



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन् २०१६ (Apr)

बरल - ८१		
७५६०	९	२००

१. दस्ताचा प्रकार : करीयाना अनुच्छेद क्रमांक: २५७
२. सादरकर्त्याचे नाव : ७५६० करीयाना शिर
३. तालुका: मुंबई / अंधेरी / बोरीवली / कुर्ला
४. गावाचे नाव: ५१३२२
५. नगर भुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक:- २०६
६. मूल्य दरविभाग (झोन):- ७८ ७. उपविभाग: ३५५
७. मिळकतीचा प्रकार: खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक प्रति चौ. मी. दर:- ५९३०० ११५८००
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ:- ४८.०५५ कारपेट बिल्ट अप चौ.मीटर/फूट
९. कारपार्किंग: _____ गच्ची: _____ पोटमाळा:- _____
१०. मजला क्रमांक:- _____ उदवाहन सुविधा आहे/नाही
११. बांधकाम वर्ष:- ३०% घसारा: १९८३
१२. बांधकामाचा प्रकार:- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
१३. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र:- _____ ज्यान्वये दिलेली घट / वाढ
१४. भाडेकरु व्याप्त मिळकत असल्यास:-
 १. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) _____
 २. नवीन इमारतीत दिलेले क्षेत्र:- _____
 ३. भाड्याची रक्कम:- _____
१५. लिट्ट अॅन्ड लायसन्सचा दस्त :-
 १. प्रतिमाह भाडे रक्कम:- _____
 २. अनामत रक्कम/आगावू भाडे:- _____
 ३. कालावधी _____
१६. निर्धारित केलेले बाजारमूल्य:- ५७९६०००/-
१७. दस्तामध्ये दर्शविलेली मोबदला :- ४८०००००/-
१८. देय मुद्रांक शुल्क:- २५००००/- १९. भरलेले मुद्रांक शुल्क: २५००००/-
१९. देय नोंदणी फी :- ३००००/-

लिपीक



सह दुय्यम निबंधक

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14075612456879

Bank/Branch: IBKL - 6911343/Thane
Pmt Txn id : 88241397
Pmt DtTime : 22-APR-2016@17:21:41
ChallanIdNo: 69103332016042251353
District : 7101-MUMBAI

Stationery No: 14075612456879
Print DtTime : 22-Apr-2016@17:23:33
GRAS GRN : MH000468281201617S
Office Name : IGR557-BRL 8_JT SUB REG

StDuty Schm: 0030045501-75/STAMP DUTY
StDuty Amt : R 2,40,000/- (Rs Two, Four Zero, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 48,00,000/-
Prop Descr : FLAT NO 20, 2ND FLOOR, NILKANTH CHS LTD, OPP MTNL, S V ROAD, KANDIVALI W
EST, MUMBAI, Maharashtra, 400067

Duty Payer: PAN-AOHPB6732M, JAYESH NARAYAN BHOIR
Other Party: DLN--, RAMILABEN THAKORBHAI DESAI

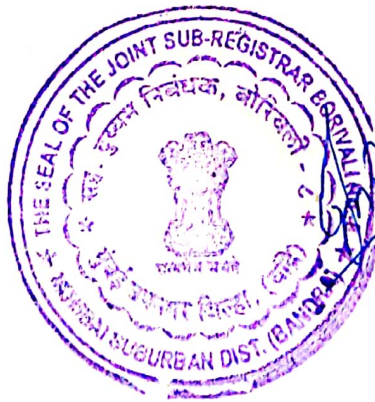
Bank official1 Name & Signature

Bank official2 Name & Signature

--- -- Space for customer/office use --- -- Please write below this line --- --

गोपी मेहता / गोपनीयता
सहायक प्रबंधक / Assistant Manager
ई आय एन ११७३२५ / EIN 117325

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२०१६		



राम नारायण रा. भोईर

e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

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Data of ESBTR for GRN MH000468281201617S

Bank - IDBI BANK

Bank/Branch : IBKL - 6911343/Thane
 Pmt Txn id : 88241397 Stationary No : 14075612456879
 Pmt DtTime : 22/04/2016 17:21:41 Print DtTime : 22/04/2016 17:23:33
 ChallanIdNo : 69103332016042251353 GRAS GRN : MH000468281201617S
 District : 7101 / MUMBAI Office Name : IGR557 / BRL 8_JT SUB REGISTRAR BORIVALI 8

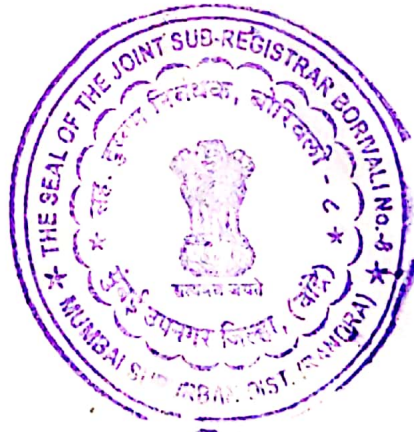
StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 2,40,000.00/- (Rs Two Lakh Forty Thousand Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification-not to be printed and used

Article : B25
 Prop Mvblty : Immovable Consideration : 48,00,000.00/-
 Prop Descr : FLAT NO 202ND FLOOR NILKANTH CHS LTD OPP MTNL , S V ROAD KANDIVALI WEST MUMBAI
 : Maharashtra
 : 400067
 Duty Payer : PAN-AOHPB6732M JAYESH NARAYAN BHOIR
 Other Party : DLN-- RAMILABEN THAKORBHAI DESAI

Bank Scroll No : 100
 Bank Scroll Date : 25/04/2016
 RBI Credit Date : 25/04/2016
 Mobile Number : 919352024778






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AGREEMENT FOR SALE

- रमला बेंग.टी. देसाई

THIS AGREEMENT is made and entered in to at Mumbai, on this 4th Day Of May 2016. B E T W E E N SMT. RAMILABEN THAKORBHAI DESAI an adult Indian Inhabitant, owner of Flat No. 20, on the Second Floor, in the Building Nilkanth Apartment & Society known as Nilkanth Co. Op. Hsg. Soc. Ltd., Situated at Opp. MTNL, S. V. Road, Kandivali (W), Mumbai - 400067, hereinafter referred to as "THE TRANSFEROR", (Which expression shall unless it be repugnant to the context or meaning to be deemed to mean and include his/her heirs, executors, administrators and assigns) of the ONE PART AND JAYESH NARAYAN BHOIR an adult Indian Inhabitant residents of Laxmi Chhaya House, Kashi Gaon, Bhandar Ali, Mira Road (E), Dist: Thane - 401107. herein-after referred to as "THE TRANSFEREE", (Which expression shall unless it be repugnant to the context or meaning thereof shall deemed to mean and include his/her heirs, executors, administrators, and assigns) of the OTHER PART.


 रमला बेंग.टी. देसाई

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WHEREAS the TRANSFEROR MR. THAKORBHAI NATHUBHAI DESAI was the First purchaser of Flat No. 20, on the Second Floor, in the Building Nilkanth Apartment & Society known as Nilkanth Co. Op. Hsg. Soc. Ltd., Situated at Opp. MTNL, S. V. Road, Kandivali (W), Mumbai - 400067, been purchased from M/S. RAJLAXMI CONSTRUCTION COMPANY by an Agreement for sale Dated 12th, March, 1988.

AND the said original agreement dated 12th, March, 1988 was lodged for registration at the office of the sub-registrar of assurance at Mumbai under Doc. No. on dated .

AND WHEREAS The original TRANSFERORS MR. THAKORBHAI NATHUBHAI DESAI Owner of the said Flat and MR. THAKORBHAI NATHUBHAI DESAI expired on 25/08/2008 vide Death Certificate Receipt No. 755237944 and Registration No. 741141211 dated 27/08/2008 issued by GOVERNMENT OF MAHARASHTRA HEALTH DEPARTMENT MUNICIPAL CORPORATION OF GREATER MUMBAI so therefore further proceedings and all the transactions will carry on through his legal heirs SMT. RAMILABEN THAKORBHAI DESAI (Wife).

AND WHEREAS the TRANSFEROR is the absolute owner of Flat No. 20, on the Second Floor, in the Building Nilkanth Apartment & Society known as Nilkanth Co. Op. Hsg. Soc. Ltd., Admeasuring area about ~~485~~ 485 Sq. Ft. (Carpet), i.e. area ~~45.07~~ 48.51 Sq. Mtrs. (Carpet), in the society known as NILKANTH CO-OPERATIVE HOUSING SOCIETY LIMITED, a registered society and bearing Registration No. W.E./H.S.G./(T.C.)/1513/84-85, on dated 02/05/1985; Situated at Opp. MTNL, S. V. Road, Kandivali (W), Mumbai - 400067, and constructed on Plot of land bearing Old Survey No. 83, Hissa No. 2 (Part) and C.T.S. No. ~~215~~ 206, situated at Village POISAR, Taluka - Borivali & Dist: Bombay Suburban hereinafter referred to as "THE SAID SOCIETY".

[Signature] रमला ब. र. देसाई

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AND, WHEREAS the TRANSFEROR has agreed to Transfer to the TRANSFEREE the said **FLAT** and Shares Certificate bearing No. **19** & Distinctive No. **91 To 95** issued by the society with consideration and on the terms and conditions contained hereinafter.

NOW IT IS AGREED CONFIRMED AND DECLARED BY AND BETWEEN THE PARTIES HERE TO AS UNDER:



1. That the TRANSFEROR shall sell and transfer to the TRANSFEREE the said **FLAT** at or for the consideration of **Rs. 48,00,000/- (Rupees Forty Eight Lacs Only)** to be paid by the TRANSFEREE to the TRANSFEROR as hereinafter mentioned:-

a) Rs. 100000/- (Rupees One Lac) only the TRANSFEREE shall pay to the TRANSFEROR on _____ of the execution of this agreement as & by way Token payment of the agreed consideration.

b) Rs. 100000/- (Rupees One Lac) only the TRANSFEREE shall pay to the TRANSFEROR on _____ of the execution of this agreement as & by way Part payment of the agreed consideration.

c) Rs. /- (Rupees) only the TRANSFEREE shall pay to the TRANSFEROR on _____ of the execution of this agreement as & by way Part payment of the agreed consideration.

d) Rs. 460000/- (Rupees forty six lacs) only the Purchaser has/have paid to the Vendor on 30 days of the execution of this agreement as & by way Full & Final payment of the agreed consideration. And the transfer fee of the society will borne equally by both the parties.

Signature

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The TRANSFEROR doth do hereby admit and acknowledge to have received the said sum of Rs. 200,000/- (Rupees Two Lacs Only) being Part Payment and the TRANSFEROR doth shall acquit release and discharge every part thereof to the TRANSFEREE forever only after receipt of balance payment as mentioned hereinabove.

2. It is made clear and it is agreed and confirmed and declared by the TRANSFEROR and the TRANSFEREE that the TRANSFEREE shall be bound and liable to pay the Stamp Duty as per the Bombay Stamp Duty Act and Registration Charges, as per the existing market rate on the said Transfer and in the event if the TRANSFEREE fails to pay the Stamp Duty and Registration Charges as mentioned herein above then the TRANSFEREE herein shall pay all the fines, penalties, Interest, etc. levied by the Stamping Authorities and shall indemnify and keep the TRANSFEROR and the Society including the office bearers of the society against all such stamp duty, penalties, fines etc., as above mentioned.

3. The TRANSFEROR agree/s to hand over to the TRANSFEREE all original receipts writings and papers pertaining to the said shares and the said **FLAT** and incidental rights thereto transferred in the records of the society to the name of the TRANSFEREE.

4. The TRANSFEROR hereby agrees that on the execution of this agreement the TRANSFEROR shall hand over quiet, vacant and peaceful possession of the said **FLAT** to the TRANSFEREE immediately after the full and final payment.

5. It is agreed by and between the TRANSFEROR and TRANSFEREE to execute the necessary instrument of Transfer of the said **FLAT** and to lodged

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the same with the said Society together with the share certificates for the purpose of transferring the said shares and the said unit to the names of the TRANSFEREE in the record of the said Society.



6. The TRANSFEROR further agrees and undertakes to obtain all the necessary sanctions, permissions and signs on all such documents and papers and to do or cause to be done all such further acts, deeds, matters or things as may be necessary and expedient for absolutely and effectively transferring the said **FLAT** in favour of the TRANSFEREE.

7. The TRANSFEROR shall give all co-operations to the TRANSFEREE to get the approval of the said Society for the transfer of the said **FLAT** in the name of the TRANSFEREE and the admission of the TRANSFEREE as the member of the Society.

8. The TRANSFEROR shall sign all Transfer forms for transfer, the said **FLAT** to the names of TRANSFEREE in the records of the said Society.

9. The TRANSFEREE shall be entitled to get the said **FLAT** transferred to his/her/their names at any time hereinafter.

10. The TRANSFEROR shall execute all necessary Transfer forms and other Documents of transfer in favour of the TRANSFEREE and shall hand over to the TRANSFEREE the original share certificates and other papers relating to the said **FLAT** in his/her possession.

11. The TRANSFEROR hereby agrees and undertakes to pay all the Municipal Taxes, Electricity Charges, Water Charges etc., and other incidental outgoing charges by the Society for the said **FLAT** up to date of handing over the possession by the TRANSFEROR to the TRANSFEREE. The same shall be paid by the TRANSFEREE thereafter. The TRANSFEROR and the TRANSFEREE

[Handwritten Signature] २०१६.१.२७. २०१६

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mutually agree to indemnify each other against any claim in respect thereof.


The TRANSFEREE hereby agree and undertakes to pay the regular maintenance, municipal taxes and other taxes as may become payable under the by-laws of the society and under any other law. The TRANSFEREE hereby agree to indemnify the TRANSFEROR against such claims that may be if any made by the society against the TRANSFEROR in future.

12. The TRANSFEROR hereby declares that the TRANSFEROR have/has not created any right, title or interest in favour of any other Third party or have not created any encumbrances on the said **FLAT**. The TRANSFEROR further declares that he/she have not received any Notice of any nature whatsoever whereby the said TRANSFEROR is not prohibited or prevented from Transferring the shares, or the said **FLAT** in favour of the TRANSFEREE.

13. The TRANSFEROR has represented and assured to the TRANSFEREE that TRANSFEROR has complied with and perform all the obligations on the part of the TRANSFEROR to be performed as member of the society and has in no manner committed any breach of the rules and regulations of the said society and further that the right of the TRANSFEROR as such is in no way affected.

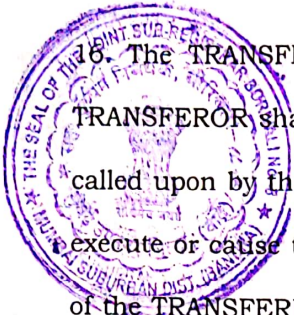
14. The TRANSFEROR declares that he/she has absolute right to transfer the said **FLAT** to the TRANSFEREE, from the date of handing over of the possession by the TRANSFEROR, the TRANSFEREE shall be entitled to quiet and peaceful possession occupation and enjoyment of the said **FLAT** without any hindrance of any nature whatsoever by the TRANSFEROR or any other person lawfully or equitably claiming through under or in trust for the TRANSFEROR.

15. The TRANSFEREE hereby agree to abide by the rules and regulations and by-laws of the society being admitted as the member and to pay and

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discharge all the cost demands contribution dues in respect of the said **FLAT** after the date of handing over the possession of the said **FLAT** by the TRANSFEROR to the TRANSFEREE.



16. The TRANSFEROR hereby covenants with the TRANSFEREE that the TRANSFEROR shall from time to time and at all times hereinafter whenever called upon by the TRANSFEREE or his/her Advocates or Attorneys do and execute or cause to be done and executed at the cost charges and expenses of the TRANSFEREE all such acts, deeds and things including executing the necessary documents as may be reasonably required by the TRANSFEREE for more perfectly securing the interest of the TRANSFEREE in the said **FLAT** agreed to be hereby transferred to the name of the TRANSFEREE.

17. The TRANSFEROR further declares that the TRANSFEROR has not encumbered and or mortgaged or otherwise dealt with the said **FLAT** in any manner whatsoever except by this agreement.

18. The TRANSFEROR hereby agrees, confirms and declares that:

(a) not withstanding any act, deed matter or things whatsoever by the TRANSFEROR or any person or persons lawfully or equitably claiming by from under or in trust for the TRANSFEROR made, done, committed, omitted and knowingly suffered to the contrary the TRANSFEROR have in his/her-self good right, Full power and absolute authority in his/her/their own right to assign and transfer the said **FLAT** and the said Shares in favour of the TRANSFEREE.

(b) that neither the TRANSFEROR nor the Society nor any persons claiming by from or under in trust for them or any of them have created any trust charges mortgage lien or any other encumbrances on the said **FLAT** or any

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part thereof and that there is no notice of impendence or attachment pending or subsisting in respect of the said **FLAT** or the said Shares into any agreement or documents for sale, lease, mortgage or charges of the said **FLAT** or any part thereof.

(c) The TRANSFEROR has not received any notice of requisition of the said **FLAT** or any part thereof.

19. The TRANSFEROR hereby agree/s and undertake/s not to deal with the said **FLAT** etc., in any manner whatsoever or to create any right therein hereinafter. The TRANSFEROR hereby agrees to pay all such taxes and outgoings payable in respect of the said **FLAT** till the date of handing over possession of the said unit to the TRANSFEREE and hereby agree to indemnify and keep indemnified to TRANSFEREE against all claims demands and actions in that behalf.

20. If the transaction is not completed on account of the wilful default on the part of the TRANSFEROR the TRANSFEREE shall be entitled to require specific performance of this agreement by the TRANSFEROR and also claim damages without prejudice to his/her other rights and remedies in law.

21. If the transaction is not completed on account of the wilful default of the TRANSFEREE, the TRANSFEROR shall be entitled both to require specific performance of this Agreement by the TRANSFEREE and also without prejudice to his/her other rights and remedies in law.

22. The TRANSFEROR doth hereby agrees and covenants with the TRANSFEREE that the TRANSFEROR shall from time to time and at all times hereafter at the request and costs of the TRANSFEREE do and execute at the costs of the TRANSFEREE all such acts, deeds, matters, things, papers or

[Handwritten signature]

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documents as shall be reasonably required by the TRANSFEREE assigning and vesting the said **FLAT** and the said Shares unto the TRANSFEREE for his benefit.

23. This agreement shall always be subject to the provision contained in the Maharashtra Ownership **FLATS** Act 1963 and Maharashtra Ownership Rules 1964 or any other provision of law applicable here to.



SCHEDULE ABOVE REFERRED TO:

Flat No. 20, on the Second Floor, in the Building Nilkanth Apartment & Society known as Nilkanth Co. Op. Hsg. Soc. Ltd., Situated at Opp.

MTNL, S. V. Road, Kandivali (W), Mumbai - 400067, Admeasuring area about 435 Sq. Ft. (Carpet), i.e. area 48.51 Sq. Mtrs. (Carpet), On the

Second Floor, in NILKANTH CO-OPERATIVE HOUSING SOCIETY LIMITED, a registered society and bearing Registration No.

W.E./H.S.G./(T.C.)/**1513/84-85**, on dated **02/05/1985**, constructed on Plot of land bearing ~~Old Survey No. 83, Hissa No. 2 (Part)~~ and C.T.S. No. ²⁰⁶~~215~~,

situated at Village **POISAR**, in the Registration District, Sub- District of Mumbai.

R. C. C. Ground + _____ Upper Floors

Year of Construction _____

Depreciation Allowed _____ %

G. Mahajan
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२०१९		

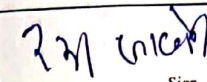
IN WITNESS WHEREOF THE PARTIES HERETO have/has hereunto set
 and subscribed their respective hands and seals the day and year First
 herein above written.

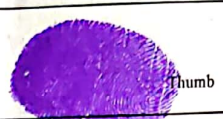
SIGNED AND DELIVERED by the)
 within named TRANSFEROR)

SMT. RAMILABEN THAKORBHAI DESAI)

In the presence of)

1. मानक. 7. Desai → 
2. Prasad


 Sign



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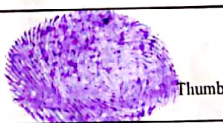
SIGNED AND DELIVERED by the)
 within named TRANSFEEE)

JAYESH NARAYAN BHOIR)

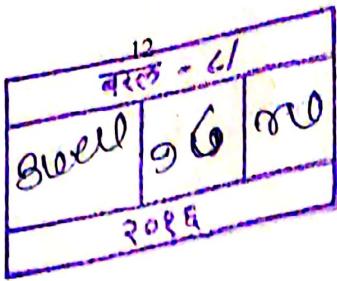
In the presence of)

1. मानक. 7. Desai → 
2. Prasad


 Sign


 Thumb





RECEIPT

Received of and from the within named "TRANSFEREE" a sum of
 Rs. 100 000 /- (Rupees one lac
 Only) Being Token Payment in respect of Sale of Flat No. 20, on
 the Second Floor, in the Building Nilkanth Apartment & Society known
 as Nilkanth Co. Op. Hsg. Soc. Ltd., Situated at Opp. MTNL, S. V. Road,
 Kandivali (W), Mumbai - 400067 as per the Agreement for Sale
 entered into Between the TRANSFEROR & TRANSFEREE as per
 clause No. 1 of the same:-

Sr. No.	Amount	Cheque No./RTGS	Date	Bank
1.	<u>100000</u> /-	<u>100027</u>	<u>4/5/2018</u>	<u>GP Parsik Bank</u>
2.	<u>—</u> /-	<u>—</u>	<u>—</u>	<u>—</u>

(Cheques are subject to realization)

I Say Received Rupees 100,000 /-



SMT. RAMILABEN THAKORBHAI DESAI

WITNESSES:-

1. Mahesh T. Desai → [Signature]
2. Kundali N. Raut → [Signature]

बरल - ८१		
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RECEIPT

Received of and from the within named "TRANSFEREE" a sum of
 Rs. 100000 /- (Rupees one Lac
Only) Being Part Payment in respect of Sale of Flat No. 20, on the
 Second Floor, in the Building Nilkanth Apartment & Society known as
 Nilkanth Co. Op. Hsg. Soc. Ltd., Situated at Opp. MTNL, S. V. Road,
 Kandivali (W), Mumbai - 400067 as per the Agreement for Sale
 entered into Between the TRANSFEROR & TRANSFEREE as per
 clause No. 1 of the same:-

Sr. No.	Amount	Cheque No./RTGS	Date	Bank
1.	_____/-	<u>100028</u>	<u>4/1/2016</u>	<u>CP Parsik Bank</u>
2.	_____/-	_____	_____	_____

(Cheques are subject to realization)

I Say Received Rupees 100,000 /- *

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SMT. RAMILABEN THAKORBHAI DESAI

WITNESSES:-

1. Manoj K. Desai → Manoj Desai
2. Kunal H. Paut → Kunal Paut



Nilkanth Co-op. Housing Society Ltd.

Regd. No. W.R./H.S.G./T.C.1513-84-85

Fateh Baug, Opp. Police Station, S.V.Road, Kandivali (W), Mumbai - 400 067 Members of Mumbai Dist. Co-op.Hsg.Federation Ltd.

Date: _____

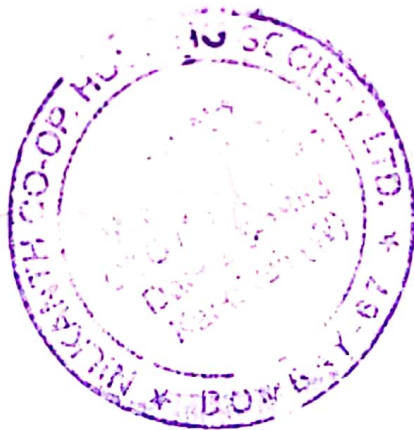
To,
SMT. RAMILABEN T. DESAI,
Kandivali, Mumbai- 400067.

Date: 31/03/2016

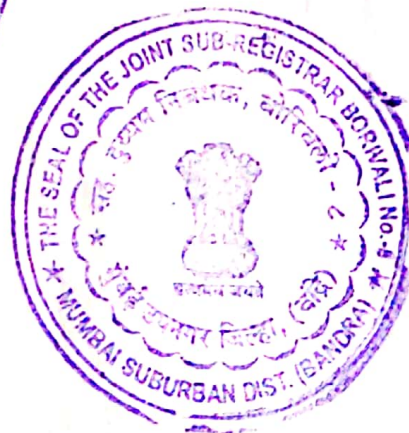
बाल - ८		
०५६६	२९	००
२०१६		

This is the certify that SMT. RAMILABEN THAKORBHAI DESAI, is a registered member of the flat No. 20, on the Second Floor, Bldg. No. A-20, admeasuring about 435 sq.ft. approx carpet i.e. 45.07 sq mt. carpet area in the building known as Nikhant Co-op. HSG Soc. Ltd. Situated at Opp. MTNL, S. V. Road, Kandivali (W), Mumbai – 400 067. building having 4th floor and the year of construction of the said building is 1982 lying and being and situated in the plot of land bearing S. R. No. 83, H. No. 2B (Part) admeasuring about 2118 sq.yds., Village Poisar, Dist. Mumbai – 400067 in the society having its Registration No. 1513/84.85.

Thanking you,



Nilkanth Co-op. Housing Society Ltd.
C. S. Desai
Chairman / Hon. Secretary / Treasurer



THE NILKANTH CO-OPERATIVE HOUSING SOCIETY LIMITED
(Registered under M. C. S. Act, 1960) (Registration No. 10250/-)
and Date 2nd MAY 1985

V.P. H.S.G. (T.C.) 1513/84-85

No. 19 Divided into 205 Shares each of Rs. 50/- only
Authorised Share Capital Rs. 10250/-
Member's Register No. 19

THIS IS TO CERTIFY that Shri/Smt. THAKOR BHAI NATHUBHAI DESAI

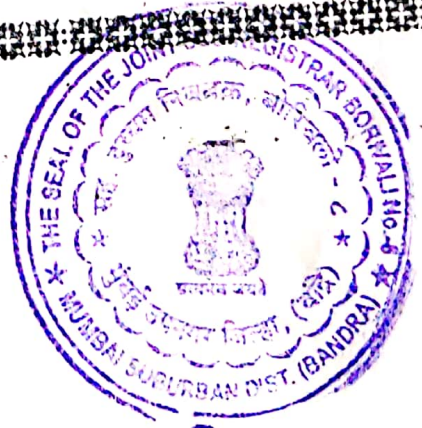
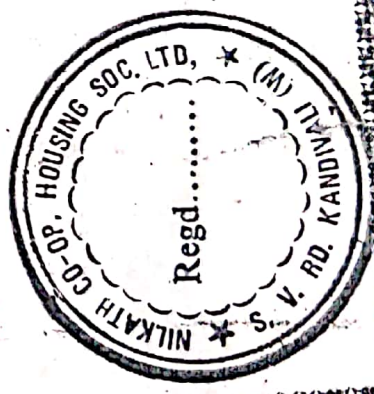
of KANDIVI BOMBAY is the Registered Holder of Shares [FIVE] from No. 91
to 95 of Rupees 50/- EACH [FIFTY EACH.]
in THE NILKANTH CO-OPERATIVE HOUSING SOCIETY LTD.

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

GIVEN under the Common Seal of the said Society at BOMBAY this 13 AUG 1985
date of _____ 198

J. N. N. N. Chairman
S. C. P. P. Hon. Secretary
L. L. L. Member of the Committee

13 AUG 1985
2085



P. T. O.

बरेल - 4/2/2010
 2010



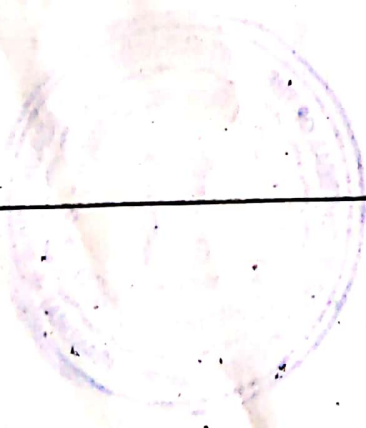
Chairman

Hon. Secretary

Committee Member

Date of Transfer	Transfer No	Share Regr. No. (Old)	To Whom Transferred	Share Regr. No. (New)
20.1.2010	74	49	SMT RANILABEN THAKORBHAI DESAI	74.

RUPA H. Desai
 Chairman / Hon. Secretary / Treasurer
 Nizamin Co-op. Housing Society Ltd.



बरल - 61		
3000	22	20
2018		

बरल - 61		
3000	22	20
2018		

आयकर विभाग
INCOME TAX DEPARTMENT

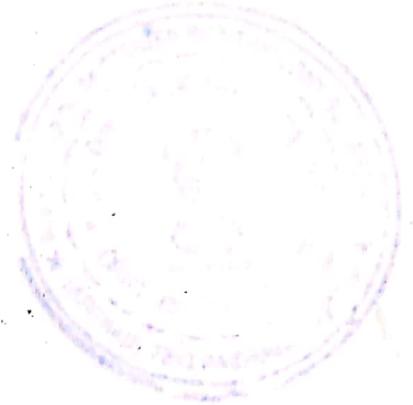
भारत सरकार
GOVT. OF INDIA

JAYESH NARAYAN BHOIR
 NARAYAN LAXMAN BHOIR

05/12/1986
 Permanent Account Number
AOHPB6732M

Jayesh
 Signature

24062015



बरल - 61		
3000	22	20
2018		





बरल - ८१		
७५५५	७३	७०
२०१६		

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

नोंदविण्याचा क्रमांक / Enrollment No 2006/00246/29821

To,
 जयेश नारायण भोईर
 Jayesh Narayan Bhoir
 1, LAXMAN CHHAYA, KASHIMIRA BHANDAR AALI
 MIRA BHAYANDER ROAD
 NEAR AADARSH VIDYA NIKETAN SCHOOL MIRA ROAD
 EAST
 Thane
 Thane
 Maharashtra 401104

31/03/2012

बरल - ८१		
७५५५	७५	७०
२०१६		

Ref: 177 / 02E / 240637 / 240672 / P



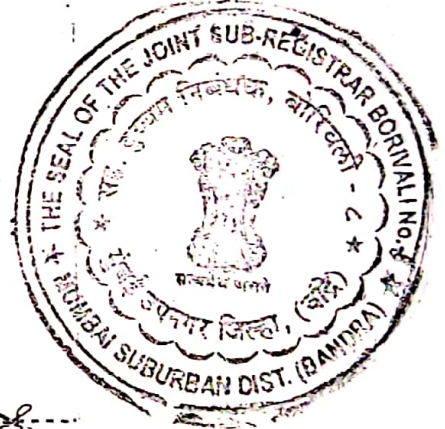
UE398814504IN



आपला आधार क्रमांक / Your Aadhaar No.

5426 5820 6896

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

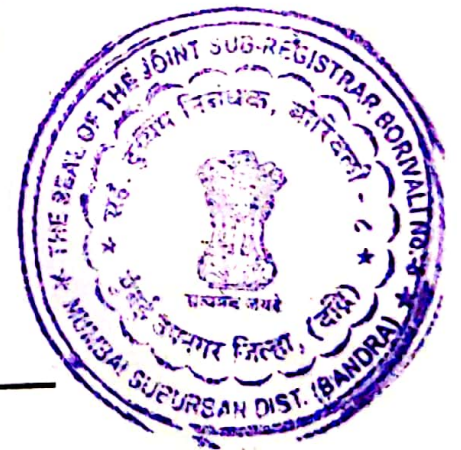


जयेश नारायण भोईर
 Jayesh Narayan Bhoir
 जन्म वर्ष / Year of Birth : 1986
 पुरुष / Male



5426 5820 6896

आधार - सामान्य माणसाचा अधिकार





भारत सरकार
GOVERNMENT OF INDIA

रमिलाबेन टी देसाई
Ramilaben T Desai
जन्म तारीख/ DOB: 07/03/1943
महिला / FEMALE



बंरक - ८१		
००	३०	०३/१३
२०१६		

8759 9534 2942

आधार-सामान्य माणसाचा अधिकार



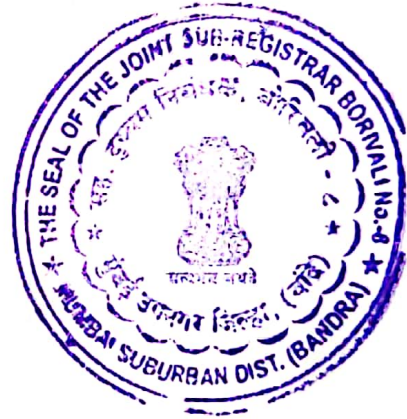
बंरक - ८१		
३०००	३०	३०
२०१६		



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
ए / २०, नीलकंठ, एस वी
रोड, एम टी एन एल समोर,
मुंबई, मुंबई,
महाराष्ट्र - ४०००६७

Address:
A / 20, NILKANTH, S V ROAD, OPP
M T N L, Mumbai, Mumbai,
Maharashtra - 400067



8759 9534 2942

Aadhaar-Aam Admi ka Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT

RAMILABEN T DESAI

MANUBHAI DESAI

07/03/1943

Permanent Account Number

AMTPD6982H

Manubhai Desai
Signature



भारत सरकार
GOVT. OF INDIA



बरल - ८१		
३५६	७७	७५
२०१६		

बरल - ८१		
३५६	३६	७५
२०१६		





भारत सरकार
GOVERNMENT OF INDIA

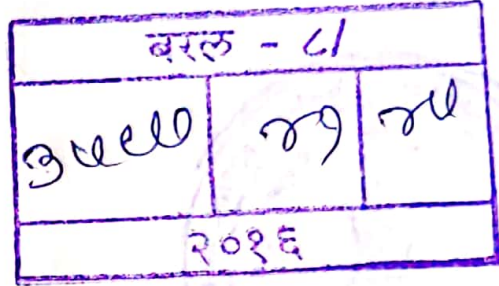
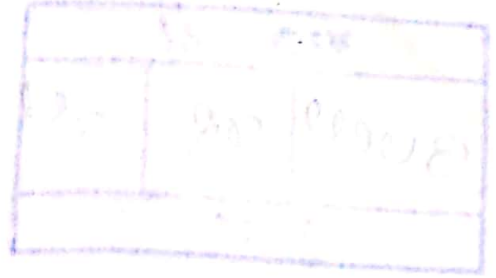


मयूर टी देसाई
Mayur T Desai
जन्म तारीख/DOB: 28/02/1964
पुरुष / MALE



9089 0782 7557

आधार-सामान्य माणसाचा अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

ए-२०, नीलकंठ, एस वी रोड,
एमटीएनएल समोर, मुंबई,
मुंबई,
महाराष्ट्र - ४०००६७

Address:

A-20, NILKANTH, S V ROAD OPP
MTNL Mumbai, Mumbai
Maharashtra - 400067



9089 0782 7557

Aadhaar-Aam Admi ka Adhikar

बल - ८
 ३५६ ४३ ४०
 २०१६

आयकर विभाग
 INCOME TAX DEPARTMENT
 MAYUR T DESAI
 THAKURBHAI NATHUBHAI DESAI
 28/02/1964
 Permanent Account Number
 ALOPD4376M
 Signature
 भारत सरकार
 GOVT. OF INDIA
 040R2007

३५६ ४३ ४०
 २०१६

बल - ८
 ३५६ ४३ ४०
 २०१६



बुधवार, 04 मे 2016 11:51 म.पू.

दस्त गोपवारा भाग-1

वरल8

दस्त क्रमांक: 3797/2016

दस्त क्रमांक: वरल8 /3797/2016

बाजार मूल्य: रु. 47,96,000/-

मोबदला: रु. 48,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,40,000/-

वरल - ८		
७५६६	०५	०८
२०१६		

दु. नि. सह. दु. नि. वरल8 यांचे कार्यालयात

पावती:3996

पावती दिनांक: 04/05/2016

अ. क्रं. 3797 वर दि.04-05-2016

सादरकरणाराचे नाव: जयेश नारायण भोईर - -

रोजी 11:50 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 940.00

पृष्ठांची संख्या: 47

एकुण: 30940.00

Goshwara
दस्त हजर करणाऱ्याची सही:

Sharma
सह. दुय्यम निबंधक, वीरिधली - ८
मुंबई उपनगर जिल्हा.

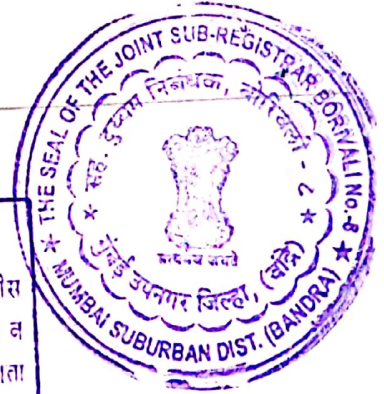
Sharma
सह. दुय्यम निबंधक, वीरिधली - ८
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्रं. 1 04 / 05 / 2016 11 : 39 : 27 AM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 04 / 05 / 2016 11 : 51 : 09 AM ची वेळ: (फी)



प्रतिज्ञापन

* सादर दस्तऐवज हा नोंदणी क्रमांक १९०८ अंतर्गत असलेले व तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तावील संपूर्ण मजकूर, निष्पत्ती वगैरे, सादरीकरण व सोबत जोडलेल्या कागदपत्रांची सत्यता मजबूत आहे. * दस्तावील मजकूर वैधता कायदेशीर काडीसाठी दस्त निष्पादक व कमुनिकेशन व संपूर्णपणे सत्यता असतील.

२१ मे २०१६ २१

Goshwara
लिहून देणारे :



दस्त गोपवारा भाग-2

बरल8
दस्त क्रमांक:3797/2016

दस्त क्रमांक :बरल8/3797/2016
दस्ताचा प्रकार :-करारनामा

बरल - 61
0200 02 00
2025

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव:जयेश नारायण भोईर - -
पत्ता:-, लक्ष्मण छाया हाऊस , फाथी गाव,भांडार
अली , मिरारोड पूर्व ठाणे., मीरा रोड ,
MAHARASHTRA, THANE, Non-
Government.
पॅन नंबर:AOHPB6732M
 - 2 नाव:रमिलाबेन ठाकोरभाई देसाई - -
पत्ता:20 , -, नीलकंठ अपार्टमेंट , नीलकंठ
को.ऑप.हो.सो.ली., एम.टी.एन.एल. समोर,एस.व्ही.
रोड , कांदिवली पश्चिम मुंबई , क्राण्डीवाळी पश्चिम ,
MAHARASHTRA, MUMBAI, Non-
Government.
पॅन नंबर: रमिलाबेन ठा. टी देसाई

पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा ठसा

लिहून देणार वय :-29 स्वाक्षरी:-



लिहून देणार वय :-73 स्वाक्षरी:-




बरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:04 / 05 / 2016 11 : 53 : 07 AM

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


- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव:कुणाल हेमंत राजूत
वय:29
पत्ता:Varilapramane
पिन कोड:400067
 - 2 नाव:मयूर ठाकोरभाई देसाई - -
वय:52
पत्ता:20,नीलकंठ अपार्टमेंट,कांदिवली पश्चिम मुंबई
पिन कोड:400067

छायाचित्र अंगठ्याचा ठसा

स्वाक्षरी



स्वाक्षरी



शिक्का क्र.4 ची वेळ:04 / 05 / 2016 11 : 55 : 54 AM
शिक्का क्र.5 ची वेळ:04 / 05 / 2016 11 : 56 : 12 AM नोंदणी पुस्तक 1 मध्ये



महानिबंधी, वीरिधिली - 6
मुंबई उपनगर जिल्हा. EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH000468281201617S	0000458825201617

3797 /2016

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2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

MUNICIPAL CORPORATION OF GREATER BOMBAY
(NO. 02/2532/BSII/AR)

Satyam

12 DEC 1983

TO: Shri. P.T. Rajpal,
Architect.

Sub: Permission to occupy the completed bldg. on plot bearing S.No. 83, H.No. 2, off S.V. Road, Kandivali(W). C.T.S. NO. 206 - 4

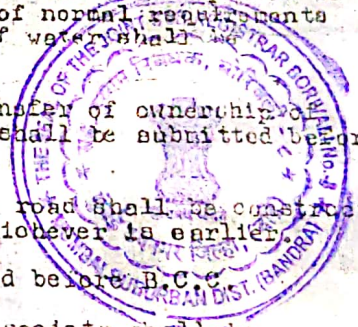
Ref: Your letter dated 8.12.1983.

Handwritten notes in a box: *well*, *22*, *20*

Sir,

By direction I have to inform you that the permission to occupy the completed portion of Ground + 3 floor + 4th part floors shown by you in the red colour in the plans submitted by you on 4.5.83 is hereby granted. Please note that this permission is without prejudice to action under section 353A/471 of B.M.C. Act and subject to following conditions.

1. That the certificate u/s 270A of B.M.C. Act shall be obtained from A.E.W.W.R and a certified copy of the same shall be submitted to this office.
2. That all the remaining work should be completed within one year hereof.
3. That the water supply for premises for which occupation is granted shall be restricted to 50% of normal requirements and no complaint for short supply of water shall be entertained in future.
4. That D.I.L.R. certificate for transfer of ownership of D.P. Rd. land in the name of M.C.G.B. shall be submitted before B.C.C.
5. That the compound wall along access road shall be constructed before B.C.C. or within 3 months, whichever is earlier.
6. That the society shall be registered before B.C.C.
7. That the conveyance in the name of society shall be done before B.C.C.



Yours faithfully,

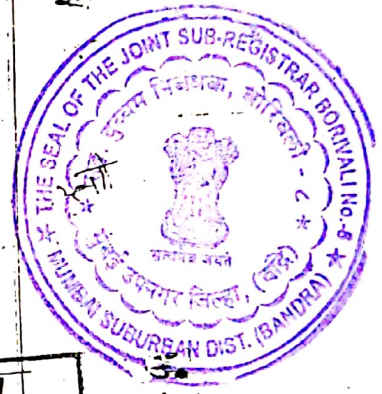
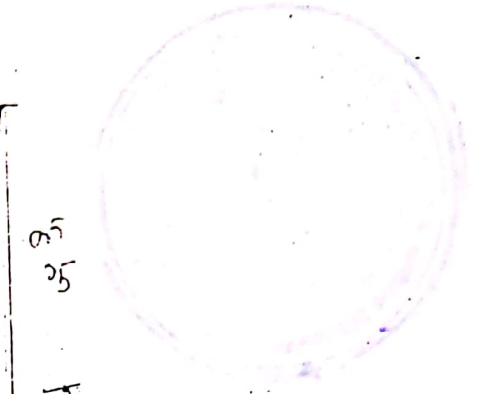
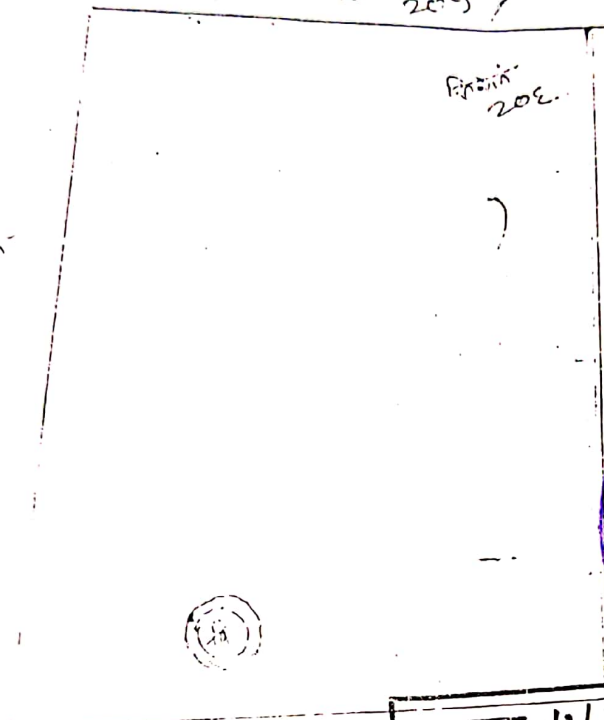
Handwritten signature

Asstt. Engineer Bldg. Prop. (NS)R

Handwritten notes at the bottom of the page.

महाराष्ट्र शासन, अर्थ विभाग
 दिनांक 27/3/2009 या नकल अर्थात प्रती
 पोस्टात या पत्राची, वि. सं. १५५
 पुणे विभागात ३३
 प्रमाण 20९
 अर्थात क्रमांक 2८9५

करल - ८
 2009/१४
 २०१६



बदर-५/१
 20०९/१४
 २००९

महाराष्ट्र नकल मूल प्रमाण नकल / प्रमाण
 स्वतंत्र/प्रमाणित प्रमाणित देता अर्थात अर्थात
 १) महाराष्ट्र नकल मूल प्रमाणित देता अर्थात अर्थात
 २) महाराष्ट्र नकल मूल प्रमाणित देता अर्थात अर्थात
 ३) महाराष्ट्र नकल मूल प्रमाणित देता अर्थात अर्थात
 ४) महाराष्ट्र नकल मूल प्रमाणित देता अर्थात अर्थात
 ५) महाराष्ट्र नकल मूल प्रमाणित देता अर्थात अर्थात



अर्थात अर्थात 20१३०८
 अर्थात अर्थात 20१३०८
 अर्थात अर्थात 20१३०८
 अर्थात अर्थात 20१३०८
 अर्थात अर्थात 20१३०८

१ सेमी = ५०० सेमी
 TRUE COPY
 COPY DAY

MAHAJAN AND ASSOCIATES
 ARCHITECTS & DESIGNERS
 11, Parab Niketan, Jankar Road,
 Vile Parle (E), Mumbai-400 057.
 R G MAHAJAN
 ८११०४७८२९३

अर्थात अर्थात

अर्थात अर्थात

अर्थात अर्थात

1

बरल - ८
00151732
२०२६



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
तळ मजला, मुख्य इमारत, महापालिका मार्ग, पु - ४००००१
संकेतस्थळ : www.mcgm.gov.in
मालमत्ता कराचे देयक

Nikantk ch...
5/12d

अर्थी क्रमांक (वर्षीय)	लेखा क्रमांक	वॉई क्रमांक	मालमत्ता वर्ष	राज्याधिकार करनिर्धारक व संकलक
00151732	RS0501190240000	-	2009-2010	
/ गाव व पत्ता : ECT NIKANTH CO OP HS ATHEM BAUG, S V RD KANDIVLI (W) BY 67, .				R/South Ward, Municipal Office Building, Mahatma Gandhi Cross Rd. No. 2, Near Swimming Pool, Kandivli (W), Mumbai 400 087

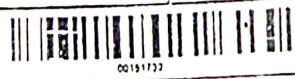
इकांक, स्थानिक क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र./ प्लॉट क्र. गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे घर्षण, करदात्याची नावे :
/B (1A) 443A S V RD HOUSE NEELKANT, MUMBAI

SAKARBAI NARANDAS JOSHI .

उपन करनिर्धारण दिनांक	01-04-1984	धकदाकी ३१-०३-२००९ या तारखेस
रकून कराचे मूल्य रु	80745	बंदीस शुल्क
करमाफी दिलेले मूल्य रु	0	अन्वी शुल्क
निवासी कराचे मूल्य रु.	79860	महापालिका वड
अनिवासी कराचे मूल्य रु	1085	शासकीय वड
अन्य काही कराचे मूल्य रु.	0	एकूण वड
रकून वार्षिक देय कर	67738	मूल्या : वार्षिक देयक महाभागे हप्त्यांनी आगाऊ देय अ



00910BILD04950784 APR-09 to 30-SEP-09		देयक क्र.		01-04-1984	
क्र / Tax	विवारी / अर्थिकी/R / NR	र	र	र	र
12112	सर्वसाधारण कर / General Tax	विवासी / R	30	0	0
0	जलपट्टी / Water Tax	विवासी / R	65	0	0
0		अर्थिकी / NR	130	0	0
4979	जलसंधारण / Water Benefit Tax	विवासी / R	12,8	4979	136
136		अर्थिकी / NR	25	0	0
0	सलारि, सारण कर / Sewerage Tax	विवासी / R	39	0	0
0		अर्थिकी / NR	78	0	0
2987	सलारि सारण लाभ कर / Sewerage Benefit Tax	विवासी / R	75	2987	81
81		अर्थिकी / NR	15	0	0
4845	प.न.प. शिक्षण उल्का / Mun. Education Cess	विवासी / R	12	0	0
2390	राज्य शिक्षण उल्का / State Education Cess	विवासी / R	6	0	0
65		अर्थिकी / NR	12	0	0
16	रोजगार हमी उल्का / Employment Guarantee Cess	विवासी / R	0.5	0	0
202	वृक्ष उल्का / Tree Cess	विवासी / R	15	0	0
6056	रास्ता उल्का / Street Tax	विवासी / R	15	0	0
33869	देयक रक्कम				0
0	यापूर्वी भरलेली आगाऊ / जाय रक्कम रु.				33869
33869	निष्पन्न देय असलेली रक्कम रु				0
01-06-2009	देय दिनांक				16-10-2009



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- टीपः
- अर्पित महसुलिकेच्या कुठल्याही केंद्रावर विचारले जाईल.
 - महसुलिकेची कुठल्याही नागरी सेवाविषयक वर श्ववहार करताना मालमत्ता घेईल करमांक नमूद कराचे अनिवार्य राहिले
 - लगत व गरजू मुलांच्या मदतीसाठी २४ तास ताकाळ सेवा दुरुप्यती क्र. १०९८.
 - बृहन्मुंबई महानगरपालिका आपत्कालिन व्यवस्थापन केंद्र संपर्क २२६९४७२७.

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मि. सं. उंबरजे
करनिर्धारक व संकलक

E & OE.

The billing system is under upgradation. Reconciliation of manual transactions during switchover period is in progress. Please bear with data errors if any.