Housing Soc. Ltd.

"Sanskriti Splendour"

(Regd. No. BOM/WR/HSG/TC/4867 of 1989-90)

Ref. No. _____

Date: 05/09/2023

TO WHOM SOEVER IT MAY CONCERN

This is to certify and confirm that Mr. Ajit Pravinchandra Doshi & Mrs. Pinal Vishal Doshi are Bonafide member of our ANURAG CO.-OP. HOUSING SOCIETY LIMITED, having Flat No. 1702 on the 17th Floor, situated at Shiv Vallabh Road, Off. Western Express Highway, Opp. Gokul Anand Hotel, Dahisar (East), Mumbai - 400 068.

There are no outstanding dues or any other issues pending against to, Mr. Ajit Pravinchandra Doshi & Mrs. Pinal Vishal Doshi as of the date of this certificate. The society acknowledges and confirms that it will provide all necessary assistance for the smooth transfer of the ownership of the said flat.

We have No Objection to Mr. Ajit Pravinchandra Doshi & Mrs. Pinal Vishal Doshi the owner of Flat No. 1702 for selling their flat to any prospective buyer of their choice.

We further certify that at present the said Flat No. 1702 is mortgaged with AXIS BANK against Housing Loan taken by Mr. Ajit Pravinchandra Doshi & Mrs. Pinal Vishal Doshi.

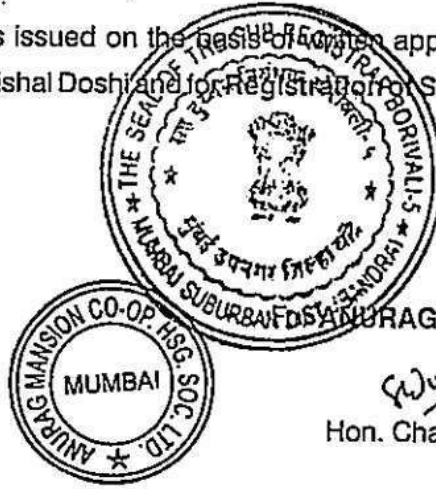
Share Certificate no. 064 having distinctive nos. 631 to 640 has been issued to them.

This NOC is valid for "One Month" from the date of issue, after which a fresh certificate will need to be obtained.

This certificate is issued on the basis of written application made by Mr. Ajit Pravinchandra Doshi & Mrs. Pinal Vishal Doshi and for Registration of Sale Agreement.

Place : Mumbai

Date : 05/09/2023



Hon. Chairman

Hon. Secretary

Shiv Vallabh Road, Off. Western Express Highway, Dahisar (East), Mumbai - 400 068

8750448605

दहिसर

र मूनापन क्र

धकार :

धा मूळ धारक

१६८

धार :

धरे :

धारक

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महाराष्ट्र शासन
मालमत्ता पत्रक



8750448605

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

88750448605

महिसर		तालुका/न.भू.का. : नगर भूमापन अधिकारी, धोरीवली			जिल्हा : मुंबई उपनगर
भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आधारावरील किंवा माध्यमात तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
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धारक :	
मूळ धारक :	H शेती.
दिनांक :	05/09/2023

क्रमांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पध्देदार(प) किंवा भार (इ)	साक्षात्करण
01/01/1900	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पत्र क्र. सी/कार्या-७३/एल एन डी /को.वि./एस आर सी/५९३६ दि.१६/१२/२०१४ अन्वये अ.सा.को.वि.मो.र.नं.६९३/१५ दि.१०/०२/२०१५ तसेच इकडील आदेश क्र.न.भू.अ. को/न.भू.दहि सर/न.भू.क्र.२५१०, २५११ फेरफार क्र.१२४६/२०१५ दि.२४/४/२०१५ अन्वये न.भू.क्र.२५१० चे क्षेत्र ५३६.५ चौ.मी. मध्ये न.भू.क्र.२५११चे क्षेत्र १०९५.९ चौ.मी.सामील करून न.भू.क्र.२५१० चे मिळकत पत्रिकेवर एकूण १६३२.४० चौ.मी.कायम करून धारक व सत्ता प्रकार कायम ठेवले व संगित्तीकरणामुळे न.भू.क्र.२५११चे धा मिळकत पत्रिका रद्द केलेची नोंद दाखल केली.	01/01/1900		फेरफार क्र. १२४६ प्रमाणे सही- 24/04/2015 न.भू.अ.कोवि(अ)
01/01/1900	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.रा.रा.पु) चे यांचेकडील परिपत्रक क्र.ना.भू.७/मिळकत पत्रिका अक्षरी नोंद/२०१५, पुणे दिनांक १६/०२/२०१५ व न.भू.अ.धोरीवली यांचे आदेशान्वये सत्तर मिळकत पत्रिकेवर अक्षरी एक हजार सहस्रो बहातर पूर्णांक धार दर्शावा मात्र क्षेत्राची नोंद केली.	01/01/1900		फेरफार क्र. १३०० प्रमाणे सही- 15/12/2015 न.भू.अ.धोरीवली
01/01/1900	घाट विभाजन आदेशाने - मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सी/कार्या-७३/को.वि./एस आर सी-५९३६/५०८ १३ दि.२४/१५/२०१६ घाट विभाजन मो.र.नं.७६७/२०१६ व इकडील दि.१२/१२/२०१६ चे आदेशान्वये न.भू.क्र.२५१० चे एकूण क्षेत्र १६३२.४० चौ.मी.मधून ११४.८५ चौ.मी. क्षेत्र मजक करून त्याची न.भू.क्र.२५१० व अशी स्वतंत्र नवीन मिळकत पत्रिका उघडून त्यावर मूळ मिळकत पत्रिके प्रमाणे धारक व सत्ता प्रकार व राड सेट बँक अशी नोंद दाखल केली. न.भू.क्र.२५१० चे शिल्लका क्षेत्र १५१७.५५ चौ.मी.कायम करून शेज बंदलाने न.भू.क्र.२५१० घा न.भू.क्र.२५१० अ असा केला व मा.जमाबंदी आयुक्त आणि संचालक, म.रा.पु यांचेकडील दिनांक १६/२/२०१५ चे परिपत्रका प्रमाणे अक्षरी क्षेत्र एक हजार पायसो सत्तावन पूर्णांक पंचायत शाळांचा मात्र ही नोंद दाखल केली.	01/01/1900		फेरफार क्र. १५१४ प्रमाणे सही- 07/12/2018 न.भू.अ.धोरीवली
05/2019	मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील सनद क्र.कार्या-७३/एल(एनडी)/एनएपी/एसआरसी१०९५५ दि.०५/०४/२०१९ इकडिल मोरन ५४६/९८ न.भू.अ.धोरीवली यांचा आदेश क्र. न.भू.दहि सर/न.भू.क्र.२५१०अ/को.वि.मो.र.नं.५४६/९८ दि.२०/५/२०१९ अन्वये न.भू.क्र.२५१०/अ धा मिळकतीची शिफारशीस दिनांकाबाबत वहातस व वाजिब व धा प्रयोजनाचे धा ह्योत अखालने धारक सदरी असलेली शेती ही नोंद कमी करून अधिकार अमितल छात्रगाने अनुराग मेघाने को.अ.व.शे.सोसा.लि.यांचे नाव धारक सदरी दाखल करून सनद०१६-१८ करीता दरसाल २.२.२६५२५-४ दरसाल १३२६४/- विनाशेती सा-याची नोंद करून धारणाधिकार का दाखल केले.		अनुराग मेघाने को.अ.व.शे.सोसा.लि.	फेरफार क्र. १६३२ प्रमाणे सही- 20/05/2010 न.भू.अ.धोरीवली



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MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/WSII/0272/R1/337(NEW)/OCC/1/New of 30 July 2021]

To,
Sanskriti Nirman Pvt. Ltd.
Nisarg J-101, OPP. Panchsai Height Mahavir Nagar, Kandivali west Mumbai-400067.

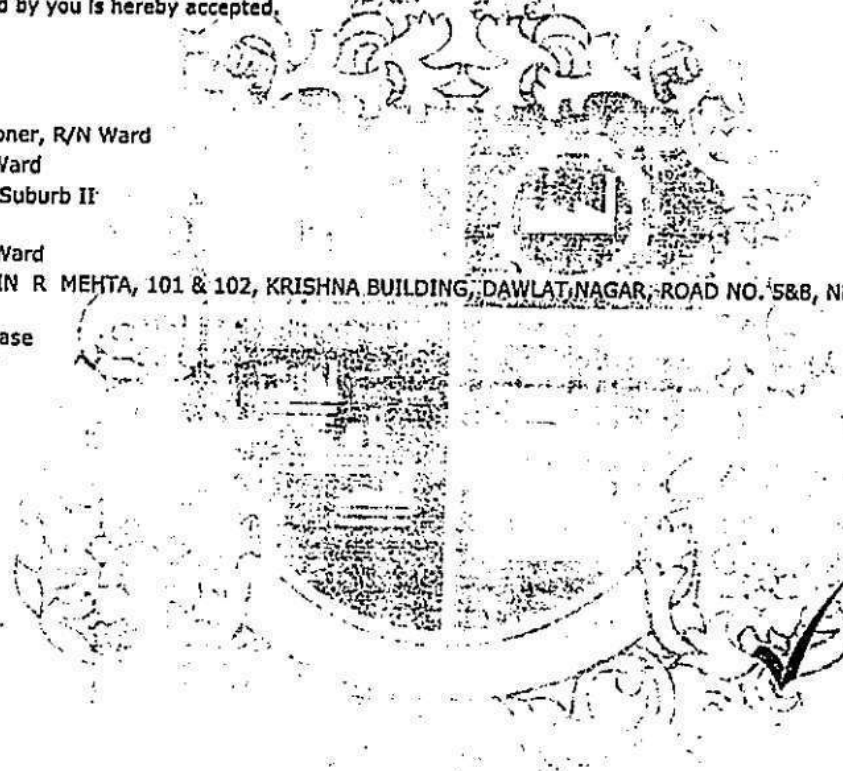
Dear Applicant/Owners,

The full development work of Resi+comm building comprising of Ground (Commercial)+ 1st floor (commercial) + 2nd & 3rd floor level podiums(parking) + 1st to 18th upper floors (Residential) on plot bearing C.S.No./CTS No. 2510 of village DAHISAR R/N at Shiv vallabh road is completed under the supervision of Shri. ASHWIN R MEHTA , Architect , Lic. No. CA/80/5956 , Shri. KAIVANT CHAMPKALAL SHAH , RCC Consultant, Lic. No. STR/S/103 and Shri. Bhavesh R. Parmar , Supervisor, Lic.No. P/265/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. Online Submission dated 11 April 2021 . The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, R/N Ward
2. A.A. & C. , R/N Ward
3. EE (V), Western Suburb II
4. M.I. ; R/N Ward
5. A.E.W.W. , R/N Ward
6. Architect, ASHWIN R MEHTA, 101 & 102, KRISHNA BUILDING, DAWLAT NAGAR, ROAD NO. 5&8, NEAR PURNIMA HOSPITAL BORIVALI (E).

For information please



Name : VINOD KONDIRAS
KEKAN
Designation : Executive Engineer
Organization : MUNICIPAL CORPORATION OF GREATER MUMBAI
Date : 30-Jul-2021 12:43:31

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
R/N Ward



बरल - ५		
१५९९३	३५	५०
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वृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक

वृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये वजावण्यात आलेले मालमत्ता कराचे देयक.

वेळा क्रमांक RN1101132850084	मालमत्ता करवर्ष 2021-2022	देयक क्रमांक 202120BIL15330791	देयक दिनांक 25/04/2022
गाराचे नाव व पत्ता: AJIT P. DOSHI & MRS. PINAL VISHAL DOSHI 1702, SANSKRUTI SPLENDOUR, ANURAG CHS LTD, SHIV VALLABH ROAD, CFF.W.E.HIGHWAY, DAHISAR (EAST), MUMBAI-400058		देयक - Asslt. Assessor & Collector, R North Ward, Municipal Office Building, Below Sangeetkar Sudhir Phadke Flyover Bridge, Jayvanti Sawant Marg, Dahisar (West), Mumbai - 400 092.	
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस क्र. / फ्लॉट क्र., गावाचे नाव, मार्ग क्र., मालाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे. 10, 251, VILLAGE DAHISAR, SHIV VALLABH ROAD, GR TO 1ST THE SECY ANURAG CHS		ईमेल - aacrn.ac@mcgm.gov.in दूरध्वनी क्र. 022 2895 9707	

पुनः करनिर्धारण दिनांक: 16/05/2019	जलजोडणी क्रमांक: RN@0665072	एकूण भांडवली मूल्य: ₹ 4515450
एकूण भांडवली मूल्य: ₹ Forty Five Lakh Fifteen Thousand Four Hundred Fifty Only		
31/03/2010 या तारखेपर्यंतची धक्याची (अंदाजी)	₹ 0	दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची धक्याची ₹ 0
देयक काळावधी:	null	ते 31/03/2022

कराचे नाव	01/04/2021	ते	30/09/2021	01/10/2021	ते	31/03/2022
सर्वसाधारण कर			0			2484
जंत कर			0			0
जल साम कर			0			1558
संस्तनितारण कर			0			0
संस्तनितारण साम कर			0			971
मि.नु.पा. शिक्षण उपकर			0			903
दोस्त शिक्षण उपकर			0			790
रोजगार धुनी उपकर			0			0
वृक्ष उपकर.			0			45
पंप कर			0			1129
एकूण देयक रक्कम			0			7880
कलम 152 अ नुसार दंडाची रक्कम			0			0
परवान्यावरील व्याजाची वस्तुची			0			0
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मुराव्याची निव्वळ रक्कम			0			7880
प्रविदानाची निव्वळ रक्कम			0			0
अंदाजी रुपये						₹ Seven Thousand Eight Hundred Eighty Only
अंतिम देय दिनांक						25/07/2022



"To make payment through NEFT: IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTRN1101132850084, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM"

सदर दस्तऐवज हा नागरिकांना करांचा भरणा सुलभतेने करता यावा यासाठी मुंमना अधिनियमातील तरतुदीनुसार निर्गमित करण्यात आला असून सदर दस्तऐवज तुमची मालमत्ता अधिभूत असल्याचे सूचित करत नाही.

सामाजिक व परिस्थितीकीय सामवायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणाऱ्या पात्र मालमत्ता मालमत्ता करातील सर्वसाधारण कर या पटकावर 5% ते 15% सवलत अज्ञेय आहे.

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

एक कदम स्वच्छता की ओर

(विश्राम पां गोटे)
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कोरा कागद

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BRIHANMUMBAI MUNICIPAL CORPORATION
ASSESSMENT & COLLECTION DEPARTMENT

Online NOC RN/NDC/06-09-2023/98368 Dt 06/09/2023

Subject :- No dues certificate dt. 06/09/2023 for SACNo RN1101132850084

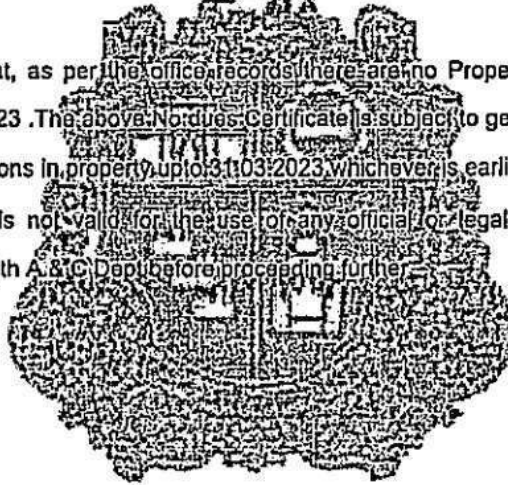
With reference to your request in respect of below mentioned property.

Prop A/C No. :- RN1101132850084

Billing Name & Address :- AJIT P. DOSHI & MRS. PINAL VISHAL DOSHI, BK-1702, SANSKRUTI SPLENDOUR, ANURAG CHS LTD, SHIV VALLABH ROAD, OFF.W.E.HIGHWAY, DAHISAR (EAST), MUMBAI-400068

Assessee Name & Address :- THE SECY ANURAG CHS, 2510,2511, VILLAGE DAHISAR, SHIV VALLABH ROAD, GR TO 1ST

It is hereby informed that, as per the office records, there are no Property tax dues against the property mentioned above upto 31.03.2023. The above No. dues Certificate is subject to general issue bills for current year or amendment on account of revisions in property upto 31.03.2023, whichever is earlier. This certificate may be used as reference document only and is not valid for the use of any official or legal matters. Other departments are requested to confirm the facts with A & C Dept before proceeding further.



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बुरल - ५	
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Income Tax Department
 भारत सरकार
 GOVT OF INDIA
 Permanent Account Number
 BUETK8214R
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Government of India
 Aadhaar
 Imran Hussain Khan
 DOB : 18/10/1991
 Male
 6921 8632 4459

मेरा आधार, मेरी पहचान

इस कार्ड के रोकने/पाने पर कृपया सूचित करें/सौंपाएं:
 If this card is lost / someone's lost card is found
 please inform / return to:
 Income Tax PAN Services Unit, NSDL,
 15th Floor, Main Stirling,
 Plot No. 341, Survey No. 997/5,
 Model Colony, Near Deep Bungalow Chowk,
 Pune - 411 016.
 Tel: 91 20 2721 8080, Fax: 91 20 2721 8081
 Email: help@uldal.gov.in



Unique Identification Authority of India
 Address: 1703 sanskruti splendor,
 Shiv valab road wester express
 highway, Gokul anand hotel,
 Dahisar east opposite gokul anand
 hotel, Mumbai, Mumbai Suburban,
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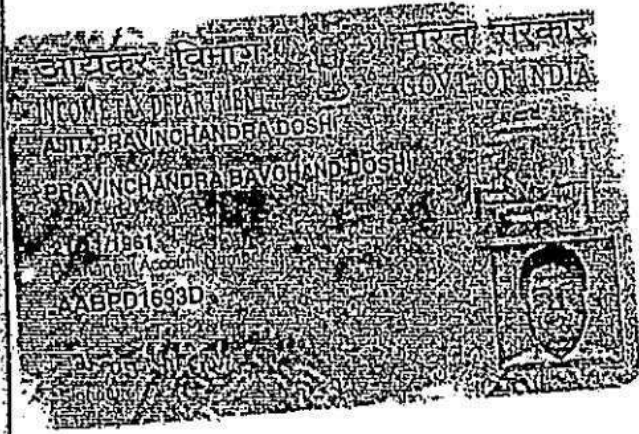


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कोरा कागद

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भारत सरकार
GOVERNMENT OF INDIA



अजित प्रविणचंद्र दोशी
Ajil Pravinchandra Doshi
जन्म तारीख / DOB: 21/11/1961
पुरुष / MALE
Mobile No.: 9322491899
5316 0093 2950
VID : 9174 8273 9455 4012

माझ आधार, माझी ओळख



भारत सरकार
GOVERNMENT OF INDIA



पत्ता:
२ए-९२, गजवाला अपार्टमेंट, मंडपेश्वर रोड, बोरिवली
पश्चिम, मुंबई,
महाराष्ट्र - ४०००९२
Address:
2A-92, Ganjwala Apartment,
Mandpeshwar Road, Borivali West, Mumbai
(Sub Urban), Maharashtra - 400092

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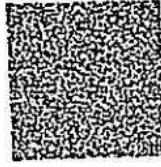
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CAZPM7854D



नाम / Name
PINAL VISHAL DOSHI

पिता का नाम / Father's Name
RAJIVBHAI GAUTAMBHAI MEHTA

जन्म की तिथि / Date of Birth
09/06/1992

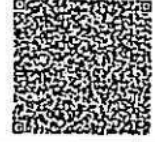
25/10/2018



भारत सरकार
Government of India



पीनल विशाल दोशी
Pinal Vishal Doshi
जन्म तारीख / DOB : 09/06/1992
स्त्री / Female



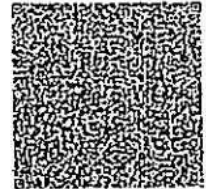
2096 1697 8371

माझे आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता 2A/92 गंजवाला अपार्ट, मंदपेश्वर रोड,
बोरीवली वेस्ट, मुंबई बोरिवली वेस्ट, मुंबई
उपनगर, महाराष्ट्र, -400092



Address: 2A/92 Ganjwala Apt,
Mandpeshwar Road, Borivali West,
Mumbai, Borivali West, Mumbai Suburban,
Maharashtra, 400092

2096 1697 8371



1947



help@uidai.gov.in



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इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारु
आयकर सेवा एकाईसिटी एस सी एल
5 वीं मंजिल, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91420 2721 8080 Fax: 91420 2721 8081
e-mail: unitinfo@nsdl.co.in

ब्रल - ५		
95903	88	40
२०२३		



कोरा कागद

वरल - ५		
१५१९३	५५	५०
२०२३		



भारत सरकार
Government of India



Download Date: 23/07/2022



विशाल अजित दोशी
Vishal Ajit Doshi
जन्म तिथि/DOB: 15/08/1990
पुरुष/ MALE
Mobile No: 9773376003

Issue Date: 21/02/2012

6102 6933 7109
VID : 9106 2020 7357 3631

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
S/O अजित प्रविणचंद्र दोशी, 2A-92, गणजवाला अपार्टमेंट,
मंडपेश्वर रोड, बेरवली पश्चिम, मुंबई,
महाराष्ट्र - 400092

Address:
S/O Ajit Pravinchandra Doshi, 2A-92,
Ganjawala Apartment, Mandpeshwar Road,
Borivali West, Mumbai (Sub Urban),
Maharashtra - 400092

6102 6933 7109
VID : 9106 2020 7357 3631



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बोरिवली - ५		
94992	8E	50
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कोरा कागद

बरल - ५		
१५१९३	४०	५०
२०२३		



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

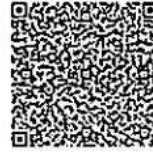
नामांकन क्रम / Enrollment No.: 2006/60164/02543

To,
 प्रदीप अमरपाल सिंग
 Pradeep Amarpal Singh
 Room No 3 Vasudev Sharma Chawl
 Near Godavari School Kokani Pada New Ashok Nagar
 Dahisar East
 Mumbai (Sub Urban)
 Maharashtra 400068
 8452991881

Ref: 2095 / 01R / 227805 / 228402 / P



SB722763661FH



आपका आधार क्रमांक / Your Aadhaar No. :

3905 5215 1255

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India

प्रदीप अमरपाल सिंग
 Pradeep Amarpal Singh
 जन्म तिथि / DOB 16/12/1991
 पुरुष / Male



3905 5215 1255

मेरा आधार, मेरी पहचान

वरल - ५		
१५१९३	४८	५०
२०२३		

388/15193

बुधवार, 06 सप्टेंबर 2023 4:37 म.नं.

दस्त गोपवारा भाग-1

वरल-5

दस्त क्रमांक: 15193/2023

दस्त क्रमांक: वरल-5 /15193/2023

बाजार मूल्य: रु. 1,02,97,334/- मोबदला: रु. 1,25,00,000/-

भारलेले मुद्रांक शुल्क: रु.2,37,000/-

दु. नि. सह. दु. नि. वरल-5 यांचे कार्यालयात

पावती:16384

पावती दिनांक: 06/09/2023

अ. क्रं. 15193 वर दि.06-09-2023

सादरकरणाराचे नाव: इमरान हुसैन खान

रोजी 4:35 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण: 31000.00

दस्त हजर करणाऱ्याची सही:

प्र.सह दु.नि.का-वोरीवली5

प्र.सह दु.नि.का-वोरीवली5

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 06 / 09 / 2023 04 : 35 : 34 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 06 / 09 / 2023 04 : 36 : 36 PM ची वेळ: (फी)

प्रतिज्ञापत्र

* सादर/दस्तावेजगारा/नोंदणी/कायदार र १०८ अंतर्गत असलेल्या वस्तुदीनूसार/कीर्तनीत पायलस फेलोसा जाई. * दस्तावेज संपूर्ण पत्रफर, नियादक स्थपती, सादीपार व स्थानत जोडलेल्या कागदपत्रीची सत्यता सादर/कीर्तनीत. * सत्यता व सत्यता, येवता कायदेशीर कायदेशीर दस्त निश्चयक व सत्यता/कीर्तनीत व संपूर्णपत्रे जनायदार सादरीत.

लिहून देणारे :

लिहून घेणारे



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3

06/09/2023 4 41:17 PM

दस्त क्रमांक :वरल-5/15193/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:अजित प्रवीणचंद्र दोशी पत्ता:प्लॉट नं: सदनिका नं. 2ए/92, माळा नं: -, इमारतीचे नाव: गांजावाला अपार्टमेंट, ब्लॉक नं: बोरिवली पश्चिम, मुंबई, रोड नं: मंडपेश्वर रोड, महाराष्ट्र, MUMBAI. पिन नंबर: AABPD1693D	लिहून देणार वय :-61 स्वाक्षरी:-		
2	नाव:पिनत विशाल दोशी पत्ता:प्लॉट नं: सदनिका नं. 2ए/92, माळा नं: -, इमारतीचे नाव: गांजावाला अपार्टमेंट, ब्लॉक नं: बोरिवली पश्चिम, मुंबई, रोड नं: मंडपेश्वर रोड, महाराष्ट्र, MUMBAI. पिन नंबर: CAZPM7854D	लिहून देणार वय :-30 स्वाक्षरी:-		
3	नाव:इमरान हुसेन खान पत्ता:प्लॉट नं: सदनिका नं. 1703, माळा नं: सतरावा मजला, इमारतीचे नाव: संस्कृती स्लैडर, अनुराग मेशन को. ऑप. ही. सो. सी., ब्लॉक नं: दहिसर पूर्व, मुंबई, रोड नं: शिव वल्लभ रोड, गोकुल आनंद हॉटेलचा समोर, महाराष्ट्र, MUMBAI. पिन नंबर: BUEPK8214R	लिहून घेणार वय :-32 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:06 / 09 / 2023 04 : 39 : 45 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:प्रदीप अमर्पाल सिंग वय:32 पत्ता:रुम नं.3, वासुदेव शर्मा चाळ, कोकणीपाडा, दहिसर पूर्व पिन कोड:400068	स्वाक्षरी	
2	नाव:विशाल अजित दोशी वय:33 पत्ता:सदनिका नं. 2ए/92 गांजावाला अपार्टमेंट, मंडपेश्वर रोड, बोरिवली पश्चिम, मुंबई पिन कोड:400092	स्वाक्षरी	

शिक्का क्र.4 ची वेळ:06 / 09 / 2023 04 : 40 : 30 PM

शिक्का क्र.5 ची वेळ:06 / 09 / 2023 04 : 41 : 31 PM नोंदणी पुस्तक 1 मध्ये

पुसह दु.नि.का-बोरीवली5

प्रमाणित करावेत येते की, या

दस्तामाध्ये एकूण.....मने खरोटे

पुसह दुय्यम निबंधक बोरीवली क्र. ५

मुंबई उपनगर जिल्हा वांद्रे

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	IMRAN HUSSAIN KHAN	eChallan	10000502023090104524	MH007532294202324P	237000.00	SD	0004047104202324	06/09/2023
2		DHC		0923012211541	1000	RF	0923012211541D	06/09/2023
3	IMRAN HUSSAIN KHAN	eChallan		MH007532294202324P	30000	RF	0004047104202324	06/09/2023

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

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2. Get print immediately after registration.



वरल-५/ 999E3 / 2023

पुस्तक क्रमांक १, क्रमांक..... वर

नोंदिला 6 SEP 2023

दिनांक :

पुसह दुय्यम निबंधक बोरीवली क्र. ५
मुंबई उपनगर, जिल्हा वांद्रे

15193 /2023



06/09/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 5
दस्त क्रमांक : 15193/2023
नोंदणी :
Regn:63m

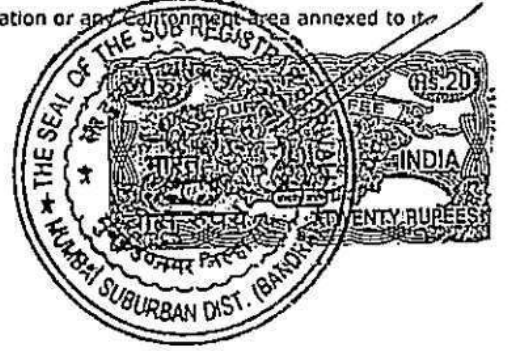
गावाचे नाव : दहिसर

(1) विलेखाचा प्रकार	करारनामा
(2) मॉबदला	12500000
(3) बाजारभाव (भाडेपट्ट्याच्या वास्तुपट्ट्यावर आकारणी देतो की पट्टेदार ते नमुद करावे)	10297333.84
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) घालिकेचे नाव: मुंबई मनपा इतर वर्जन : सदनिका नं: 1702, माळा नं: सतरावा मजला, संस्कृती स्लॅंडर, इमारतीचे नाव: अनुराग मेशन को. ऑप. ही. सो. ली., ब्लॉक नं: दहिसर पूर्व, मुंबई - 400068, रोड : शिव वल्लभ रोड, गोकुल आनंद हॉटेलचा समोर, इतर माहिती: 1 पॉडियम पिट स्टॅक कार पार्किंग स्पेस नं. 19. मुळ दस्त क्र वरल-2/6621/2021 दस्त नोंदणी दिनांक 30/06/2021 यामध्ये रुपये 513500/- इतके मुद्रांक शुल्क भरण्यात आलेले आहे त्या मधून रु 100/- मु शु वजा करून उर्वरित मु शु रुपये 513400/- इतके मुद्रांक शुल्क महाराष्ट्र अधिनियम 1958 चे अनुच्छेद 5जी ए 2 अन्वये सदर दस्तात समायोजित करून उर्वरित मुद्रांक शुल्क व 1% अधिभार पेऊन रुपये 237000/- इतके या दस्तावर भरण्यात आले आहे. PUJ: RN1101132850084 ((C.T.S. Number : 2510 ;))
(5) क्षेत्रफळ	1) 70.38 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून घेणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अजित प्रवीणचंद्र दोशी वय:-61; पत्ता:-प्लॉट नं: सदनिका नं. 2ए/92, माळा नं: -, इमारतीचे नाव: गज्जावाला अपार्टमेंट, ब्लॉक नं: बोरिवली पश्चिम, मुंबई, रोड नं: मंडपेश्वर रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-AABPD1693D 2): नाव:-पिनल विशाल दोशी वय:-30; पत्ता:-प्लॉट नं: सदनिका नं. 2ए/92, माळा नं: -, इमारतीचे नाव: गज्जावाला अपार्टमेंट, ब्लॉक नं: बोरिवली पश्चिम, मुंबई, रोड नं: मंडपेश्वर रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-CAZPM7854D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-इमरान हुसैन खान वय:-32; पत्ता:-प्लॉट नं: सदनिका नं. 1703, माळा नं: सतरावा मजला, इमारतीचे नाव: संस्कृती स्लॅंडर, अनुराग मेशन को. ऑप. ही. सो. ली., ब्लॉक नं: दहिसर पूर्व, मुंबई, रोड नं: शिव वल्लभ रोड, गोकुल आनंद हॉटेलचा समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-BUEPK8214R
(9) दस्तऐवज करून दिल्याचा दिनांक	06/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	06/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	15193/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	237000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	


मुल्यागनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क वाकारताना निवृत्त वेदा अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it



दस्ता संगत दिलेली आहे


सह दुय्यम निबंधक बोरीवली क्र. ५
मुंबई उपनगर जिल्हा