

Receipt (pavti)

319/22051

Friday, October 27, 2023

8:53 AM

११/१०/२३

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 24030

दिनांक: 27/10/2023

गावाचे नाव: माहिम

दस्तऐवजाचा अनुक्रमांक: बबइ2-22051-2023

दस्तऐवजाचा प्रकार : अँग्रीमेंट टू सेल

मादर करणाऱ्याचे नाव: अश्विनी समीर लोणकर --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

एकूण:

रु. 30680.00

**DELIVERED**

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

9:13 AM ह्या वेळेस मिळेल.

*Signature*

मह दुय्यम निबंधक, मुंबई-2

वाजार मूल्य: रु. 11921707.878 /-

मोवदला रु. 12000000/-

भरलेले मुद्रांक शुल्क : रु. 720000/-

**DELIVERED**

1) देयकाचा प्रकार: DHC रकम: रु. 680/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023264419501 दिनांक: 27/10/2023

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010062720202324M दिनांक: 27/10/2023

वँकेचे नाव व पत्ता:

*A. S. Lonkar*



30/10/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2

दस्त क्रमांक : 22051/2023

नोदणी :

Regn:63m

गावाचे नाव : माहिम

(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2)मोबदला	12000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	11921707.878
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 701, माळा नं: 7 वा मजला, इमारतीचे नाव: प्रथमेश अपार्टमेंट, ब्लॉक नं: पोतुगीज चर्च समोर,दादर पश्चिम,मुंबई 400028, रोड : 60 फूट क्रॉस रोड,गोखले रोड नॉर्थ, इतर माहिती: सदनिकेचा क्षेत्रफळ 405 स्वेअर फिट कार्पेट,सोबत ओपन टेरेस क्षेत्रफळ 49.62स्वेअर फिट कार्पेट व एक कार पार्किंग सहित व इतर माहिती दस्तात नमूद केल्या प्रमाणे PUI: GN0600090010000 ( ( C.T.S. Number : 1624 ; ) )
(5) क्षेत्रफळ	1) 37.63 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-हीरालाल मेघराज दोशी -- वय:-55; पत्ता:-प्लॉट नं: ब/605,606, माळा नं: 6 वा मजला, इमारतीचे नाव: पूनम अपार्टमेंट, ब्लॉक नं: वरळी मुंबई, रोड नं: डॉ. एनी बेझंट रोड, . . पिन कोड:-400018 पॅन नं:-AAGPD8506J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अश्विनी समीर लोणकर -- वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: भागवधर भुवन लेट दिलीप गुप्ते मार्ग,हिंदुजा हॉस्पिटल जवळ,माहिम मुंबई , रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400016 पॅन नं:-BCKPP7651P 2): नाव:-समीर प्रकाश लोणकर -- वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: भागवधर भुवन लेट दिलीप गुप्ते मार्ग,हिंदुजा हॉस्पिटल जवळ,माहिम मुंबई , रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400016 पॅन नं:-ACPPL9026J
(9) दस्तऐवज करून दिल्याचा दिनांक	27/10/2023
(10)दस्त नोंदणी केल्याचा दिनांक	27/10/2023
(11)अनुक्रमांक,खंड व पृष्ठ	22051/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	720000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण  
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email ( dated 27/10/2023 ) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



*Sukhne*  
सह. दुय्यम निबंधक  
मुंबई शहर क्र. २ !

## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ASHWINI SAMEER LONKAR AND SAMEER PRAKASH LONKAR	eChallan	02300042023102658809	MH010062720202324M	720000.00	SD	0005295782202324	27/10/2023
2		DHC		1023264419501	680	RF	1023264419501D	27/10/2023
3	ASHWINI SAMEER LONKAR AND SAMEER PRAKASH LONKAR	eChallan		MH010062720202324M	30000	RF	0005295782202324	27/10/2023

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

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Valuation ID

202310205642

20 October 2023, 07:31:11 PM

मूल्यांकनाचे वर्ष 2023  
जिल्हा मुंबई (मेन)  
मूल्य विभाग 17-माहीम  
उप मूल्य विभाग भुभाग : त्रिकोणाकृती दक्षिणेस सयानी रोड व भोले मार्ग दादर स्टेशन दक्षिण पुला पर्यंत, पुर्वेस-दक्षिण पुला पासून टिळक पुलापर्यंत, उत्तरेस टिळक पुला पासून गडकरी चौक, लेडी जमशेटजी रोड व पांडुरंग नाईक मार्ग व पश्चिमेकडे दादर चोपाटी यामधील भूभाग.  
सर्व्हे नंबर / न. भू क्रमांक : सि.टी.एस. नंबर#1624

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	माजमापनाचे एकक
139950	321690	369950	437700	315440	चौरस मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)-	37.63 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	30 वर्षे	बांधकामाचा दर -	Rs. 10250/-
उद्देवाहन सुविधा-	आहे	मजला -	5th floor To 10th floor		

रस्ता सन्मुख -

Sale Type - First Sale

Sale / Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट वाढ = 105% apply to rate = Rs.337774 -

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर  
= (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)  
= (((337774-139950) \* (70 / 100)) + 139950)  
= Rs.278427/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 278427 \* 37.63  
= Rs.10477208.01/-

E) बंदिस्त वाहन तळाचे क्षेत्र  
बंदिस्त वाहन तळाचे मूल्य = 13.94 चौरस मीटर  
= 13.94 \* ( 267168 \* 25 / 100 )  
= Rs.931080.48/-

F) लगतच्या गच्चीचे क्षेत्र  
लगतच्या गच्चीचे मूल्य = 4.61 चौरस मीटर  
= 4.61 \* ( 278427 \* 40 / 100 )  
= Rs.513419.388/-



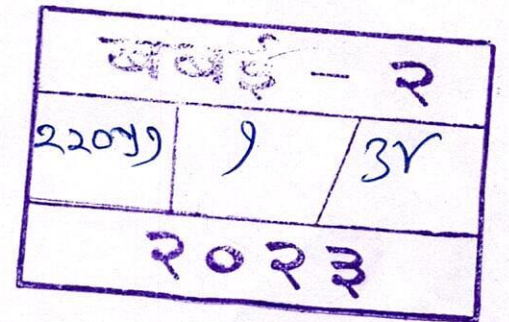
Applicable Rules = .10,4,16.15

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ  
= A + B + C + D + E + F + G + H + I + J  
= 10477208.01 + 0 + 0 + 0 + 931080.48 + 513419.388 + 0 + 0 + 0 + 0  
= Rs.11921707.878 -

Home

Print





CHALLAN  
MTR Form Number-6



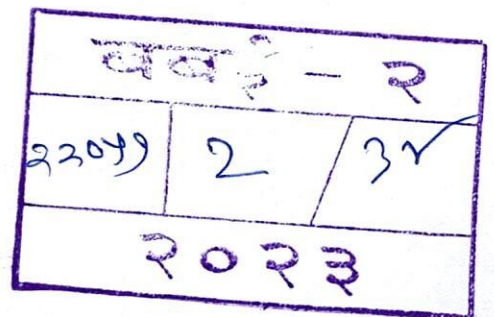
GRN	MH010062720202324M	BARCODE			Date	26/10/2023-12:49:07	Form ID	25.2			
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)							
Office Name	BOM2_JT SUB REGISTRA MUMBAI CITY 2			PAN No.(If Applicable)	BCKPP7651P						
Location	MUMBAI			Full Name	ASHWINI SAMEER LONKAR AND SAMEER PRAKASH LONKAR						
Year	2023-2024 One Time			Flat/Block No.	701,7TH FLOOR, PRATHAMESH APARTMENT,						
Account Head Details		Amount In Rs.		Premises/Building							
0030045501	Stamp Duty		720000.00	Road/Street	86TH OLD COLLEGE ROAD, OPP PORTUGUESE CHURCH, DADAR (W)						
0030063301	Registration Fee		30000.00	Area/Locality	MUMBAI						
				Town/City/District							
				PIN		4	0	0	0	2	8
				Remarks (If Any)	PAN2=AAGPD8506J~SecondPartyName=HEERALAL MEGHRAJ DOSHI~						
				Amount In	Seven Lakh Fifty Thousand Rupees Only						
Total			7,50,000.00	Words							
Payment Details				FOR USE IN RECEIVING BANK							
BANK OF MAHARASHTRA				Bank CIN	Ref. No.	02300042023102658809	014614971				
Cheque-DD Details				Bank Date	RBI Date	26/10/2023-18:22:24	Not Verified with RBI				
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Department ID :

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

Mobile No. : 9870736060

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



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1023264419501	Date 26/10/2023
Received from DHC, Mobile number 0000000000, an amount of Rs.680/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Mumbai City 3 of the District Mumbai District.	
Payment Details	
Bank Name KKBK	Date 26/10/2023
Bank CIN 10004152023102618328	REF No. 0198326484
This is computer generated receipt, hence no signature is required.	



वर्क - २	
२२०५७ ३	३५
२०२३	

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Mumbai this 27<sup>th</sup> October 2023  
 BETWEEN **MR. HEERALAL MEGHRAJ DOSHI** adult of Mumbai, Indian  
 Inhabitant presently residing at **B/605-606, Poonam Apartment Dr. Annie Besant  
 Road, Worli, Mumbai:-400 018,"THE VENDORS"** (Which expression shall  
 unless it be repugnant to the context at the meaning thereof be deemed to include  
 their respective heirs executors, administrator and assigns) of the ONE PART

AND

**MRS. ASHWINI SAMEER LONKAR & MR. SAMEER PRAKASH  
 LONKAR** adult of Mumbai Indian Inhabitant at present residing at Bhageshwar  
 Bhuvan Lt. Dilip Gupte Marg, Near Hinduja Hospital Mahim, Mumbai - 400016.,  
 hereinafter called "THE PURCHASERS (Which expression shall unless it be  
 repugnant to the context or in mean thereof be deemed to include their heirs,  
 executors, administrators and assigns) the OTHER PART,

WHEREAS By an Agreement of Sale dated 5<sup>th</sup> day of January, 1999, and made  
 between the said **M/s. BHOOMI ASSOCIATES**, (there called the VENDOR) of  
 the ONE PART and **MR. ARUN WAMAN AMBERKAR AND MRS. POOJA**

**ARUN AMBERKAR** (therein called the PURCHASERS) of the OTHER PART  
 and duly lodged for Registration with the Office of the Sub-Registrar of Assurance  
 at Bombay, under Serial No. BBE-290/99 dated 05.02.1999, for the consideration

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70022		

and on the terms and conditions therein mentioned. The said **M/s. BHOOMI  
 ASSOCIATES** sold the **Flat bearing No. 701, on the 7th Floor, admeasuring 405  
 Square Feet (Built-up Area) with open terrace Area 49.62 Square Feet, in the  
 building Known as "PRATHAMESH APARTMENT"** constructed on plot No.  
 III -B, Final Plot No 805 of T.P.S. IV Mahim Division und C.S. No. 1624 lying and  
 being at 60 feet cross Road, Gokhale Road (North), Opp. Portuguese Church, Dadar  
 (West). Mumbai 400 028. Within the Area of Sub- Registrar. Bombay (Hereinafter

*Am*  
*As. Lonkar*  
*Lonkar*

brevity's sake collectively referred to as "THE SAID FLAT") to **MR. ARUN WAMAN AMBERKAR AND MRS. POOJA ARUN AMBERKAR.** therein called the PURCHASERS on the terms and condition mentioned in the said agreement.

**AND WHEREAS** by and Agreement for sale dated 6<sup>th</sup> day of March, 2003, made between the said **MR. ARUN WAMAN AMBERKAR AND MRS. POOJA ARUN AMBERKAR.** (therein called the VENDORS) of the ONE PART and **MR. GANESH SHASHANK PITRE & MRS. RAJSHREE SHASHANK PITRE** (therein called the PURCHASERS and hereinafter called the VENDORS) of the OTHER PART and duly lodged for Registration with the office of the Sub-Registrar of Assurance of Bombay under Serial No BBE 2/1379 dated 06.03.2003. for the consideration and on the terms and conditions therein mentioned the said **MR. ARUN WAMAN AMBERKAR AND MRS. POOJA ARUN AMBERKAR,** sold the "THE SAID FLAT" to **MR. GANESH SHASHANK PITRE & MRS. RAJSHREE SHASHANK PITRE** therein called the PURCHASERS on the terms and conditions mentioned in the said agreement.

**AND WHEREAS** by and Agreement for sale dated 20<sup>th</sup> day of September, 2007, and made between the said **MR. GANESH SHASHANK PITRE & MRS. RAJSHREE SHASHANK PITRE.** (therein called the VENDORS) of the ONE PART and **MR. HEERALAL MEGHRAJ DOSHI** (therein called the PURCHASERS and hereinafter called the VENDORS) of the OTHER PART and duly lodged for Registration with the office of the Sub-Registrar of Assurance of Bombay under Serial No BBE 2-07742-2007 dated 20.09.2007. and duly Registered under No. BBE 2-07742-2007 dated 20.09.2007, for the consideration and on the

terms and conditions herein mentioned the sold **MR. GANESH SHASHANK PITRE & MRS. RAJSHREE SHASHANK PITRE.** Sold to the "THE SAID

15/10/2008

15/10/2008	
20	20
023	

Slender



FLAT" to **MR. HEERALAL MEGHRAJ DOSHI** therein called the PURCHASERS on the terms and conditions mentioned in the said agreement,

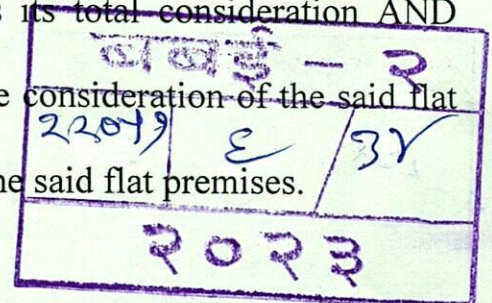
**AND WHEREAS** from agreement mentioned above two agreements happened between **1. M/s. BHOOMI ASSOCIATES**, (there called the VENDOR) of the ONE PART and **MR. ARUN WAMAN AMBERKAR AND MRS. POOJA ARUN AMBERKAR** under Serial No. BBE-290/99 dated 05.02.1999. and **2. MR. ARUN WAMAN AMBERKAR AND MRS. POOJA ARUN AMBERKAR.** (therein called the VENDORS) of the ONE PART and **MR. GANESH SHASHANK PITRE & MRS. RAJSHREE SHASHANK PITRE** under Serial No BBE 2/1379 dated 06.03.2003. for these two missing agreements we have made police complaint no. 040 dated 14.06.2023 and we also have given notice in Marathi as well as English news paper on 23.09.2023

**AND WHEREAS** the Vendors are absolutely seized possessed of or otherwise well and sufficiently owned and entitled to said flat No. 701 on 7<sup>th</sup> Floor and 1 car parking of the building known as Prathmesh Apartment. More particularly described in the Schedule hereunder written and hereinafter called "**THE SAID FLAT PREMISES**"



**AND WHEREAS** the Vendors have agreed to sell transfer and assign to the Purchasers and the Purchasers have agreed to purchase and acquire all the right, title and interest from the Vendors in the said premises together with the right of ownership and of use and occupation of the said flat premises and also all the ownership and of use and occupation of the said flat premises on the terms and conditions herein contained and at or for the total Consideration of Rs.1,20,00,000/- (Rupees One Crore Twenty Lakhs only) which is its total consideration **AND WHEREAS** the said amount is a fair and reasonable consideration of the said flat premises taking into consideration the condition of the said flat premises.

*Handwritten signatures and initials:*  
 Hm  
 S. Wankar  
 Shankar



**AND WHEREAS** the society of the Flat Purchasers in the said building is registered under the Maharashtra Co-operative Society Act, 1960.

**AND WHEREAS** the said Flat being purchased by the Purchasers for residential purpose and to which the Provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction Sale Management and Transfer) Act, 1963 apply.

**AND WHEREAS** this agreement is subject to the Provision of Maharashtra Co-operative Societies Act, 1960 with rule made thereunder.

**AND WHEREAS** the Purchasers have prior to the execution of this agreement satisfied about the title of the Vendors to the said Flat and has agreed to purchase the said flat and the right, title and interest on the terms and condition hereinafter appearing.



**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER**

1. The vendors hereby agrees to sell and the Purchasers hereby agrees to purchase and acquire the said flat & Car Parking area premises together with the right of ownership and of use occupation of the said flat & Car Parking premises and all the right title, interest of the Vendor in the said flat premises for the lump sum price of **Rs.1,20,00,000/- (Rupees One Crore Twenty Lakhs Only)** which is its total consideration.
2. The aforesaid sum of **Rs.12,00,000/- (Rupees Twelve Lakhs Only)** paid by the Purchasers to the vendors by RTFS / NEFT No. MAHB232075997637 and purchasers agrees to pay balance amount within 30 days from registration of document **Rs. 1,06,80,000/- (One Crore Six Lakhs Eighty Thousand Only)** and TDS confirmation of **Rs.1,20,000/-**.

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3. The Vendors hereby handover the peaceful and vacant possession of the said flat to the Purchasers after the receiving full and final amount of the agreement.
4. The Vendors hereby covenant with the Purchasers that the Vendors shall pay all outgoings in respect thereof up to the date of execution of this agreement and that if any such amount or amounts or any part thereof is found lawfully due and/or is in fact recovered from the Purchasers then the same shall be reimbursed by the Vendors to the Purchasers and the Vendors hereby agrees and undertakes to indemnify and keep the Purchasers indemnified for the amount so paid and all the expense lawfully incurred by the Purchasers in respect thereof.
5. The Vendors hereby further hereby covenant with the Purchasers that the Purchasers shall quietly and peacefully possess use and enjoy the said flat premises without any let hindrance denial interruption or eviction from the Vendors or from any other person lawfully or equitable claiming through under or in trust for the Vendors.

The Purchasers hereby covenant with the Vendors that the Purchasers shall pay all the outgoings taxes and maintenance charges in respect of the said flat premises from the date of possession of the said flat.



The Vendors hereby declare that the Vendors have not or before the date of this agreement, mortgaged transferred assigned leased or in any other manner whatsoever encumbered or alienated the Vendor's rights, title, interest in or possession of the premises.

8. Now the Purchasers will be entitled to make use of the same and shall deal and/or dispose of the same in such manner as they deem fit and proper without prior written consent of the owners or the Vendors above named.

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2023	

*As witness*

*Am Glaukar*

9. The Vendors has delivered in the Purchasers, Certified True copy of Agreement dated 06.03.2003 and original agreement dated 20.09.2007, executed between the Vendors and Purchasers and all other necessary papers in respect of the said Flat.

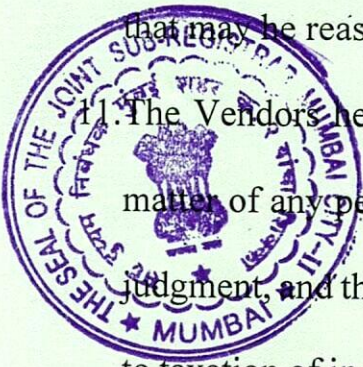
10. The Vendors hereby further covenant with the Purchasers that the Vendors shall from time to time and at all times hereafter, whatever called upon by the Purchasers or the Purchasers Advocate or Attorney do and execute or Cause case to be done and executed all such acts deeds and things whatsoever for more perfectly securing the interest of the Purchasers in the said that premises that may be reasonable required but at the cost of the Purchasers.

11. The Vendors hereby declares that the said flat premises are not the subject matter of any pending litigation nor of any attachment, either before or after judgment, and that there are no subsisting orders under any of the laws relating to taxation of income or wealth prohibit or prevent the said flat premises as is herein contemplate.

12. The Vendors hereby further declare that the vendors have full rights and absolute authority to enter into this agreement and that the Vendors is the sole and absolute owner of the said flat premises and that the Vendors has not done or performed any act deed matter or thing whatsoever whereby the Vendors may be prevented from entering into this agreement and/or transferring the said flat premises a purported to be done hereby or whereby the purchasers

hereof may be obstructed or hindered in enjoying the rights conferred or transferred hereby in the Purchasers in respect of the said flat premises may be disturbed.

13. Stamp duty and/or registration fees and charges towards the same, if any, payable on this agreement and its duplicate and all expenses that may be required to be incurred to get the said flat premises transferred in the name of



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Aswani  
 An  
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the Purchasers in the records of the authority concerned shall be borne and paid by the Purchasers only.

14. The Vendors hereby undertake and declares that any nomination, lien, in respect to the said flat premises if any made by the Vendors or his duly constituted attorney with, any authority concerned or otherwise. prior to this day in favour of any person or body, other then the said Purchasers, shall here after deemed to be null, void, inoperative, cancelled and withdrawn.

15. The Vendors further undertake and agrees that in such time as the said rights in the said flat premises, thereof are transferred to and vested in the said Purchasers in the book records, of the all concerned authorities, the said Vendors shall be deemed to hold, carry the said right in the book, records of all concerned authorities, as trustee/agent of the said Purchasers and shall deal



with the said rights only in accordance with the instructions, directions of the said Purchasers

16. That the Purchasers is at liberty to have the Electric meter, water meter and other records as required in his name and the Vendors has no objection for the same.

17. The Vendors & Purchasers hereby declare, and confirm that they have understood all the contents and clauses of this agreement in the language which they understand from their Advocate and they accept all the clauses of his agreement.

18. The Agreement will be subject to Maharashtra Ownership and flat ownership Act and rules made there under.

2023-24		
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*Asw. Lonkar*  
*Am*  
*Lonkar*

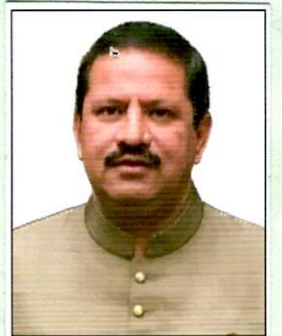
**SCHEDULE ABOVE REFERRED TO**

Flat bearing No. 701 on the 7<sup>th</sup> Floor, admeasuring 405 Square Feet (Built-up Area) with open terrace Area 49.62 Square Feet and 1 car parking, in the building known as PRATHMESH APARTMENT" constructed on plot No. III-B. Final Plot No. 805 of T.P.S. IV of Mahim Division und C.S. No. 1624, lying and being at 60 feet cross Road, Gokhale Road (North), Opp. Portuguese Church. Dadar (W). Mumbai:- 400 028, Within Area of Sub-Registrar, Mumbai.

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed the respective hands and seals the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED

by the withinamed Vendors



**MR. HEERALAL MEGHRAJ DOSHI** *Heeralal doshi*

in the presence of

Witness

1. *Sudhi*

2. *9*



SIGNED SEALED AND DELIVERED

by the withinamed Purchasers

<b>बवई - २</b>		
<b>MRS. ASHWINI SAMEER LONKAR</b>		
22097	99	32
<b>२०२२</b>		
<b>MR. SAMEER PRAKASH LONKAR</b>		

in the presence of

Witness

1. *Sudhi*

2. *9*



*A. S. Lonkar*

*Lonkar*



1379319

सूची क्र.2

दुय्यम निबंधक : मुंबई शहर 2 (वरळी)

26-10-2023

दस्त क्रमांक : 1379/2003

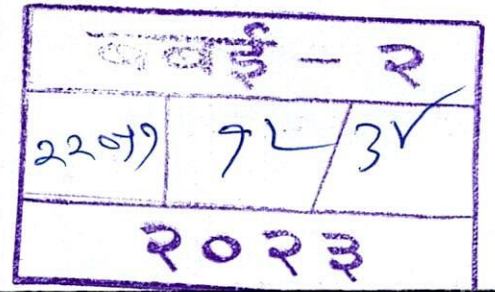
Note:-Generated Through eSearch  
Module.For original report please  
contact concern SRO office.

नोंदणी :

Regn:63m

## गावाचे नाव : माहिम

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.2600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 2674500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :न्यू सर्वे नं 1624, माहिम डिव्हीजन, फ्लॉट नं 701, 7 वा मजला, प्रथमेश अपार्टमेंट, प्लॉट नं III - बी, 60 फुट क्रॉस रोड, दादर मुं 28 व ओपन टेरेस
(5) क्षेत्रफळ	405 चौ फुट बांधीव व ओपन टेरेस एरिया 49.62 चौ फुट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अरुण वामन आंबेरकर वय:-52पत्ता:-७०१पिन कोड:-२८पॅन नं:- 2): नाव:-पुजा अरुण आंबेरकर वय:-56पत्ता:-७०१पिन कोड:-२८पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	3): नाव:-गणेश शशांक पित्रे वय:-28पत्ता:-४०पिन कोड:-२८पॅन नं:- 4): नाव:-राजश्री शशांक पित्रे वय:-58पत्ता:-४०पिन कोड:-२८पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	06/03/2003
(10)दस्त नोंदणी केल्याचा दिनांक	06/03/2003
(11)अनुक्रमांक,खंड व पृष्ठ	1379/2003
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	172710
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	20000
(14)शेरा	-



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सूची क्र.2

दुय्यम निबंधक : मुंबई शहर 2 (वरळी)

26-10-2023

दस्त क्रमांक : 7742/2007

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

नोदणी :

Regn:63m

## गावाचे नाव : माहिम

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.3300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 3191473
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - माहिम, उपविभागाचे नाव - 17/117 - भुभाग : त्रिकोणाकृती दक्षिणेस सयानी रोड व भोले मार्ग दादर स्टेशन दक्षिण पुला पर्यंत, पुर्वेस - दक्षिण पुला पासून टिळक पुलापर्यंत, उत्तरेस टिळक पुला पासून गडकरी चौक, लेडी जमशेटजी रोड व पांडुरंग नाईक मार्ग व पश्चिमेकडे दादर चौपाटी यामधील भुभाग. सदर मिळकत सि.टी.एस. नंबर - 1624 मध्ये आहे. ----- सदनिका क्र 701, 7 वा मजला , प्रथमेश अपार्ट , गोखले रोड दादर मुं 28, टेरेस सहित , टेरेस चे क्षेत्र 4.61 चौ मी
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 37.63 चौ.मी. आहे.
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- गणेश शशांक पित्रे - - वय:-33पत्ता:- सदनिका क्र ७०१, ७ वा मजला , प्रथमेश अपार्ट , ८६ ओल्ड कॉलेज रोड दादर मुं २८पिन कोड:--पॅन नं:- AAQPP 8793D 2): नाव:- राजेश्री शशांक पित्रे - - वय:-64पत्ता:- वरीलप्रमाणे पिन कोड:--पॅन नं:- FORM 60
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	3): नाव:-हिरालाल मेघराज दोशी - - वय:-39पत्ता:- बी -४०५, पुनम अपार्ट , डॉ अॅनी बेझंट रोड वरळी मुं १८पिन कोड:--पॅन नं:- AAGPD 8506 J
(9) दस्तऐवज करुन दिल्याचा दिनांक	20/09/2007
(10)दस्त नोंदणी केल्याचा दिनांक	20/09/2007
(11)अनुक्रमांक,खंड व पृष्ठ	7742/2007
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	147600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	-





# Prathmesh Co-Operative Housing Society Ltd.

(Regd. No. MUM/WGN/HSG/[TC]/8474/2004-2005)

Plot No.805, Govindrao Patwardhan Marg, Dadar, Mumbai-400028.

Date: 26/10/2023

To,  
Mr. Heeralal Meghraj Doshi,  
B – 606 Poonam Apartment,  
Dr. A.B.Road, Worli,  
Mumbai.

Sub: NOC for sale of Flat No.701, Prathamesh Apartment CHS, Dadar West, Mumbai.

Dear Mr. Doshi,

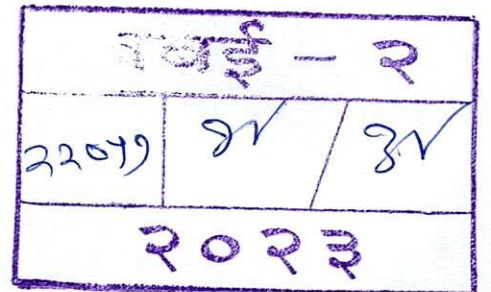
We hereby certify that Shri. Heeralal Megharaj Doshi is a bonafide member of our Co-operative Housing Society Ltd. Shri. Heeralal Megharaj Doshi has been allotted Flat No. 701 in the Society's Building mentioned above.

We further clarify that we have received NOC for sale of flat no. 701 Prathamesh Apartment from Abhyudaya Co-Op. Bank Ltd., Hence we hereby give you NOC to enter into agreement of sale with your flat purchaser.

Thanking you,

Yours Faithfully,  
Prathmesh Co-Op. Hsg. Society Ltd.

*Heeralal Doshi*  
Chairman / Secretary



# SHARE CERTIFICATE

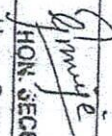
PRATHAMESH CO-OP HSG. SOC. LTD.  
 (Regd. No. MUM/WGNHNSOIT/CP874/2004-2005)  
 Plot No. 805, Govindrao Patwardhan Marg,  
 Dadar (W), Mumbai-400 028.

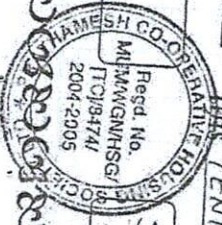
Mem. Register No. :

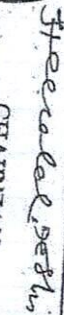
Certificate No. :

This is to certify that MR. GANESH SHASHANK PITRE AND  
Mrs. RAJASHREE SHASHANK PITRE  
 is/are the Registered Holder/s of FIVE  
 full paid-up Shares Numbered 31  
 to 35 inclusive of  
RS. FIFTY each in the above named  
 subject to the Bye-laws there of

Rs. : 250/-  
 Given under the Common Seal of the said  
PRATHAMESH CO-OPERATIVE HOUSING SOCIETY  
 this TENTH day of AUGUST 2006

  
 HON. SECRETARY  
 Hon. Secretary



  
 CHAIRMAN  
 Chairman



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# बृहन्मुंबई महानगरपालिका

## करनिर्धारण व संकलन खाते

### मालमत्ता करदेयक

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

लेखा क्रमांक GN0600090010000	मालमत्ता करवर्ष 2022-2023	देयक क्रमांक 202210BIL15926314 202220BIL15926315	देयक दिनांक 01/10/2022
पक्षकाराचे नाव व पत्ता : SHRI DEEPAK D BHATT - MANTRI HOUSE OPP, PORTUGUESE CHURCH, GOKHALE ROAD DADARMUMBAI 400028		प्रेषक - Asstt. Assessor & Collector, G North Ward, Municipal Office Building, Harishchandra Yelve Marg, Near Plaza Cinema, Dadar (West), Mumbai - 400 028. ईमेल - aacgn.ac@mcmgm.gov.in दूरध्वनी क्र. 022 2430 8111	
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे. GN-4325(6)/ROAD NO.86 JOINING GOKHALE ROAD & S.V.SAVARKAR MARG HOUSE DR SHRINIVAS KESHAV KULKARNI			
प्रथम करनिर्धारण दिनांक:	31/03/1961	जलजोडणी क्रमांक :	-
एकूण भांडवली मूल्य: ₹ Three Crore One Lakh Two Thousand Four Hundred Seventy Only (अक्षरी)		एकूण भांडवली मूल्य: ₹ 30102470	
दि. 31/03/2010 या तारखेपर्यंतची थकबाकी	₹ 0	दि. 01/04/2010 ते 31/03/2022 या तारखेपर्यंतची थकबाकी	₹ 0
देयक कालावधी:	01/04/2022	ते	31/03/2023

कराचे नाव	01/04/2022	ते	30/09/2022	01/10/2022	ते	31/03/2023
सर्वसाधारण कर			10161			10161
जल कर			0			0
जल लाभ कर			6397			6397
मलनिःसारण कर			0			0
मलनिःसारण लाभ कर			3951			3951
म.न.पा. शिक्षण उपकर			3760			3760
राज्य शिक्षण उपकर			3021			3021
रोजगार हमी उपकर			716			716
वृक्ष उपकर			188			188
पथ कर			4879			4879
एकूण देयक रक्कम			33073			33073
कलम 152 अ नुसार दंडाची रक्कम			0			0
परताव्यावरील व्याजाची वसुली			0			0
आगाऊ अधिदानाचे समायोजन			0			0
भरावयाची निव्वळ रक्कम			33073			33073
प्रतिदानाची निव्वळ रक्कम			0			0
अक्षरी रुपये	₹ Thirty Three Thousand Seventy Three Only			₹ Thirty Three Thousand Seventy Three Only		
अंतिम देय दिनांक	31/12/2022			31/12/2022		

"To make payment through NEFT:  
IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTGN0600090010000, Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

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

महाराष्ट्र आग प्रतिबंधक व जीव संरक्षक उपाययोजना अधिनियम 2006 मधील तरतुदीनुसार, इमारतीचे मालक / भोगवटादार यांनी अग्निप्रतिबंधक व अग्निशमन यंत्रणा सुस्थितीत असल्याचे 'प्रपत्र-ब' अग्निशमन दलास प्रतिवर्षी जानेवारी व जुलै मध्ये सादर करावे.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154 (1 ड) चा अंतर्भाव होण्यासापेक्ष जारी करण्यात येत आहे.

31/12/2022

2201/16/23

2023

महेश पाटील

करनिर्धारक व संकलक





Subject to Mumbai Jurisdiction

# Prathamesh Co-operative Housing Society Ltd.

(Regd. No. MUM/WGN/HSG/[TC]/8474/2004-2005)

Plot No. 805, Govindrao Patwardhan Marg, Dadar, Mumbai - 400 028.

Bill No. 311

Date 7/7/2023

Mrs/Mr./Mrs. Heerabai Doshi Flat No. 701

For the Month (s) of July to September 2023

Particulars	Amount	
	Rs.	P.
Maintenance Charges	16000	00
Property Tax	-	-
Sinking Fund	-	-
Parking Charges	-	-
Other Charges	-	-
a)	-	-
b)	-	-
c)	-	-
Interest on Defaulted dues	-	-
<b>Total</b>	<b>16000</b>	<b>00</b>
Arrears (vide particulars enclosed) Bill No.		
Defaulted dues Rs. _____		
<b>G. Total</b>	<b>16000</b>	<b>00</b>

Rs. (in words) Sixteen Thousand Rupees only

1. Payment is requested preferably by crossed cheque.
2. Interest 12% will be charged if the bill is not paid within 30 days of date of the bill.
3. Any objection to the bill should be intimated immediately. Claim if any will only be entertained within 30 days of the bill

For Prathamesh Co-op. Housing Society Ltd.

Prepared by

Hon. Secretary



वर्ष - २  
 22072 96 / 34  
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EB15216/CH/A

143

Form 346  
88

in replying please quote No.  
and date of this letter.

Intimation of Disapproval under Section 346 of the Bombay  
Municipal Corporation Act, as amended up to date.

No. E. B./CE/5216/CH/A of BS/A of 199 -199

MEMORANDUM

To,

Municipal Office,  
Bombay. 15-7-96. 199

Shri Sanjay J. Jain  
of Bhoomi Associates, 58, Mint Road,  
Mumbai-400001.

With reference to your Notice, letter No. 002381 dated ..... 199 and delivered on 3-5-1996 ..... 199 and the plans, Sections, Specifications and Description and further particulars and details of your building at T.P.No. 395, T.P.S. IV, Mahim Division, Mumbai... furnished to me under your letter, dated ..... 199. I have to inform you that I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act, as amended up-to-date, my disapproval by thereof reasons :-

(A) FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UP TO PLINTH LEVEL

1. That the Commencement Certificate under Section 44/69(1) (a) of the M.R. & T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No. 38 (27).
3. That the N.C.C. from A.S.T.P.G/North Ward shall not be submitted.
4. That the Structural Engineer will not be appointed, supervision memo as per Appendix XI (Regulation 5(3) (ix)) will not be submitted by him.
5. That the structural design and calculations for the proposed work for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load shall be submitted before C.C.
6. That the demarcation of plot shall not be done before C.C.
7. That the N.C.C. from A.A.&C. Collector, G/North ward shall not be submitted to this office before C.C.
8. That the sanitary arrangement shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.
9. That the Agreement with the existing tenant along with the plans will not be submitted before C.C.
10. That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
11. That the qualified/registered Site Supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
12. That extra water and sewerage charges will not be paid to A.S.T.P.G/North Ward before C.C.
13. That the premium/deposits as follows will be paid:
  - i) Staircase/Lift area benefit
  - ii) Fraudulent F.S.I. deposit
  - iii) Development charges as per M.R. & T.P. (Amendment) Act, 1992.
  - iv) Balcony enclosure fees



23079 9E/20  
2023

D.T.C

( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.

( ) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 14th day of July 1987 but not so as to contravene any of the provisions of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Notes accompanying this Intimation of Disapproval.

SEP 21 1987  
A.C.B.P. II  
Executive Engineer, Building Proposals Zone, Wards.

SPECIAL INSTRUCTIONS.

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Bombay has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw No. 8 of the Commissioner has fixed the following levels:

"Every person who shall erect a new domestic building shall cause the same to be built so that every part of the building shall be

(a) Not less than 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer main existing or hereafter to be laid in such street

(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.) of such building

(c) Not less than 92 ft. ( ) metres above Town Hall Datum "

(4) Your attention is invited to the provisions of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of a building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation notices with a view to enable the Municipal Commissioner for Greater Bombay to inspect your premises and to grant permits before occupation and to levy penalty for non-compliance under Section 471.

(6) Dates of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Bombay Suburbs District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Bombay Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.

(A) 14. That the N.O.C. from B.H. & A.D. Board for additions/alterations will not be submitted before occupation.

15. That the registered Undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.

16. That the work will not be carried out strictly as per approved plan and in conformity with the U.C. Regulations in-force.

(B) FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE

NIL

Handwritten notes and stamps: 2207/20/32, 2073, and a stamp with '2073' and other illegible text.

No. EEBPC/5216/GN/A of 15-7-96

Contd...


(C) FOLLOWING GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE GRANTING OCCUPATION CERTIFICATE TO ANY PART OF THE PROPOSED BUILDING


1. That the dust bin will not be provided as per C.E.'s Circular No. CE/9297/II of 26-6-1976.
2. That the surface drainage arrangement will not be made in as per remarks and a completion certificate will not be obtained and submitted before applying for Occupation Certificate/S.C.C.
3. That 10'-0" wide paved pathway upto staircase will not be provided.
4. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the S.C.C. whichever is earlier.
5. That the name plate/board showing plot no., name of the building etc. will not be displayed at a prominent place.
6. That S.C.C. will not be obtained and I.C.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
7. That the S.C.C. from Inspector of Lifts, P.W.D., Maharashtra will not be obtained and submitted to this office.

(D) FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE S.C.C.

1. That Certificate under Section 270A of S.C.C. Act will not be obtained from H.E.'s Department regarding adequacy of water supply.



  
 9 SEBP VII  
 15/7/96  
 AEBP IV

  
 15-7-96  
 Executive Engineer,  
 Building Proposals (City)


c/960715.


EB/5216/GN/A of 15-7-96

Received 20/8/96  
 WJF

- copy to
- ① Architect
  - ② W.O. G/Work.
  - ③ A.E. T.P.
  - ④ S.E. survey

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 9 SEBP VII  
 15/7/96  
 AEBP IV

  
 15-7-96  
 EEBP UH



NOTES

- (1) The work should not be started unless objections are complied with,
  - (2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
  - (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
  - (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
  - (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
  - (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
  - (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand, preps debris, etc., should not be deposited over footpaths or public street by the owner/architect/their contractors, etc., without obtaining prior permission from the Ward Officer of the area.
  - (8) The work should not be started unless the manner in obviating all the objections is approved by this department.
  - (9) No work should be started unless the structural design is approved.
  - (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces and dimension.
  - (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road and footpath.
  - (12) All the terms and conditions of the approved layout/sub-division under No. of should be adhered to and complied with.
- (13) Building Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreational ground amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
  - (17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 125 cubic metres per 10 Sq. metres below payment.
  - (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
  - (19) No work should be started unless the existing structures proposed to be demolished are demolished.
  - (20) This Intimation of Disapproval is given exclusively for the purposes of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanction will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.



2207) [Signature] / [Signature]  
 2023

- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following :—
  - (i) Specific plans in respect of evicting or rehousing the existing tenants on your stating their number and the area in occupation of each.
  - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Bombay, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on tightly serving the purpose of a lock and the warning pipes of the ribbet pretessed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm. in diameter. The cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 60 cms. above the top where they are to be fixed and its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- ~~(32) (a) Louvers should be provided as required by Bye-law No. 5 (b) (c) The drains should be laid as required under Section 234 (6) (d) The inspection chamber should be plastered inside and outside~~
- (33) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.

15/7/96  
 5 SEP 1996  
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15-7-96  
 AEBP IV

Executive Engineer, Building Proposals  
 Zone..... Wards.



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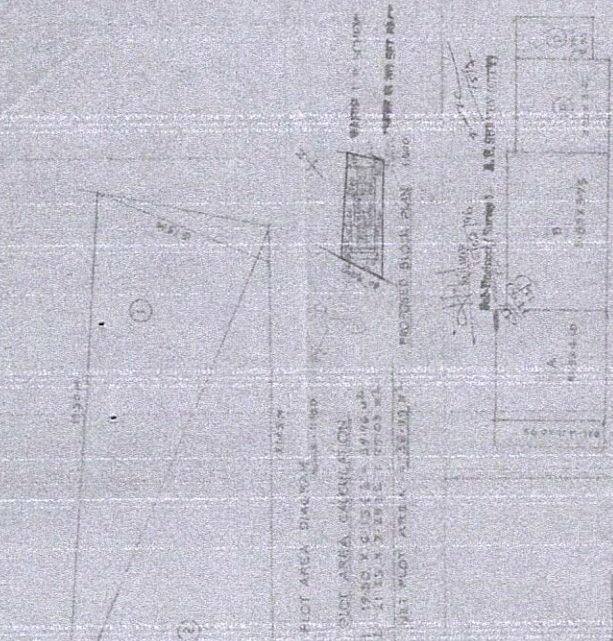
**POLK I**

1. AREA CALCULATION  
2. GENERAL INFORMATION  
3. DIMENSIONS  
4. AREA CALCULATION  
5. GENERAL INFORMATION  
6. DIMENSIONS  
7. AREA CALCULATION  
8. GENERAL INFORMATION  
9. DIMENSIONS  
10. AREA CALCULATION

**POLK II**

11. AREA CALCULATION  
12. GENERAL INFORMATION  
13. DIMENSIONS  
14. AREA CALCULATION  
15. GENERAL INFORMATION  
16. DIMENSIONS  
17. AREA CALCULATION

*PROPOSED DEVELOPMENT OF THE PROPERTY ON PLOT NUMBER 10, FLOOR 1, T.P.S. IN NORTH DIVISION BOMBAY.*



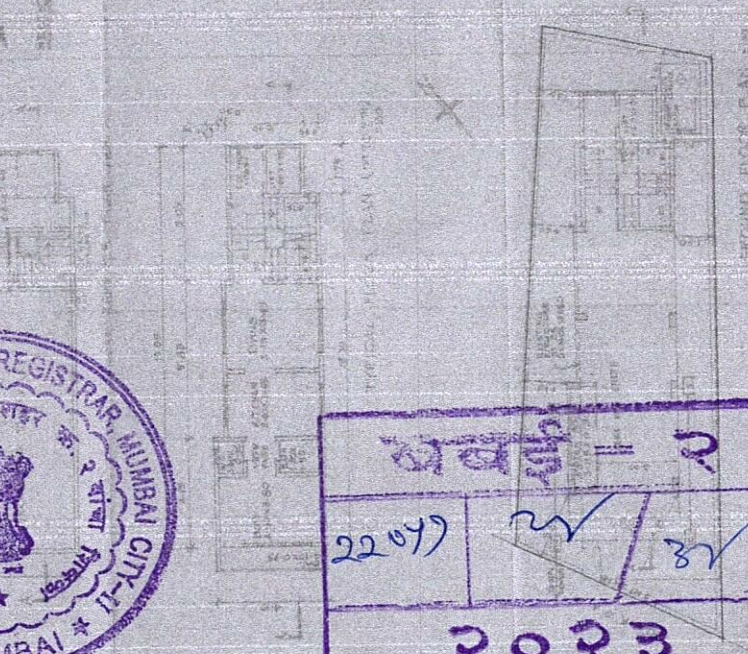
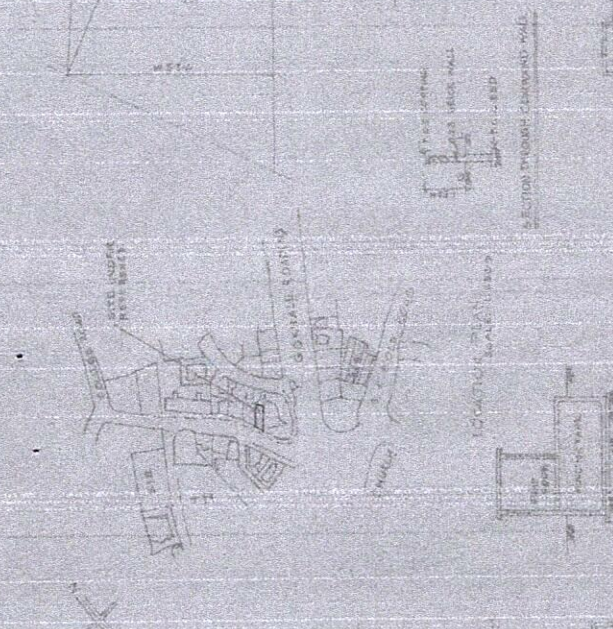
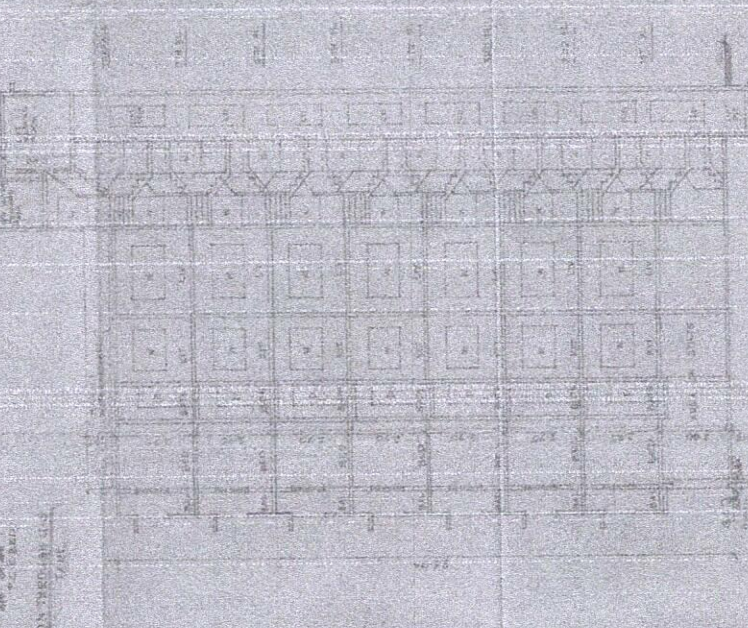
**AREA CALCULATIONS**

Plot Area	8400.00
Block Area	1000.00
Remaining Area	7400.00

**GENERAL INFORMATION**

Plot No.	10
Floor No.	1
Area (sq. ft.)	8400.00
Volume (cu. ft.)	16800.00

**SECTION THROUGH CORRIDOR-HALL**



**22049**

**2023**

**शहर = 2**

**18**



भारत सरकार  
GOVERNMENT OF INDIA



हीरालाल मेघराज दोषी  
Heeralal Meghraj Doshi  
DOB: 21-08-1968  
Gender: Male



2175 6406 0382

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

मेघराज दोषी, 405/बी, पूनम  
अपार्टमेंट, डॉक्टर ए बी मार्ग, शिव  
सागर एस्टेट, वॉर्ली, मुंबई, वरळी,  
मुंबई, महाराष्ट्र, 400018

Address:  
S/o, Meghraj Doshi, 405/ B,  
Poonam Apartment, Dr A B Marg,  
Shiv Sagar Estate, Worli, Mumbai,  
Worli, Mumbai City, Maharashtra,  
400018



1947  
1800 300 1947

help@uidai.gov.in

www  
www.uidai.gov.in

P.O. Box No. 1947  
Bengaluru-560 901

Heeralal Doshi

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

HEERALAL MEGHRAJ DOSHI  
MEGHRAJ MISHRIMAL DOSHI  
21/08/1968  
Permanent Account Number  
AAGPD8506J



Heeralal Doshi  
Signature


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आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA

ASHWINI SAMEER LONKAR  
 RAMAKANT DHONDU PAWAR  
 10/11/1981

Permanent Account Number  
 BCKPP7651P

*Ashwini Lonkar*  
 Signature



*Ashwini Lonkar*



बवई - २	
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भारतीय विशिष्ट ओळख पाधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 2085/29769/03728

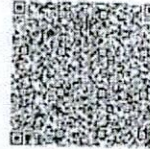
To  
अश्विनी समीर लोणकर  
Ashwini Sameer Lonkar  
W/O: Sameer Prakash Lonkar  
197, Bhageshwar Bhuvan Lt. Dilip Gupte Marg  
Near Hinduja Hospital Mahim  
Mumbai  
Mahim  
Mumbai Mumbai  
Maharashtra 400016  
9870736060

28/10/2015

MA03049160



MA030491609FT



आधार क्रमांक / Your Aadhaar No. :

**5531 8246 6184**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
Government of India



अश्विनी समीर लोणकर  
Ashwini Sameer Lonkar  
जन्म तारीख / DOB : 10/11/1981  
स्त्री / Female

5531 8246 6184



आधार - सामान्य माणसाचा अधिकार

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*A. S. Lonkar*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SAMEER PRAKASH LONKAR  
PRAKASH DWARKANATH LONKAR  
27/12/1979  
Permanent Account Number  
ACPPL9026J





*S. Lonkar*  
Signature




*S. Lonkar*

मुंबई - २		
२२०११	२८	३५
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भारत सरकार  
GOVERNMENT OF INDIA


  
समीर प्रकाश लोणकर  
Sameer Prakash Lonkar  
जन्म वर्ष / Year of Birth : 1979  
पुरुष / Male



**3248 2230 2137**

**आधार – सामान्य माणसाचा अधिकार**





  
आधार


भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O प्रकाश लोणकर, ३० / ए,  
भागेश्वर भुवन, एनटी, दिलीप गुप्ते मार्ग,  
हिंदुजा हॉस्पिटल, माहीम पश्चिम, मुंबई,  
माहीम, महाराष्ट्र, 400016

Address: S/O Prakash Lonkar, 30  
/A, Bhageshwar Bhuvan, Lt. Dilip  
Gupte Marg, Hinduja Hospital,  
Mahim West, Mumbai, Mahim,  
Maharashtra, 400016

 1947  
1800 180 1947

 help@uidai.gov.in


 www.uidai.gov.in


PO. Box No. 1947  
Belgaum-560 001

2207	28	38
2023		

*Lonkar*



  
 भारत निर्वाचन आयोग  
 Election Commission of India  
 ओड्डवण्ड  
 IDENTITY CARD  
 FTL2868487



मतदारचे नांव : सुशिल चंद्रमप्रसाद रॉय  
 Elector's Name : Sushil Chandramaprasad Roy  
 पालकाचे नांव : चंद्रमप्रसाद रॉय  
 Father's Name : Chandramaprasad Roy  
 Sex : M

जारी केलेले दिनांक : 17/1/2008



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT OF INDIA

DINESH BALARAM KESHAV  
 BALARAM KESHAV

PAN: **GDPEK4567H**  
 Permanent Account Number  
 GOVERNMENT OF INDIA

Signature



पत्ता : डॉ. ज्योतिरिंग नगर जोपादपती भाग-1, यशवंतराव चव्हाण  
 महामार्ग (प) मन्कुरुड  
 पोस्ट : पूर्व उपनगर- 400 43

Address : Zo, Jyotirling Nagra Zopadpatti Part-1,  
 Yashwantrao Chavan Mahamarg (W) Mankhurd

Metro : Mumbai Suburban- 400043

मतदार नोंदणी अधिकारी  
 46-ट्रम्बे विधानसभा मतदारसंघा भाग-1  
 Electoral Registration Officer  
 For 46-Trombay Assembly Constituency

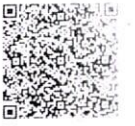
पूर्व उपनगर  
 Mumbai Suburban

जारी केलेले दिनांक : 17/1/2008

<b>खर्च - २</b>		
२२०७)	३०	३४
<b>२०२३</b>		



CHALLAN  
MTR Form Number-6



GRN	MH010062720202324M	BARCODE			Date	26/10/2023-12:49:07	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BOM2_JT SUB REGISTRA MUMBAI CITY 2			PAN No.(If Applicable)	BCKPP7651P			
Location	MUMBAI			Full Name	ASHWINI SAMEER LONKAR AND SAMEER PRAKASH LONKAR			
Year	2023-2024 One Time			Flat/Block No.	701,7TH FLOOR, PRATHAMESH APARTMENT,			
Account Head Details		Amount In Rs.		Premises/Building	701,7TH FLOOR, PRATHAMESH APARTMENT,			
0030045501	Stamp Duty	720000.00		Road/Street	86TH OLD COLLEGE ROAD, OPP PORTUGUESE CHURCH, DADAR (W)			
0030063301	Registration Fee	30000.00		Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 2 8			
				Remarks (If Any)	PAN2=AAGPD8506J~SecondPartyName=HEERALAL MEGHRAJ DOSHI-			
				Amount In	Seven Lakh Fifty Thousand Rupees Only			
				Words				
Total		7,50,000.00						



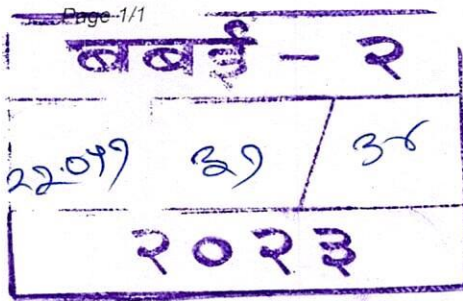
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042023102658809	014614971		
Cheque/DD No.		Bank Date	RBI Date	26/10/2023-18:22:24	Not Verified with RBI		
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				



Department ID :  
NOTE:- This challan is valid for document to be registered in sub-registrar office only. Not valid for unregistered document.  
सदर चालन केवल दृश्य निबंधक कार्यालय नोड (व्यापक) के तहत ही मान्य है। नोडणी न करावयाच्या दस्तावेजांसाठी सदर चालन मान्य नाही।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-319-22051	0005295782202324	27/10/2023-08:53:28	IGR183	30000.00
2	(iS)-319-22051	0005295782202324	27/10/2023-08:53:28	IGR183	720000.00
Total Defacement Amount					7,50,000.00



Print Date 27-10-2023 08:54:07



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 1023264419501

Receipt Date 27/10/2023

Received from DHC, Mobile number 0000000000, an amount of Rs.680/-, towards Document Handling Charges for the Document to be registered on Document No. 22051 dated 27/10/2023 at the Sub Registrar office Joint S.R. Mumbai City 2 of the District Mumbai District.

DEFACED

₹ 680

DEFACED

### Payment Details

Bank Name KKBK

Payment Date 26/10/2023

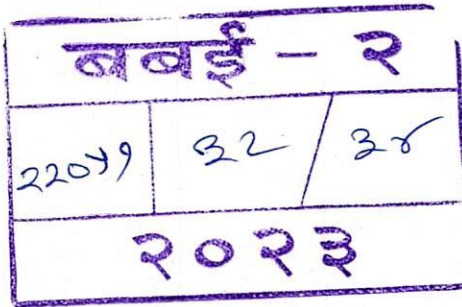
Bank CIN 10004152023102618328

REF No. 0198326484

Deface No 1023264419501D

Deface Date 27/10/2023

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



319/22051

शुक्रवार, 27 ऑक्टोबर 2023 8:53 म.पू.

दस्त गोषवारा भाग-1

ववड2

दस्त क्रमांक: 22051/2023

23

दस्त क्रमांक: ववड2 /22051/2023

वाजार मूल्य: रु. 1,19,21,708/-

मोवदला: रु. 1,20,00,000/-

भरलेले मुद्रांक शुल्क: रु.7,20,000/-

दु. नि. मह. दु. नि. ववड2 यांचे कार्यालयाने

अ. क्र. 22051 वर दि.27-10-2023

रोजी 8:52 म.पू. वा. हजर केला.

पावती:24030

पावती दिनांक: 27/10/2023

मादरकरणाचे नाव: अश्विनी समीर लोणकर --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

एकूण: 30680.00

दस्त हजर करणाऱ्याची मही:

मह. दुय्यम निबंधक, मुंबई-2

सह. दुय्यम निबंधक

मुंबई शहर क्र. २

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

शिक्रा क्र. 1 27 / 10 / 2023 08 : 52 : 15 AM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 27 / 10 / 2023 08 : 53 : 08 AM ची वेळ: (फी)

मह. दुय्यम निबंधक, मुंबई-2  
सह. दुय्यम निबंधक  
मुंबई शहर क्र. २

## प्रतिज्ञापत्र

\*सदर दस्तावेज हा नोंदणी क्रमांक १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. \*दस्तावेज संपूर्ण भजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. \*दस्तावेज सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

लिहून घेणारे :





27/10/2023 8 58:47 AM

दस्त गोषवारा भाग-2

बवई2

दस्त क्रमांक:22051/2023

35

दस्त क्रमांक :बवई2/22051/2023

दस्ताचा प्रकार :-अॅग्रीमेंट टू सेल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:हीरालाल मेघराज दोशी -- पत्ता:प्लॉट नं: ब/605,606, माळा नं: 6 वा मजला, इमारतीचे नाव: पूनम अपार्टमेंट, ब्लॉक नं: वरळी मुंबई, रोड नं: डॉ. एनी बेजंट रोड, पॅन नंबर:AAGPD8506J	लिहून देणार वय :-55 स्वाक्षरी:-		
2	नाव:अश्विनी समीर लोणकर -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: भागवश्वर भुवन लेट दिलीप गुप्ते मार्ग,हिंदुजा हॉस्पिटल जवळ,माहीम मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:BCKPP7651P	लिहून घेणार वय :-42 स्वाक्षरी:-		
3	नाव:समीर प्रकाश लोणकर -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: भागवश्वर भुवन लेट दिलीप गुप्ते मार्ग,हिंदुजा हॉस्पिटल जवळ,माहीम मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:ACPPL9026J	लिहून घेणार वय :-43 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित अॅग्रीमेंट टू सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:27 / 10 / 2023 08 : 57 : 56 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	छायाचित्र	ठसा प्रमाणित
1	नाव:सुशील राय -- वय:34 पत्ता:प्रथमेश अपार्टमेंट दादर पश्चिम मुंबई पिन कोड:400028		
2	नाव:दिनेश खेमन -- वय:36 पत्ता:शॉप न ११ आकाशा आदर्श नगर प्रभादेवी मुंबई पिन कोड:400025		

शिक्का क्र.4 ची वेळ:27 / 10 / 2023 08 : 58 : 30 AM

सह दुय्यम निबंधक, मुंबई-2

सह. दुय्यम निबंधक

Payment Details.

मुंबई शहर क्र. ३

sr.	Purchaser	Type	Verification no./Vendor	GR/License	सह. दुय्यम निबंधक, मुंबई शहर क्र.	Used At	Deface Number	Deface Date
1	ASHWINI SAMEER LONKAR AND SAMEER PRAKASH LONKAR	eChallan	02300042893102658809	MH010062720202324M	720000.00	SD	0005295782202324	27/10/2023
2		DHC		1023264419501	680	RF	1023264419501D	27/10/2023
3	ASHWINI SAMEER LONKAR AND SAMEER PRAKASH LONKAR	eChallan		MH010062720202324M	30000	RF	0005295782202324	27/10/2023

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