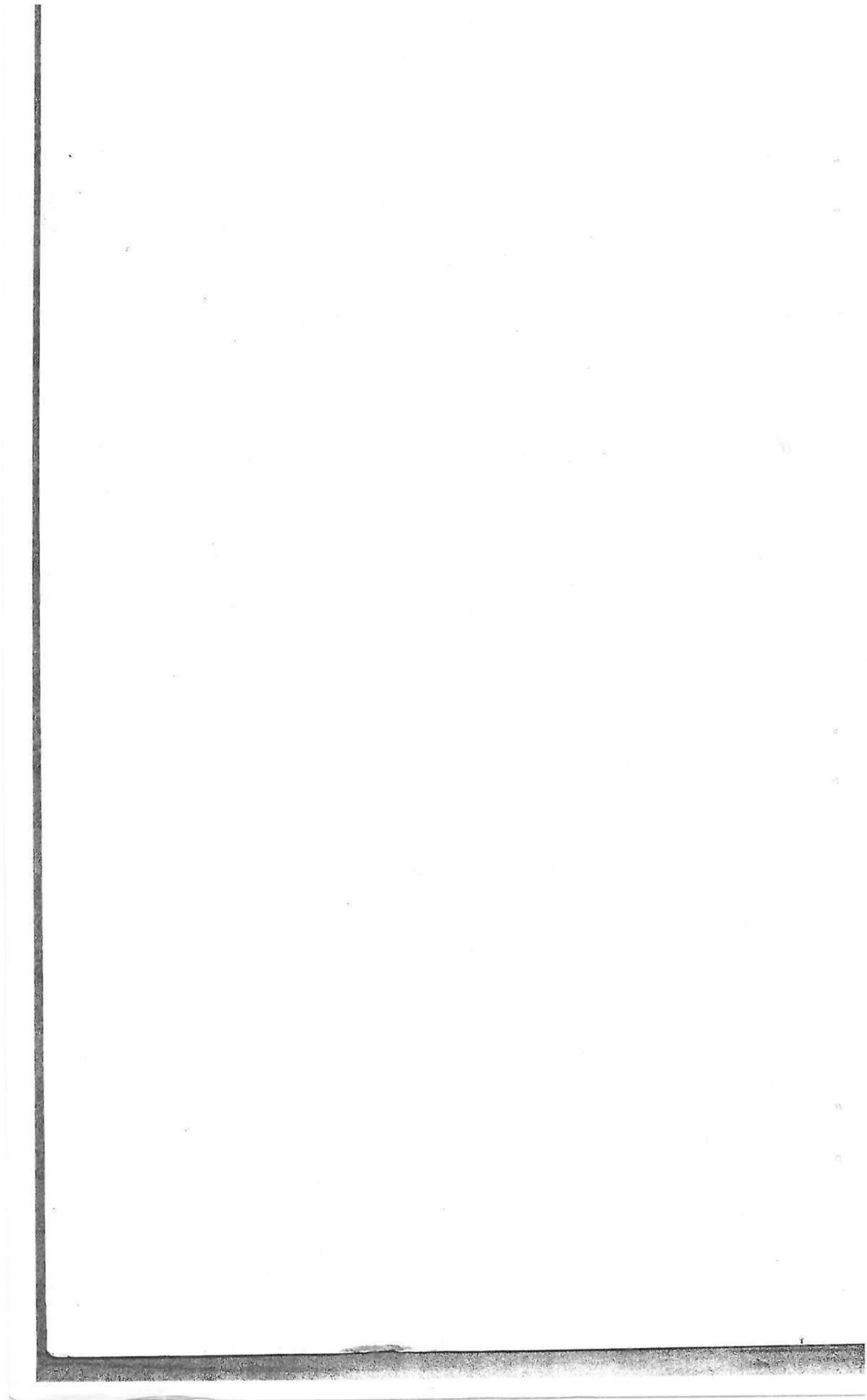


REYNA RAVIDAS AGREEMENT

5



337/10075

पावती

Original/Duplicate

Friday, July 23, 2021

नोंदणी क्र. :39म

6:13 PM

Regn.:39M

पावती क्र.: 11360 दिनांक: 23/07/2021

गावाचे नाव: भाईंदर

दस्तऐवजाचा अनुक्रमांक: टनन7-10075-2021

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: रेखा रविदास

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1440.00

पृष्ठांची संख्या: 72

एकूण:

रु. 31440.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

6:30 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 7

बाजार मुल्य: रु.2710752/-

मोबदला रु.3000000/-

भरलेले मुद्रांक शुल्क : रु. 180000/-

सह दुय्यम निबंधक वर्ग. २
ठाणे क्र ७

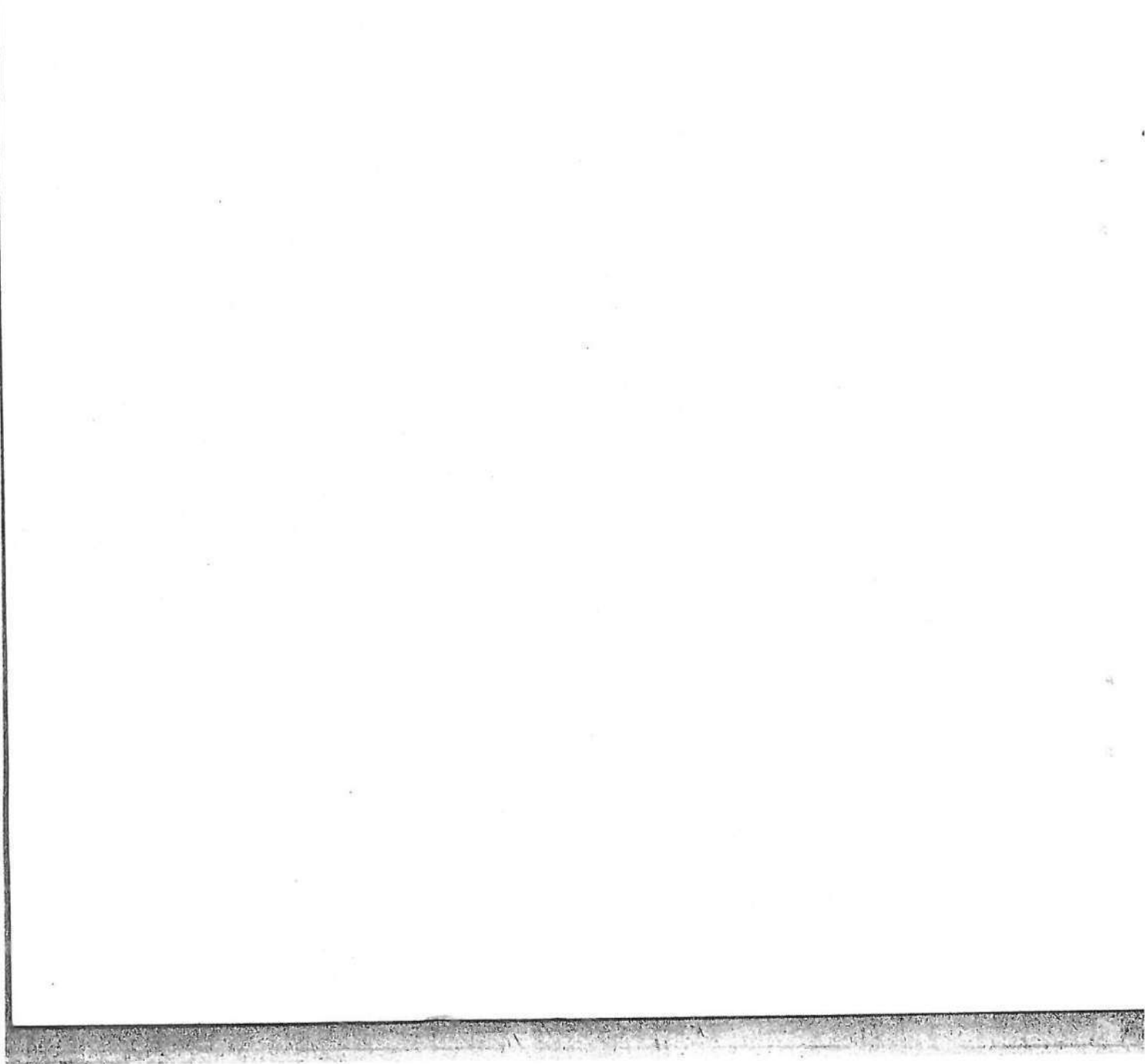
1) देयकाचा प्रकार: By Cash रक्कम: रु 1440/-

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003995641202122E दिनांक: 23/07/2021

बँकेचे नाव व पत्ता:

रेखा रविदास



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202107236993	23 July 2021, 06:07:42 PM			
मूल्यांकनाचे वर्ष	2021	टनन7			
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	1/13-जे) भु-विभाग हदी मौजे भाईदर गांवातील रेल्वे लाईनच्या पुर्वेकडील सर्व मिळकती संव्हे क्र				
क्षेत्राचे नांव	Mira Bhaindar Municipal Corporation	सर्व्हे नंबर /न. भू क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
35830	74800	90200	117700	90200	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	36.24 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.74800/-
उद्दवाहन सुविधा -	नाही	मजला -	Ground Floor/Stilt Floor		
Sale Type - Resale	First Sale Date - 02/01/2013				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ				
	=(74800 * (100 / 100)) * 100 / 100				
	= Rs.74800/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 74800 * 36.24				
	= Rs.2710752/-				
Applicable Rules	= 3, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 2710752 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs.2710752/-				
	= २ सत्तावीस लाख दहा हजार सात शो बावत्र /-				

Home Print

ट.न.न. - ७	
दस्ता क्रमांक १००७१/२०२१	
१	७२





CHALLAN
MTR Form Number-6



GRN ^o	MH003995641202122E	BARCODE		Date	23/07/2021-17:27:33	Form ID	25.2
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
				PAN No.(If Applicable)		AGIPD6406F	
Office Name		THN4_THANE NO 4 JOINT SUB REGISTRAR		Full Name		REKHA RAVIDAS	
Location		THANE		Flat/Block No.		Flat No 004 C-5 Nayandeep Shantinagar CHS Ltd	
Year		2021-2022 One Time		Premises/Building			
Account Head Details		Amount In Rs.		Road/Street		Mira Road East	
0030046401 Stamp Duty		180000.00		Area/Locality		Thane	
0030063301 Registration Fee		30000.00		Town/City/District			
				PIN		4 0 1 1 0 7	
				Remarks (If Any)		<div style="border: 1px solid black; padding: 5px;"> <p>ट.न.न. - ७</p> <p>दस्त क्रमांक १००७१/२०२१</p> <p>२ ७२</p> </div>	
				Amount In		Two Lakh Ten Thousand Rupees Only	
		2,10,000.00		Words			



Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332021072317680	2693093104		
Cheque/DD No.		Bank Date	RBI Date	23/07/2021-17:28:18	Not Verified with RBI		
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 9702567777
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चटान केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चटान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-337-10075	0001887510202122	23/07/2021-18:13:20	IGR119	30000.00
2	(IS)-337-10075	0001887510202122	23/07/2021-18:13:20	IGR119	180000.00
Total Defacement Amount					2,10,000.00





CHALLAN
MTR Form Number-6



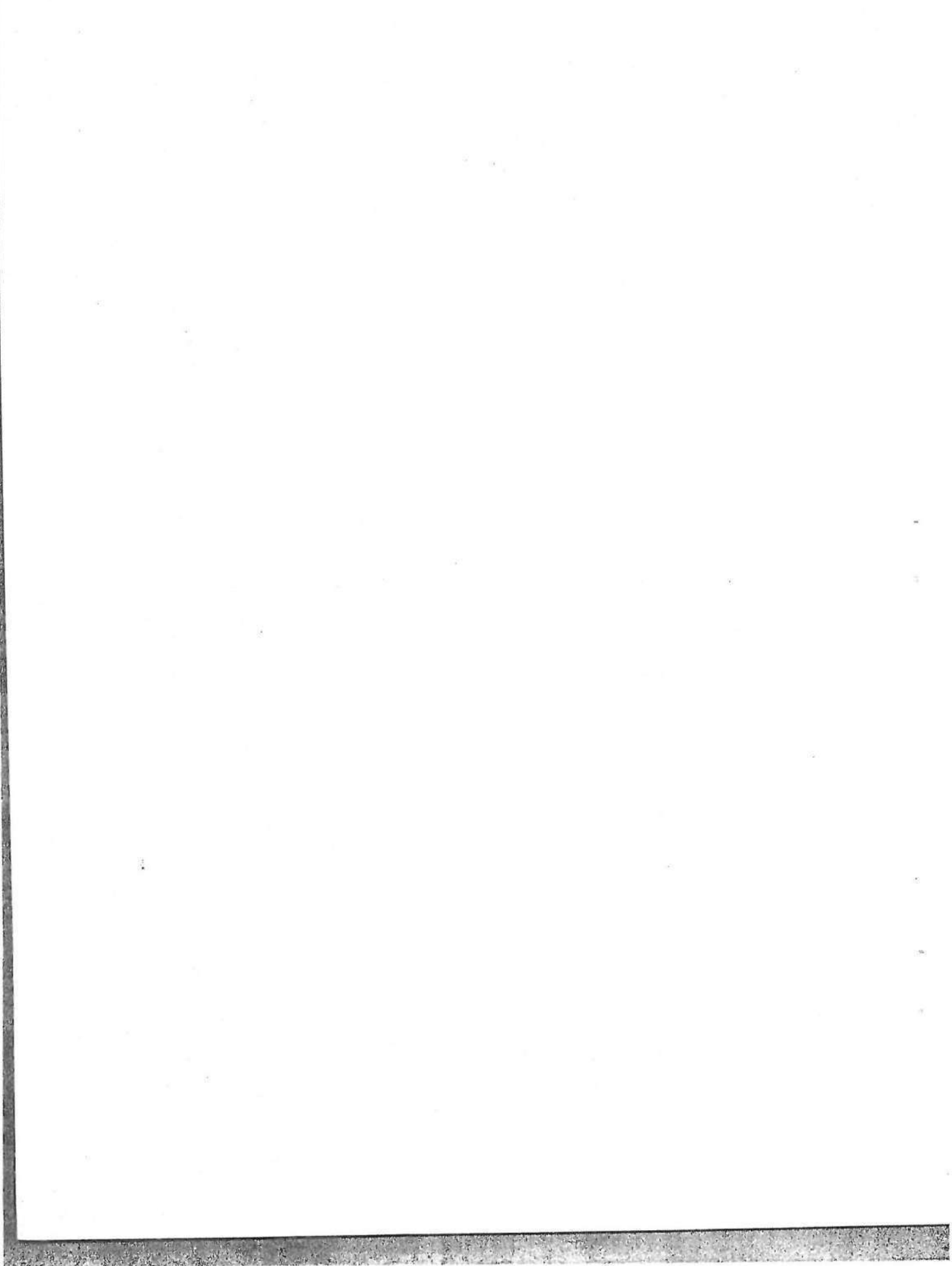
GRN	MH003995641202122E	BARCODE			Date	23/07/2021-17:27:33	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	THN4_THANE NO 4 JOINT SUB REGISTRA			PAN No.(If Applicable)	AGIPD6406F			
Location	THANE			Full Name	REKHA RAVIDAS			
Year	2021-2022 One Time			Flat/Block No.	Flat No 004 C-5 Nayandeep Shantinagar CHS Ltd			
Account Head Details		Amount In Rs.	Premises/Building					
0030046401	Stamp Duty	180000.00	Road/Street		Mira Road East			
0030063301	Registration Fee	30000.00	Area/Locality		Thane			
			Town/City/District					
			PIN		4 0 1 1 0 7			
			Remarks (If Any)		ट.न.न. - ७			
			PAN2=AJCPM0783D~SecondPartyName=JAYESHPJMRRA		दस्त क्रमांक 5006/2021			
			Amount In		Two Lakh Ten Thousand Rupees Only			
Total	2,10,000.00		Words					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332021072317680	2693093104			
Cheque/DD No.		Bank Date	RBI Date	23/07/2021-17:28:18	Not Verified with RBI			
Name of Bank		Bank-Branch	IDBI BANK					
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. : 9702567777

सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



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४	७२

AGREEMENT FOR SALE

J.J. Mehta

This Agreement for sale is made and entered into at ~~Thane~~ this 23 day of July in the Gregorian calendar year 2021 (two thousand twenty one),
 BETWEEN, (1) Mr. JAYESH J. MEHTA, 56 years; holder of Income tax PAN: **AJOPM0783D**, resident of Flat No. 004, C-5 Nayandeep Shantinagar C.H.S. Ltd., Sector VI, Mira Road East, Thane 401107, (2) Mrs. VARSHA M. MEHTA, 62 years, holder of AADHAR: **5663 4540 6697**, resident of Flat No. B/206, Yogi Swami C.H.S. Ltd., Eksar road, Borivali West, Mumbai 400091; (3) Mrs. MANSI N. MEHTA 60 years, holder of AADHAR: **7812 6656 3239**, resident of 8, Sunrays, Sion Main road, Sion circle, Sion East, Mumbai 400022 & (4) Mrs. PRITI S. IYER, aged about 59 years, holder of Income tax PAN: **AARPI1987R** resident of Flat No. A/702, Yogi Kiran C.H.S. Ltd., Yogi Nagar, Borivali West, Mumbai 400091, hereinafter called and referred to as the "Vendors" (which expression unless contrary to the context or meaning thereof, shall mean and include, his/her/their heir(s) and legal representatives; as the case may be) of the **FIRST PART**;



AND

Mrs. REKHA RAVIDAS, aged about 38 years, holder of Income tax PAN: **AGIPD6406F** resident(s) of Flat No. B/603, Oberoi Gardens C.H.S. Ltd., Thakur Village, Kandivali East, Mumbai 400101 hereinafter called and referred to as the "Purchaser" (which expression unless contrary to the context or meaning thereof, shall mean and include, in the case of individual(s) his/her/their heir(s) and legal representative(s) of the **OTHER PART**.

२२/७/२१

V.M. Mehta

M.S. Saraf

S. Briti

J.J. Mehta

1. **DEFINITION AND INTERPRETATION:**

1.1. "Agreement" shall mean this Agreement for sale together with the Schedule(s) and Annexure(s) hereto and any other document(s) executed in pursuance hereof, with respect to the subject matter hereof and supersedes all understandings, any other Agreement(s), correspondences, arrangement(s) whether written or oral, if any, between the parties in regard to the said Unit defined herein;

1.2. "Building" shall mean the multi storeyed structure of which the said Unit is a part of, and which is more particularly described in the clause-I(vi) of the Annexure – A hereof;

1.3. "Car Parking" shall mean areas designated for parking of 4(four) wheeler private vehicle(s) within the basemen/stilt/podium/open areas of the said Building and

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दस्ता क्रमांक	9004/2028
५	१०

more particularly described in the clause-I(xii) of the Annexure – A hereof;
1.4. "CC" shall mean commencement certificate, being the permission for construction of the said Building and other structures, granted by the MCGM and/or any other planning authority/civic body, more particularly described in the clause-II(i) of the Annexure – A hereof;

1.5. "Consideration" shall mean the lump sum monetary amount agreed by the parties herein for purchase/sale of the said Unit more particularly set out in the clause-IV of the Annexure – A hereof;

1.6. "CHS or the Society" shall mean Co-operative Housing Society, duly formed and registered under the provisions of The Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act XXIV of 1961), which is also the owner of the said Building and more particularly set out in the clause-III of the Annexure – A hereof;

1.7. "FI's" shall mean any Bank(s) and/or Financial institution(s) and/or Non-Banking Financial Company(ies) of the choice of the Purchaser, wherefrom the Purchaser may avail loan or finance for payment of a part of the consideration amount for the purchase of the said Unit.

1.8. "MBMC" shall mean the Mira Bhandar Municipal Corporation;

1.9. "OC" shall mean the occupancy certificate, a letter issued by the MCGM or any other planning authority/civic body stating that the construction of the said Building/Unit has been completed as per the sanctioned plans and also by adhering to the applicable building codes, relevant regulations and laws more particularly described in the clause-II (ii) of the Annexure – A hereof;

प्राप्तकर्ता

V.M. Mohale

M. Banerjee

S. Brite

J.J. Mehra

- 1.10. "Registration District" shall mean a division of territory marked under jurisdiction of the sub-registrar of assurances to administer execution of admission of any assurances in law;
- 1.11. "Shares" shall mean undivided shares and interest in the capital/property of the said Society, denoting the membership of the Vendors in the said Society and more particularly set out in the clause-IV of the Annexure – A hereof;
- 1.12. "Survey Number" shall mean a unique number assigned to a specific piece of land to maintain records. The record contains the information about the location, size, shape, and ownership of the land;
- 1.13. "Taluka" shall mean an administrative district for taxation purposes, comprising several revenue villages;
- 1.14. "TDS" shall mean statutory deduction(s) of Income tax at source as provisioned under the section 194(l)(a) of the Income tax Act, 1961 as amended from time to time for the time being in force;
- 1.15. "Unit" shall mean the residential/commercial/industrial unit being sold/purchased by the parties herein and more particularly detailed in the clause – I of the Annexure - A hereof.

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दस्ता क्रमांक १००७ / २०२१
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2. **RULES FOR INTERPRETATION:** In this Agreement where the context admits
- 2.1. This Agreement for sale may hereinafter be called and referred to as the said "Agreement".
- 2.2. All references in this Agreement to statutory provisions shall be construed as meaning and including references to: -
- 2.2.1. Any statutory modification, consolidation, or re-enactment (whether before or after the date of this Agreement) for the time being in force;
- 2.2.2. All statutory instruments or orders made pursuant to statutory provision; and;
- 2.2.3. Any statutory provisions of which these statutory provisions are a consolidation, re-enactment, or modification.
- 2.3. Words denoting the singular shall include the plural and words denoting any gender shall include all genders.
- 2.4. Headings to clauses, sub-clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the Schedules and shall be ignored in construing the same.
- 2.5. References to recitals, clauses or schedules are, unless the context otherwise requires, are references to recitals, to clauses of or schedules to this Agreement.



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U.M. Mehta

M. Sanjay

S. Briti

J. J. Mehta

2.6. Reference to days, months and years are to Gregorian days, months and calendar years respectively.
दस्ता क्रमांक 90067/1988
2.7. Any reference to the words "hereof", "herein", "hereto" and "hereunder" and words of similar import, when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.

- 2.8. The words "include" and "including" are to be construed without limitation.
- 2.9. Any reference to the masculine, the feminine and the neutral shall include each other.
- 2.10. In determination of any period of days for the occurrence of an event or the performance of any act, deed, matter, or thing shall be deemed to be exclusive of the day on which the event happens or the act, deed, matter or thing is done and if the last day of the period is not a working day, then the period shall include the next following working day.
- 2.11. Vendors and the Purchaser are referred to herein individually as a "Party" and collectively as the "Parties".
- 2.12. In determining the right(s) and duties of the parties under this Agreement, the entire Agreement must be read as whole and not in isolation.

3. **RECITALS** The Vendors have represented and warranted to the Purchaser:

- 3.1. THAT Ms. Shantistar Builders having address at 8, Tulsiani Chambers, 212 Backbay Reclamation, Nariman Point Mumbai 400021 (the "Developers"), proposed to construct multi storeyed building(s) comprising of commercial/residential units in pursuance of the said CC issued by the MBMC being the said Building set out in the clause-I(vi) of the Annexure - A hereof on the land(s) or ground(s) bearing Survey No. 735 (part) situate, lying and being at Bhayander, Taluka Thane, in the registration district and sub-district of Thane.
- 3.2. THAT by and under an Article of Agreement dated 24/03/1987, made and executed between the Developers herein, therein referred to as "the Builders" of the one part; and one Mr. Francis Fernandes, therein referred to as "the Purchaser" of the other part (the "Principal Agreement"). The said Mr. FRANCIS FERNANDES, had agreed to purchase a self-contained residential Unit being Flat No. 004 admeasuring 390 sq. ft. built up area equivalent to 36.24 sq. mtrs. built up area on the Ground Floor of the building No. "C/5" in the project known as Shanti Nagar (now Nayandeep Shantinagar C. H. S. Ltd., situated at Sector - VI, Shantinagar Housing Complex, Mira Road (East), Thane 401107) and more

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V.M. Mohale

M. S. Fernandes

S. Brito

J. J. Menon

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दस्त क्रमांक १०००७/१२०२१

particularly described in the clause-I of the Annexure - A hereof, to be constructed on land(s) or ground(s) bearing Survey No. 735 (part) situate, lying and being at

Bhayander, Taluka Thane in the registration district and sub district of Thane within the assessment jurisdiction of the Mira Bhayander Municipal Corporation, which is more particularly described in the clause-I of the Annexure - A hereof, at a valuable consideration and on the term(s) and condition(s) more particularly set out in the said Principal Agreement;

- 3.3. THAT the parties of the said Principal Agreement could not appear before the sub-registrar of assurances, Thane Taluka within the time provided for registration under the Registration Act, 1908 therefore, by and under a Deed of Confirmation dated 20/01/1989, made and executed between the Developers herein, therein referred to as "the Builders" of the One Part, and the said Mr. FRANCIS FERNANDES, therein referred to as "the Purchaser" of the Other Part duly registered under Serial No. THA/408 dated 25/01/1989 at the office of the sub-registrar of assurances Thane, the parties inter alia confirmed the contents of the said Principal Agreement to be valid, subsisting and binding upon them;
- 3.4. THAT by and under an Agreement for Sale dated 30/03/1992, made and executed between the said Mr. FRANCIS FERNANDES, therein referred to as "the Assignor" of the One part; and one (1) Mr. ASHOK DEVAKINANDAN BANSAL & (2) Mrs. RENU ASHOK BANSAL, therein referred to as "the Assignees" of the Other part; the said Mr. FRANCIS FERNANDES agreed to sell, assign, convey, transfer and assure all his rights, interests and title in the said Unit to the said (1) Mr. ASHOK DEVAKINANDAN BANSAL & (2) Mrs. RENU ASHOK BANSAL, at a consideration and on the terms and conditions more particularly cited in the said Agreement for Sale dated 30/03/1992, upon performance of the terms and conditions of the said Agreement for Sale dated 30/03/1992, the said (1) Mr. ASHOK DEVAKINANDAN BANSAL & (2) Mrs. RENU ASHOK BANSAL were put to the quiet, vacant, peaceful, actual, physical and legal possession of the said Unit;
- 3.5. THAT in view of deficit stamp duty the parties to the said Agreement for Sale dated 30/03/1992, could not appear before the sub-registrar of assurances, Thane Taluka and admit the execution of the said Agreement for Sale dated 30/03/1992, hence the said Agreement for Sale dated 30/03/1992 was duly adjudicated for proper stamp duty by the collector of stamps, Thane Taluka and upon payment of the stamp duty of ₹1,990/- (Rupees One Thousand Nine Hundred Ninety only) together



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V.M. Mohale

M. B. Bhandari

S. Buti

J. J. Menon

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दस्त	with a penalty of ₹250/- (Rupees Two Hundred Fifty only) the said Agreement for Sale dated 30/06/1999 was endorsed through certification by the said collector of stamps Thane on 10/05/1995;
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3.6. THAT by and under an Agreement for Sale dated 30/06/1999, made and executed between the said (1) Mr. ASHOK DEVAKINANDAN BANSAL & (2) Mrs. RENU ASHOK BANSAL, therein referred to as "the Vendors" of the One part; and one (1) Mr. GIRISHBHAI DEVABHAI BRAHMBHATT (BAROT) & (2) Mrs. BHAGAVATIBEN GIRISHBHAI BRAHMBHATT (BAROT), therein referred to as "the Purchasers" of the Other part; the said (1) Mr. ASHOK DEVAKINANDAN BANSAL & (2) Mrs. RENU ASHOK BANSAL agreed to sell, assign, convey, transfer and assure all their rights, interests and title in the said Unit to the said (1) Mr. GIRISHBHAI DEVABHAI BRAHMBHATT (BAROT) & (2) Mrs. BHAGAVATIBEN GIRISHBHAI BRAHMBHATT (BAROT), at a consideration and on the terms and conditions more particularly cited in the said Agreement for Sale dated 30/06/1999, upon performance of the terms and conditions of the said Agreement for Sale dated 30/06/1999, the said (1) Mr. GIRISHBHAI DEVABHAI BRAHMBHATT (BAROT) & (2) Mrs. BHAGAVATIBEN GIRISHBHAI BRAHMBHATT (BAROT) were put to the quiet, vacant, peaceful, actual, physical and legal possession of the said Unit;

3.7. THAT the parties of the said Agreement for Sale dated 30/06/1999 could not appear before the sub-registrar of assurances, Thane Taluka within the time provided for registration under the Registration Act, 1908 therefore, by and under a Deed of Declaration dated 10/10/2002, made and executed by the said (1) Mr. GIRISHBHAI DEVABHAI BRAHMBHATT (BAROT) & (2) Mrs. BHAGAVATIBEN GIRISHBHAI BRAHMBHATT (BAROT), and confirmed by (1) Mr. ASHOK DEVAKINANDAN BANSAL & (2) Mrs. RENU ASHOK BANSAL duly registered under Serial No. TNN7/04935 dated 11/10/2002 at the office of the joint sub-registrar of assurances Thane no. 7, the said (1) Mr. GIRISHBHAI DEVABHAI BRAHMBHATT (BAROT) & (2) Mrs. BHAGAVATIBEN GIRISHBHAI BRAHMBHATT (BAROT) confirmed the contents of the said Agreement for Sale dated 30/06/1999 to be valid and subsisting;

3.8. THAT by and under an Agreement for Sale dated 14/02/2007, made and executed between the said (1) Mr. GIRISHBHAI DEVABHAI BRAHMBHATT (BAROT) & (2) Mrs. BHAGAVATIBEN GIRISHBHAI BRAHMBHATT (BAROT) therein referred to

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as the "Vendor/Transferors" of the One part; and Mrs. INDIRA JASWANTRAI MEHTA, therein referred to as the "Purchaser/Transferee" of the Other part duly registered under Serial No. TNN10/01601 dated 21/02/2007 at the office of the joint sub-registrar of assurances Thane no. 10; the said (1) Mr. GIRISHBHAI DEVABHAI BRAHMBHATT (BAROT) & (2) Mrs. BHAGAVATIBEN GIRISHBHAI BRAHMBHATT (BAROT) agreed to sell, assign, convey, transfer and assure all their rights, interests and title in the said Unit to the said Mrs. INDIRA JASWANTRAI MEHTA, at a consideration and on the terms and conditions more particularly cited in the said Agreement for Sale dated 14/02/2007, upon performance of the terms and conditions of the said Agreement for Sale dated 14/02/2007, the said Mrs. INDIRA JASWANTRAI MEHTA was put to the quiet, vacant, peaceful, actual, physical and legal possession of the said Unit;

- 3.9. THAT the said Mrs. INDIRA JASWANTRAI MEHTA, died intestate at Mira Road, Thane, on or about 20/11/2011, leaving behind her (1) Mr. JAYESH J. MEHTA – son, (2) Mrs. VARSHA M. MEHTA – married daughter, (3) Mrs. MANSI N. MEHTA – married daughter & (4) Mrs. PRITI S. IYER – married daughter, as her only surviving heir(s) and legal representative(s) in respect her undivided share in or about the said Unit and the proportionate undivided share and interest in the capital/property of the said Society according to the Hindu succession Act (Act 30 of 1956).
- 3.10. THAT all the Purchaser or Owner(s) of residential/commercial and other units of the said Building formed and registered the said Society more particularly described in the clause-III of the Annexure – A hereof;
- 3.11. THAT the Vendors is/are a registered member of the said Society, holding the said Shares set out in the clause-IV of the Annexure – A hereof.
- 3.12. THAT in the circumstances above AND SUBJECT TO WHAT has been stated herein above, the Vendors is/are seized and possessed of and/or well and sufficiently entitled to the said Unit, more particularly described in the clause-I of the Annexure – A hereof.
- 3.13. THAT the Vendors have agreed to sell, assign, convey, transfer and assure unto the Purchaser and the Purchaser has agreed to purchase, possess and acquire from the Vendors, the said Unit the (i) quiet, vacant, peaceful, and physical possession of the said Unit (ii) all the undivided shares and interest in the capital/property of the said Society pertaining to the said Unit (iii) entire right(s), title



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	of corpus fund, sinking and other fund(s) of the said Society, and (vii) all benefit(s)

attached to the said Unit and the membership of the said Society of the Vendors, absolutely free from all claim(s), demand(s), encumbrance(s), litigation(s) and dispute(s) whatsoever at or for the said Consideration set out in the clause-V of the Annexure - A hereof, but subject to deduction of the statutorily applicable TDS;

3.14. THAT the Vendors herein with the consent of the Purchaser had given notice of intention to transfer his/her/their shares and interest(s) in the capital/property of the Society as required under rule(s) 24(i)(b) of the Maharashtra Co-operative Societies Rules 1961 in the form(s) appended under appendix 20/1, & 20/2 of the model bye-law(s) No.38(a), the said Society in response thereto granted letter of no objection dated

3.15. THAT for discharging a part of the said Consideration, the Purchaser has informed the Vendors that he/she propose(s) to apply and avail housing loan or finance to the maximum extent of ₹25,00,000/- (Rupees Twenty Five Lakh only) from the said FI's, the Purchaser has also informed the Vendors that the aforesaid amount of ₹25,00,000/- (Rupees Twenty Five Lakh only) shall be remitted directly by the said FI's to the Vendors, subject to necessary co-operation being given by the Vendors as well as the said Society in issuing the letter of no objection for the mortgage



relating to the said Unit in favour of said FI's and providing other document(s) of the said building or the said Unit such as sanctioned plan etc. that may be demanded by said FI's from the Purchaser.

3.16. THAT the parties hereto in Agreement with each other are desirous of reducing their term(s) and condition(s) to writing, hence these presents.

3.17. THAT the Vendors have been provided with a draft copy of this Agreement and has been suitably advised by their advisor(s) and well-wishers, further the Vendors confirm(s) that after fully understanding and accepting the terms hereof, the Vendors have decided and agreed to enter into this Agreement;

NOW THEREFORE, in consideration of the foregoing and the mutual covenant(s) and promise(s) contained herein, the receipt and adequacy of which is/are hereby admitted and acknowledged, the parties intending to be bound legally, agree(s) as follows: -

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4. **SUBJECT MATTER OF THIS AGREEMENT:** The subject matter of this Agreement is grant, sale, assignment, conveyance, transfer and assurance of the said Unit by the Vendors to the Purchaser in lieu of the said Consideration alongwith (i) the quiet, vacant, peaceful, and physical possession of the said Unit (ii) all the undivided shares and interest in the capital/property of the said Society pertaining to the said Unit (iii) entire right(s), title and interest(s) of the Vendors in the said Unit (iv) deposits or advances paid by the Vendors for electric connection, water connection, piped gas connection and other household utilities (v) fixture(s) and fitting(s) in or about the said Unit (vi) share of corpus fund, sinking and other fund(s) of the said Society, and (vii) all benefit(s) attached to the said Unit and the membership of the said Society of the Vendors, absolutely free from all claim(s), demand(s), encumbrance(s), litigation(s) and dispute(s) whatsoever at or for the said Consideration set out in the clause-V of the Annexure - A hereof, but subject to deduction of the statutorily applicable TDS.

5. **THE VENDORS CONVENANT(S):** The Vendors hereby state(s), declare(s), record(s), confirm(s) and warrant(s) that;

5.1. **That** they agree(s), record(s) and declare(s) that the recital(s) contained hereinabove shall form integral part of this Agreement as if the same are set out and/or reproduced and incorporated herein;

5.2. **That** they shall be solely responsible for the observance and performance of the covenants and the terms and conditions set out herein;

5.3. **That** they have agreed to sell, assign, convey, transfer, and assure the said Unit in the manner specified in the clause-4 hereof for or at the said Consideration and on the term(s) and condition(s) cited herein;

5.4. **That** they are the legal, lawful, and absolute owner in quiet, vacant, and peaceful possession of the said Unit;

5.5. **That** no one else except himself have any right(s) title, and interest(s) in respect thereof;

5.6. **That** they have heretofore neither entered into any oral or written Agreement(s) for sale nor executed any memorandum(s) of understanding, transfer Agreement(s), transfer form(s), document(s), writing(s) or paper(s) in favour of any party/person(s) or body public or whosoever other than the Purchaser herein, nor the Vendors have heretofore;

5.6.1. received any amount(s) of money by way of consideration or earnest money or deposit(s) or otherwise in any manner whatsoever from any party/person(s) or



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body public or whosoever other than the Purchaser;

5.6.2. done and/or omitted any act(s), Agreement(s), matter(s) or thing(s) so that his/her/their ownership right(s), title and interest(s) in the said Unit is jeopardised or prejudiced in any manner whatsoever;

5.6.3. created any other liability in any manner whatsoever;

5.6.4. encumbered or charged his/her/their right(s), title and/or interest(s) in and of the said Unit.

5.7. That the said Unit is not affected by any lispendens or insolvency proceeding(s) or any prohibitory order(s) from any authority restraining the Vendors from dealing with or disposing of or parting with possession of the said Unit or any part thereof., neither the Government or any public authority has/had issued any order under the Income tax Act, the Wealth tax Act, and/or the Maharashtra Land Revenue Code or under any statute restraining the Vendors from selling or disposing of the said Unit or any part thereof in any manner whatsoever;

5.8. That they have not been disqualified or rendered disentitled either at law, equity or otherwise on account(s) of any action(s), step(s) or proceeding(s) or any act(s) of commission(s) or omission(s) including any forfeiture(s), confiscation(s), acquisition(s), requisition(s) and/or reservation(s) and otherwise and there was no and there is/are no dispute(s) filed or pending or disposed of in respect of the said Unit or in respect of the said building to the knowledge, notice (expressed and/or implied) or information of the Vendors;

5.9. That there is/are no minor(s) interested in the said Unit or any part thereof nor there is/are any occupant(s) or dependent(s) claiming any right(s), interest(s) and possession thereof or any part thereof howsoever;



5.10. That they have paid their share of municipal taxes, water charge(s), electricity charge(s), telephones bill(s), Society's maintenance charge(s), all other outgoing(s), cost(s), charge(s), expense(s), taxes, due(s), due(s) and arrear(s), stamp duty (if any), all other applicable taxes (if any) etc. in respect of the said Unit up to date and that no part thereof has remained un-paid;

5.11. That all the deposit(s) including the deposit(s) for household utilities and all other benefit(s) attached to the said Unit and the said membership of the said Society lying to the credit(s) of the Vendors with the said Society or utility provider(s) shall automatically stand transferred to the Purchaser, further the Vendors shall not claim any right(s) or take/claim refund in respect to or any part thereof at any time

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hereafter either now or in future;

- 5.12. That they shall obtain or have obtained the necessary permission from the said Society to transfer their all right(s), title, claim, interest(s) and benefit(s) whatsoever enjoyed by the Vendors including the said Shares, deposit(s), if any, to and in the favour of the Purchaser;
- 5.13. That they shall co-operate with the Purchaser for further assuring in law and also for better and more perfectly transferring their all right(s), title, interest(s) and benefit(s) in the said Unit unto the Purchaser for the exclusive use and benefit(s) of the Purchaser;
- 5.14. That he/she/they shall also obtain and deliver the letter of no objection for creation of mortgage OR letter of acceptance of charge in favour of said FI's, within the specified time limit set out in these presents without failure;
- 5.15. That they shall have no objection whatsoever for the loan or finance being availed by the Purchaser for the payment of a part of the said Consideration;
- 5.16. That they shall within the time limit(s) mentioned herein provide document(s), plan(s), sanction(s) and permission(s) etc. but limited to the building, property, land and the said Unit whichever may be required and/or called by the said FI's;
- 5.17. That the Vendors shall not be obliged to provide any of their financial documents for the procurement of the said financial assistance of the Purchaser;
- 5.18. That they shall forthwith the receipt of the said Consideration put the Purchaser to the quiet, vacant, peaceful, and physical possession of the said Unit along with all the document(s) mentioned set out in the Annexure - B hereof;
- 5.19. That there is/are no material defect in the title pertaining to the said Unit to the best knowledge of the Vendors;
- 5.20. That in the event of default by the Vendors, the provisions under this Agreement shall be applicable without demur;
6. **THE PURCHASER COVENANT(S)**: The Purchaser covenant(s) with the Vendors that:
- 6.1. **AGREED, RECORDED AND DECLARED**, the recital(s) contained hereinabove shall form integral part of this Agreement as if the same are set out and/or reproduced and incorporated herein;
- 6.2. He shall be solely responsible for the observance and performance of the covenants and the terms and conditions set out herein;
- 6.3. He has agreed to purchase, acquire, and possess the said Unit in the manner



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१५	6.4. He shall pay the entire Consideration, partly through his/her source of fund(s) and partly through borrowing(s) (personal as well as from the said FI's, as may be required) within the time limits set out herein;

- 6.5. He shall not demand or claim(s) the quiet, vacant, peaceful, and physical possession of the said Unit prior to the payment of the entire consideration;
- 6.6. He expressly agree that in the event of default in the payment of the said Consideration the provisions under this Agreement shall be applicable without demur;

7. **OBLIGATIONS OF THE VENDORS:** The parties agree(s), state(s), declare(s) and undertake(s) that on payment of the said Consideration by the Purchaser to the Vendors and the Vendors forthwith putting the Purchaser to the quiet, vacant, peaceful, and physical possession of the said Unit the sale/purchase of the said Unit shall deemed to completed, failing which, the default consequences set out herein shall be applicable, inter alia that the Vendors shall: -

7.1. Pay and clear all the municipal taxes, water charge(s), electricity charge(s), telephones bill(s), other household utilities charge(s) in the said Unit, society's maintenance charge(s), all other outgoing(s), cost(s), charge(s), expense(s), taxes, due(s) and arrear(s), stamp duty (if any), all other applicable taxes (if any) etc. in respect of the said Unit up to the date of the quiet, vacant, peaceful, and physical possession of the said Unit by the Purchaser;



By an appropriate writing(s) resign as the member of the said Society in favour of the Purchaser and request the said Society to admit the Purchaser as member of the said Society in the place of the Vendors.

7.3. Duly complete and sign the requisite transfer form(s) and all other relevant form(s), declaration(s) etc. appended in the model bye-law(s) and those declaration(s), undertaking(s) that may be demanded in addition(s) by the said Society for the effective transfer of the said Unit to the Purchaser;

7.4. At all time(s) hereafter and whenever required at the request(s) and the cost(s) of the Purchaser, shall appear in person and also do and execute or cause to be done or executed all such act(s), Agreement(s), matter(s) and thing(s) and/or other assurance(s) in law whatsoever that may be required for further and more perfectly vesting and assuring the said Unit unto the Purchaser and whenever required the

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Vendors shall sign necessary paper(s), document(s), writing and/or assurances in law that may be required for the transfer of the said Unit;

- 7.5. Have no right(s), possession(s), title and/or interest(s) of any nature whatsoever in or about the said Unit and Purchaser shall be solely and exclusively entitled to use, occupy, possess and enjoy the same without any hindrance and/or interference by the Vendors or any one claiming through or under their behalf in any manner howsoever, the Purchaser shall solely be entitled to deal with the said Unit in such manner as he/she may desire and think fit and proper, subject to bye-law(s) of the society and applicable rule(s) and regulation(s).

8. OBLIGATIONS OF THE PURCHASER:

- 8.1. The Purchaser shall pay or cause the Vendors to be paid the said Consideration, failing which, the default consequences set out herein shall be applicable;
- 8.2. The Purchaser shall become a member of the said Society and for such purpose(s) the Purchaser agree(s) to sign necessary application(s), form(s) and other paper(s) as may be required or called upon by the said Society, the Purchaser expressly agree(s) to abide by rules, regulations, and bye-law of the said Society for the time being in force or as amended from time to time AND the Purchaser shall abide by the term(s) and condition(s) set out in the Principal Agreement which is subject to the provision of the Maharashtra Ownership Flats (Regulation of the promotion of Construction, sale, Management and Transfer) Act, 1963 and rules made thereunder;
- 8.3. The Purchaser from the date of quiet, vacant, peaceful, and physical possession of the said Unit shall promptly and punctually pay all taxes, maintenance, charge(s), electricity bill, statutory expense(s) and other outgoing(s) in respect of the said Unit;



9. **POSSESSION:** The Vendors have warranted that upon receipt of the said Consideration, they shall forthwith put the Purchaser to the quiet, vacant, peaceful, and physical possession of the said Unit alongwith the documents set out in the clause-I of the Annexure - B hereof.

10. **TIME SHALL BE THE ESSENCE OF CONTRACT:** The parties herein have agreed that the time should be essence of the contract, as far as: -

- 10.1. The payment of said Consideration;
- 10.2. For handing over the quiet, vacant, peaceful, and physical possession of the said Unit to the Purchaser with clear and marketable title absolutely free from all

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claim(s), demand(s), encumbrance(s), litigation(s) and dispute(s) whatsoever.

11. DEFAULT AND TERMINATION (applicable for Purchaser):

11.1. Notwithstanding contrary to anything contained herein, the Vendors herein shall deliver(s) or cause(s) to be delivered all requirement(s) (excluding financial requirement(s)) raised by the said FI's within the time limit set out herein, failing which, the Purchaser shall deem to have corresponding extension of time/period for the payment of Consideration;

11.2. In spite of the aforesaid being complied with by the Vendors, the Purchaser default or fail to make the payment of the balance Consideration within the time limit set out herein for any reason(s) whatsoever, then (i) The Purchaser shall be given and allowed 30 (thirty) days as grace period provided the Purchaser bear and pay interest at the rate of 18% (eighteen percent) per annum during such grace period, and (ii) Any further delay or delay or default beyond the grace period shall lead to termination/revocation of this Agreement and the following shall apply:

11.3. The Vendors may call upon the Purchaser and require specific performance hereof, and;

11.4. The Purchaser shall cause cancellation of this Agreement and such cancellation shall be drafted and registered entirely at the cost(s) of the Purchaser, the Vendors shall co-operate and appear before the sub-registrar of assurance of the concerned district or sub-district at the designated date and time, and;

11.5. The grace period shall have deemed to be applicable until the aforesaid cancellation of this Agreement and accordingly, the interest set out herein shall also be applicable, and;

11.6. The Vendors against the registration of the cancellation of this Agreement shall forthwith refund all the amount of Consideration received by him/her/them till such date, subject to deduction of the penalties and the cost(s) set out herein, but no further or other damage(s) shall be paid by the Purchaser.

12. DEFAULT AND TERMINATION (applicable for Vendors):

12.1. Subject to the payment of the Consideration/Price set out herein by the Purchaser and the Vendors delay(s) or default(s) the possession of the said Unit within the time limit set out herein for any reason(s) whatsoever, then the following shall apply: -

12.2. The Purchaser shall be entitled to specific performance from the Vendors; inter

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alia the Purchaser shall also be entitled to: -

- 12.3. Simple interest at the rate of 18% (eighteen percent) per annum on the said Consideration, and;
- 12.4. Monthly rent of similar Unit in the said building for such delayed period, and;
- 12.5. All other cost(s) and expense(s) that the Purchaser may have incurred from the date of the negotiation(s) of the sale of the said Unit, but no further or other damage(s) shall be paid by the Vendors, and;
- 12.6. The Purchaser shall also be entitled to invoke their right(s) as provided U/s. 5 of the Specific Reliefs Act, 1963.

13. MISCELLANEOUS:

- 13.1. The Consideration for the sale/purchase of the said Unit has been agreed by the parties after thorough negotiations and the same has no co-relation to the market value determined by the virtue of ready reckoner published by the Government of Maharashtra for the accounting year in force;
- 13.2. Each party shall bear their respective Advocate's fee and their share of other incidental expenditure, if any, in relation to this Agreement;
- 13.3. Upon payment of the part Consideration set out in the clause -VI(i) of the Annexure - A hereof to the Vendors, the Purchaser shall bear and meet the expense(s) of the applicable stamp duty and registration fee(s), the parties shall complete the execution and upon execution hereof the Purchaser shall lodge this Agreement before the sub-registrar of assurances of the concerned district of sub-district within the time limit granted U/s. 23 of the Registration Act, 1908. As and when called upon by the Purchaser and/or their Advocate(s) the Vendors shall forthwith admit the execution of this Agreement before the sub-registrar of assurances of the concerned district or sub-district.



14. **STAMP DUTY, REGISTRATION FEES AND TRANSFER:** The stamp duty as per article 25(b), Schedule - I of the Maharashtra Stamp Act, 1958 AND the registration fee(s) for this transaction shall be paid by through MTR Form No. 6 or e-SBTR by the Purchaser. The necessary transfer charge(s)/donation(s)/ premium(s) payable to the said Society will be borne and paid by the parties herein in equal share.

15. **INDEMNIFICATION(S):** The Vendors hereby indemnify(ies) and agree(s) to keep indemnified and harmless to the Purchaser against all the defect in the title, all claim(s), demand(s), proceeding(s), suit(s), cost(s), taxes, and expense(s) in connection with

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any liability which the Purchaser may have to suffer or incur due to the claim(s) from Society, Government authorities, Stamp authority, Sub-Registrar of assurances, taxation authorities or any competent authority or authorities and/or any third party relating to the said Unit sustained prior to the quiet, vacant, peaceful, and physical possession of the said Unit being given to the Purchaser.

16. NOTICES: Any notice or other communication in connection with this writing must be personally delivered to the address of the addressee or sent by registered post to the addresses set out hereinabove, (or if the addressee notifies another address then to that address).

17. APPLICABLE LAW(S):

17.1. This Agreement is deemed to be a proper contract as defined U/s. 10 of the Indian Contract Act, 1872 and the parties declare that they are competent person(s) to enter, execute and perform this Agreement as defined U/s. 11 of the of the Indian Contract Act, 1872;

17.2. The Purchaser subject to the indemnification(s) set out herein agree(s) to abide by the term(s) and condition(s) set out in the Principal Agreement which is subject to the provision of The Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and rules made hereunder and/or any other Act, Law or Statute for the time being in force;



The rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of the Bharat Ganrajya or the Republic of India for the time being in force and the Courts in Mumbai will have the jurisdiction for this Agreement.

18. WAIVER: No exercise or failure to exercise or delay in exercising any right power or remedy vested in either party under or pursuant to this Agreement shall constitute a waiver by that party of that or any other right power or remedy.

19. MODIFICATIONS: This Agreement shall not be altered, modified, or supplemented except with the prior written approval of the parties hereto.

ANNEXURE "A"

I. Details of the said Unit:

(i) Type of Unit

: Residential

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S. B. B. B.

J. J. Menon

- (ii) Flat Number : 004
- (iii) Area : 390 sq. ft. built up area equivalent to 36.24 sq. mtrs. built up area
- (iv) Floor : Ground
- (v) Wing : None
- (vi) Name of the Building : C/5
- (vii) Details of land beneath the building : Survey No. 735 (part)
- (viii) Revenue Village : Bhayander
- (ix) Taluka : Thane
- (x) District : Thane
- (xi) Unit/Building Assessment :
- (xii) Car Parking : None
- (xiii) Municipal Ward : None

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II. Permissions and sanctions:

- (i) CC details :
- (ii) OC details :



III. Society or CHS and share details:

- (i) Name : NAYANDEEP SHANTINAGAR
- (ii) Registration Number : 3643

IV. Share Details:

- (i) Number of Shares : 5 (Five)
- (ii) 5 (Five) Fully paid up ordinary Shares : of ₹50/- (Rupees Fifty only) each, totalling to ₹250/- (Rupees Two Hundred Fifty only).
- (iii) Distinctive Numbers : From 16 to 20 (all inclusive)
- (iv) Share Certificate Number : 4 dated: 10/11/1992

V. Consideration: ₹30,00,000/- (Rupees Thirty Lakh Only) payable in the manner set out in the clause – VI of the Annexure A hereof.

VI. Schedule of Payment:

१२/११/२१

V.M. Mohu

M. S. Sanjay

S. B. B. B.

J. J. M. M.

ट.न.न. - ७	
(i) ₹5,00,000/-	(Rupees Five Lakh only)
दस्ता क्रमांक १००७/३९३१	execution hereof, receipts and adequacies are accepted by the Vendors.
२१	(ii) ₹25,00,000/- (Rupees Twenty Five Lakh Only), being the balance consideration payable/receivable within the time limit set out in the clause - VII of the Annexure - A hereof.

consideration payable/receivable within the time limit set out in the clause - VII of the Annexure - A hereof.

₹30,00,000/- Total - Rupees Thirty Lakh only

VII. Time Limit/s:

- (i) For payment of the said Consideration to the Vendors: on or before
- (ii) For the document/s demanded by the said FI's to the Purchaser: within (---) days from the date of registration hereof.

ANNEXURE "B"

I. Being the list of documents relied upon by the Vendors with regards to his/her/their title to the said Unit: -

- (i) Original of the said Principal Agreement i.e. Article of Agreement dated 24/03/1987, made and executed between the Developers herein, therein referred to as "the Builders" of the one part; and the Mr. Francis Fernandes, therein referred to as "the Purchaser" of the other part annexed to Deed of Confirmation dated 20/01/1989, made and executed between the Developers herein, therein referred to as "the Builders" of the One Part, and the said Mr. FRANCIS FERNANDES, therein referred to as "the Purchaser" of the Other Part duly registered under Serial No. THA/408 dated 25/01/1989 at the office of the sub-registrar of assurances Thane alongwith all receipts for payment of consideration or any part thereof as contemplated therein;



- (ii) Original Agreement for Sale dated 30/03/1992 made and executed between the said Mr. FRANCIS FERNANDES therein referred to as "the Assignor" of the One part; and (1) Mr. ASHOK DEVAKINANDAN BANSAL & (2) Mrs. RENU ASHOK BANSAL, therein referred to as "the Assignees" of the other part alongwith all receipts for payment of consideration or any part thereof as contemplated therein;

प.प.व.स. व.म.महले

M. Bansal

S. B. B. B.

J. J. Man

ट.न.न. - ७

१००७१/२०२१
७२
२२

(iii) Original Agreement for Sale dated 30/06/1999 made and executed between the said (1) Mr. ASHOK DEVAKINANDAN BANSAL & (2) Mrs. RENU ASHOK BANSAL therein referred to as "the Vendors" of the One part; and (1) Mr. GIRISHBHAI DEVABHAI BRAHMBHATT (BAROT) & (2) Mrs. BHAGAVATIBEN GIRISHBHAI BRAHMBHATT (BAROT), therein referred to as "the Purchasers" of the Other part annexed to Deed of Declaration dated 10/10/2002, made and executed by the said (1) Mr. GIRISHBHAI DEVABHAI BRAHMBHATT (BAROT) & (2) Mrs. BHAGAVATIBEN GIRISHBHAI BRAHMBHATT (BAROT), duly registered under Serial No. TNN7/04935 dated 11/10/2002 at the office of the sub-registrar of assurances Thane no. 7 alongwith all receipts for payment of consideration or any part thereof as contemplated therein;

(iv) Original Agreement for Sale dated 14/02/2007 made and executed between the said (1) Mr. GIRISHBHAI DEVABHAI BRAHMBHATT (BAROT) & (2) Mrs. BHAGAVATIBEN GIRISHBHAI BRAHMBHATT (BAROT) therein referred to as the "Vendor/Transferors" of the One part; and Mrs. INDIRA JASWANTRAI MEHTA, therein referred to as the "Purchaser/Transferee" of the Other part duly registered under Serial No. TNN10/01601 dated 21/02/2007 at the office of the sub-registrar of assurances Thane no. 10 alongwith all receipts for payment of consideration or any part thereof as contemplated therein;

(v) Original Share Certificate in respect of the said Shares.



IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS, IMPRINTED THEIR LEFT HAND THUMB AND AFFIXED THEIR MOST RECENT PHOTOGRAPH ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE WRITTEN.

V.M. Mehta *M. Sarfari* *S. Bhat*
J. J. Mehta

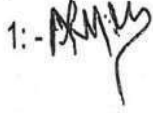
H.R.P.D.

ट.न.न. SIGNED AND DELIVERED, by (1) Mr. JAYESH J. MEHTA, दस्ता क्रमांक 90097/2022	
23	02

(2) Mrs. VARSHA M. MEHTA,

(3) Mrs. MANSI N. MEHTA

(4) Mrs. PRITI S. IYER the
 "Vendors" withinnamed in the
 presence of the following witnesses:

1: - 

2: - 

SIGNED AND DELIVERED, by
 Mrs. REKHA RAVIDAS the
 "Purchaser" withinnamed in the
 presence of the following witnesses: -

1: - 

2: - 



J.J. Mehta



V.M. Mehta



M. Mansi



S. Priti



REKHA



ट.न.न. - ७	
दस्त क्रमांक १००७५/२०२१	
२४	७२

RECEIPT

Received the day, month and the year first hereinabove written of and from the within named Purchaser the sum of ₹5,00,000- (Rupees Five Lakh only) being the part consideration set out in the clause - I of the Annexure A hereof towards purchase of the Vendors Unit, in the manner specified hereinafter: -

Ser No	Mode of Payment	Instrument Number	Instrument Date	Drawn on Bank	Branch Details	Amount
1						
2						
3						
4						
5						
Rupees Five Lakh only						₹5,00,000/-

I/WE SAY RECEIVED AS AFORESAID.

J. J. Mehta

1) Mr. JAYESH J. MEHTA, 2) Mrs. VARSHA M. MEHTA, 3) Mrs. MANSI N. MEHTA & 4) Mrs. PRITI S. IYER

*Cheques/negotiable Instruments received herein are subject to realisation.

In the presence of the following witnesses: -

1: - *[Signature]*
2: - *[Signature]*





1601393

22-07-2021

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.का-ठाणे 10

दस्त क्रमांक : 1601/2007

नोंदणी :

Regn:63m

गावाचे नाव : भाईदर

(1)विलेखाचा प्रकार	करारनामा	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>ट.न.न. - ७</p> <p>दस्त क्रमांक १०००७५/२०२१</p> <p>२५ / ७२</p> </div>
(2)मोबदला	रु.500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 667060	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :सदनिका क्रं 004,तळ मजला,बि नं-सी-5,से-6,नयनदिप शांतीनगर को ऑ हौ सोसा लि,मिरारोड पू.ठाणे.	
(5) क्षेत्रफळ	36.24 चौ.मि.बिअप.	
(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:- गिरीशभाई देवाभाई ब्रम्हभट -- वय:- 49पत्ता:--पिन कोड:--पॅन नं:-- 2): नाव:- भागवतीबेन गिरीशभाई ब्रम्हभट -- वय:- 46पत्ता:- वरील प्रमाणेपिन कोड:--पॅन नं:--	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	3): नाव:-इंदिरा जसवंतभाई मेहता -- वय:-72पत्ता:- -पिन कोड:--पॅन नं:--	
(9) दस्तऐवज करून दिल्याचा दिनांक	14/02/2007	
(10)दस्त नोंदणी केल्याचा दिनांक	21/02/2007	
(11)अनुक्रमांक,खंड व पृष्ठ	1601/2007	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	15960	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	6680	
(14)शेरा	-	





NAYANDEEP SHANTINGR CO-OP - HSG - SOC - LTD -

TNA/(TNA)/HSG/(TC)/3643/89-90 Dated 2-5-1990
Building No. C-5 & C-6, Sector - 6, Shantinagar,
Mira Road (E), Dist. : Thane - 401 107.

Name : [C5004] MR. JAYESH J. MEHTA & JT. Bill No. : 284

Particulars : BILL FOR JANUARY 2021 Date : 02/01/21

SrNo	Nature of Charges	Amount	SrNo	Nature of Charges	Amount
1.	Maintainance Charges	750.00			

Total	Rs.	750.00
Arrears <th>Rs.</th> <td>800.00 CR</td>	Rs.	800.00 CR
Amount Due <th>Rs.</th> <td>50.00 CR</td>	Rs.	50.00 CR

Rupees : Fifty Only

- NOTES : 1) Please issue crossed cheque in the name of the society.
2) Interest @21% p.a. will be charged on Unpaid Bills.
3) Bill should be paid on/or before last day of every month.

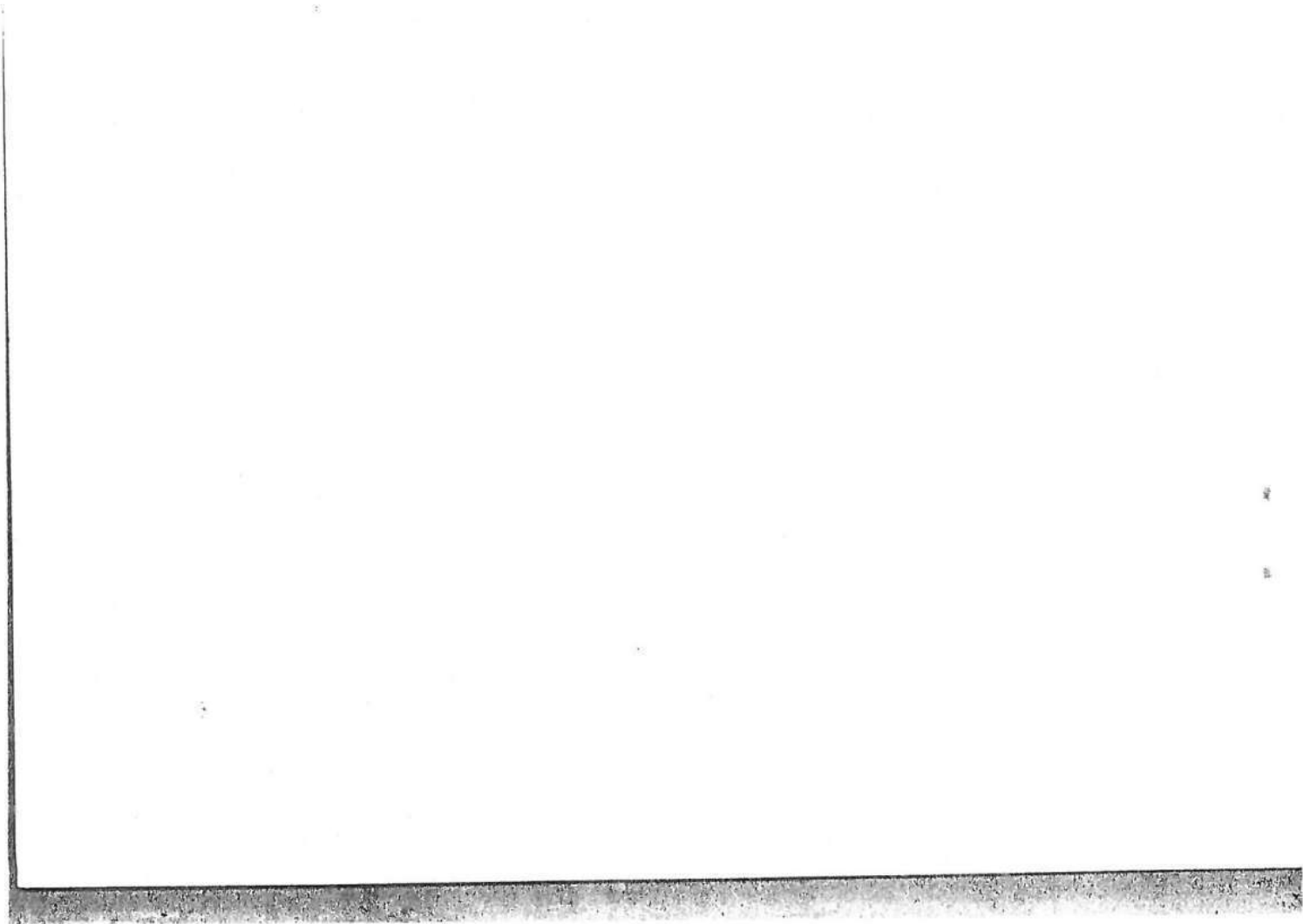
For NAYANDEEP SHANTINGR CO-OP.HSG.SOC.LTD

N.J. Chavhan
Chairman/Secretary/Treasurer

KATA ACCOUNTING SERVICES-043/C-16/A, Shantingr.



ट.न.न. - ७	
दस्ता क्रमांक १००७ य.२०२१	
२८	६२



स्वच्छगृह
स्वच्छता का संस्थापक

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to be part of our cleanliness drive



Scan code
to pay
your bill via UPI
Use any
Bank/ UPI App


The power of service

adani
Electricity

BILL OF SUPPLY **RESIDENTIAL**

JAYESH J MEHTA & JT
C-5-004 NAYANDEEP SHANTI
NAGAR CHS LTD
NR GURU DHAWARA
SECT-6 MIRA ROAD EAST
THANE 401107

Mobile No. 98*****26
Email Id
Connected Load in kW 0.72

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restoration
status

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7065313030 from any mobile no.
Give us a missed call on 1800 532 9998
from your registered mobile no.
Whatsapp POWER <9 digit account no.>
to 9594519122 from any mobile number.

CUSTOMER CARE CENTRE /CORRESPONDENCE ADDRESS
/ INTERNAL GRIEVANCE REDRESSAL CELL (IGRC)

2nd Floor, M.B. Trade Centre, Mira Bhainder Road,
(Near Railway Fatak) Bhainder (E) Thane 401105

www.adanielectricity.com
helpdesk.mumbalelectricity@adani.com

Join us on



Bill No. 101384413150 Bill Date 28-09-2020 Type of Supply SINGLE PHASE
Bill Distribution No. Cycle No. 08
NORTH/NZ3-BHAINDAR (E)/08/321/006/006/006

YOUR CURRENT CONSUMPTION

Tariff	Meter number	Multiplying Factor (MF)
LT I (B)	RS09727680	1

Present reading	Energy consumption Previous reading	Energy Consumption (Unit kWh)	Energy charge (₹)	Fixed charge (₹)
4881.00	4698.00	123.00	401.55	110.00
दस्ता क्रमांक 90009/12022				
20		123.00	401.55	110.00

TRACK YOUR CONSUMPTION (UNITS)

Billing Month	Last year		This year	
	Units	Amount ₹	Units	Amount ₹
SEP	127	1006	123	849
Aug	117	906	130	903
Jul	118	916	122	842
Jun	109	825	125	865
May	107	805	117	803
Apr	113	858	126	899

Refer Important Message Section

IMPORTANT MESSAGE

Tentative meter reading date for your Oct-20 bill is 24-10-2020



ACCOUNT NO.
152431742

BILL MONTH
Sep-20

DUE DATE*
19-10-2020

SMILES EARNED
610

DUE AMOUNT
₹850.00*

THIS MONSOON, BE SAFE.

Be it distancing from electric poles or replacing damaged electrical components - kindly do your bit to make it a safe monsoon.

DISCOUNTED BILL AMOUNT

Round sum bill payable (after discount of ₹7.05) on or before discount date 05-10-2020 ₹840.00

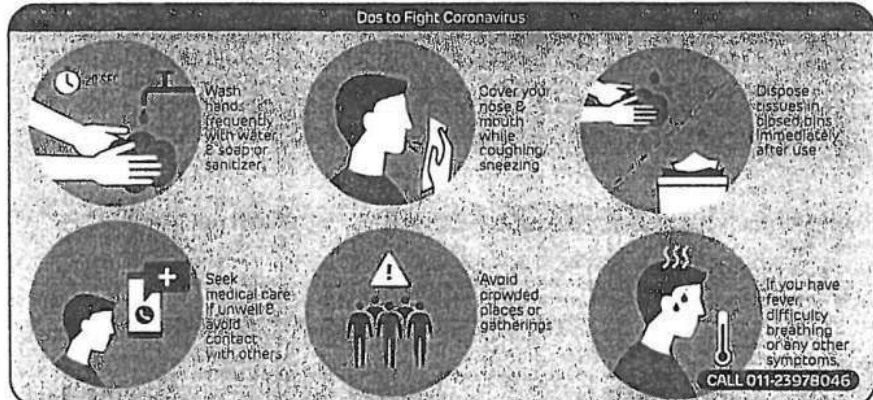
LATE PAYMENT BILL AMOUNT*

Round sum bill payable (including DPC of ₹10.62) after due date 19-10-2020 ₹860.00

*Refers only to current bill amount
Previous balance is payable immediately
#Payable until one month after due date, thereafter interest applicable as per MERC tariff order.
##1 Electric Smile equals 1 reward point credited to your account.

 **SAJIMON NANDO**
Commercial Management Head
(North Division)

Do's to Fight Coronavirus



Wash hands frequently with water & soap or sanitizer.

Cover your nose & mouth while coughing/sneezing.

Dispose tissues in closed bins immediately after use.

Seek medical care if unwell & avoid contact with others.

Avoid crowded places or gatherings.

If you have fever, difficulty breathing or any other symptoms, CALL 011-23978046

Abbr. in receipt: 'Q' for cheque, 'C' for cash, E.B.O.E. CONSOLIDATED STAMP
DUTY PAID BY ORDER NO CSD/62/2020/1461 dated 27.07.2020

Please turn over for Don'ts Amid Coronavirus

If paying by cheque, please remember:
• Cheque should be Account Payee of local clearing and not post-dated
• Always attach payment slip. Do not staple. • Make cheque payable to Adani Electricity Mumbai Ltd. A/C No. : 152431742
• Mention A/C No. and respective amount on back of the cheque, when making multiple bill payments by single cheque.

0152431742100008501910202000008600000084005102020

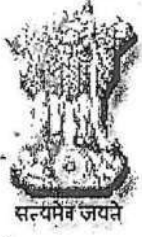
DIV04/J01/321/006
D7912/A7912/B79/S5/R7912

b/f (₹) : 6.53

Sep-20 152431742 /1/ Round sum payable : ₹850.00 Discounted amount : ₹840.00 Amount after due date : ₹860.00
Due date : 19-10-2020 Discount date 05-10-2020

321/79





महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
आरोग्य विभाग
HEALTH DEPARTMENT



बृहन्मुंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER MUMBAI

मृत्यु प्रमाणपत्र
DEATH CERTIFICATE

(जन्म व मृत्यु नोंदणी अधिनियम, १९६९ मधील कलम १२/१७ आणि महाराष्ट्र जन्म आणि मृत्यु नोंदणी नियम, २०००चे नियम ८/१३ अन्वये देण्यात आले आहे.)

(Issued under section 12/17 of the Registration of Births & Deaths Act, 1969 and Rule 8/13 of the Maharashtra Registration of Births and Deaths Rules, 2000.)

प्रमाणित करण्यात येत आहे की, खालील माहिती मृत्युच्या मूळ अभिलेखाच्या नोंदवहीतून घेण्यात आली आहे, जी की बृहन्मुंबई महानगरपालिका, तालुका Ward HW, जिल्हा मुंबई, महाराष्ट्र राज्याच्या नोंदवहीत उल्लेख आहे

This is to certify that the following information has been taken from the original record of death which is the register for Municipal Corporation of Greater Mumbai of Ward HW of District Mumbai of Maharashtra State.

मृताचे पूर्ण नाव /
Full Name of Deceased : MRS. INDIRA
JASHWANT MEHTA
मृत्यु दिनांक/
Date of Death : 20.11.2011

लिंग/
Sex : Female
मृत्युचे ठिकाण/
Place of Death : MUMBAI

दस्त क्रमांक १००७१/२०२१

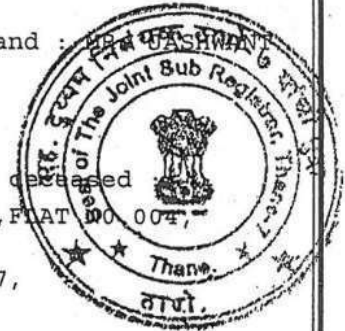
२८ / ७२

आईचे पूर्ण नाव/
Name of Mother : MRS. DIWALIBEN PREMCHAND
SHAH
मयत व्यक्तीचा मृत्यूसमयीचा पत्ता/
Address of deceased at the time of death:

SECTOR-6,
BLDG.NO.C-5, FLAT NO.004,
SHANTI NAGAR,
MIRA ROAD [E], 104107,
Maharashtra, India.

वडिलांचे/पतीचे पूर्ण नाव/
Name of Father/ Husband :
DEVIDAS MEHTA

मयत व्यक्तीचा कायमचा पत्ता/
Permanant Address of deceased
SECTOR-6, BLDG.NO.C-5, FLAT NO.004,
SHANTI NAGAR,
MIRA ROAD [E], 104107,
Maharashtra, India.



नोंदणी क्रमांक/
Registration No. : 741485256

नोंदणी दिनांक/
Date of Registration : 30.11.2011

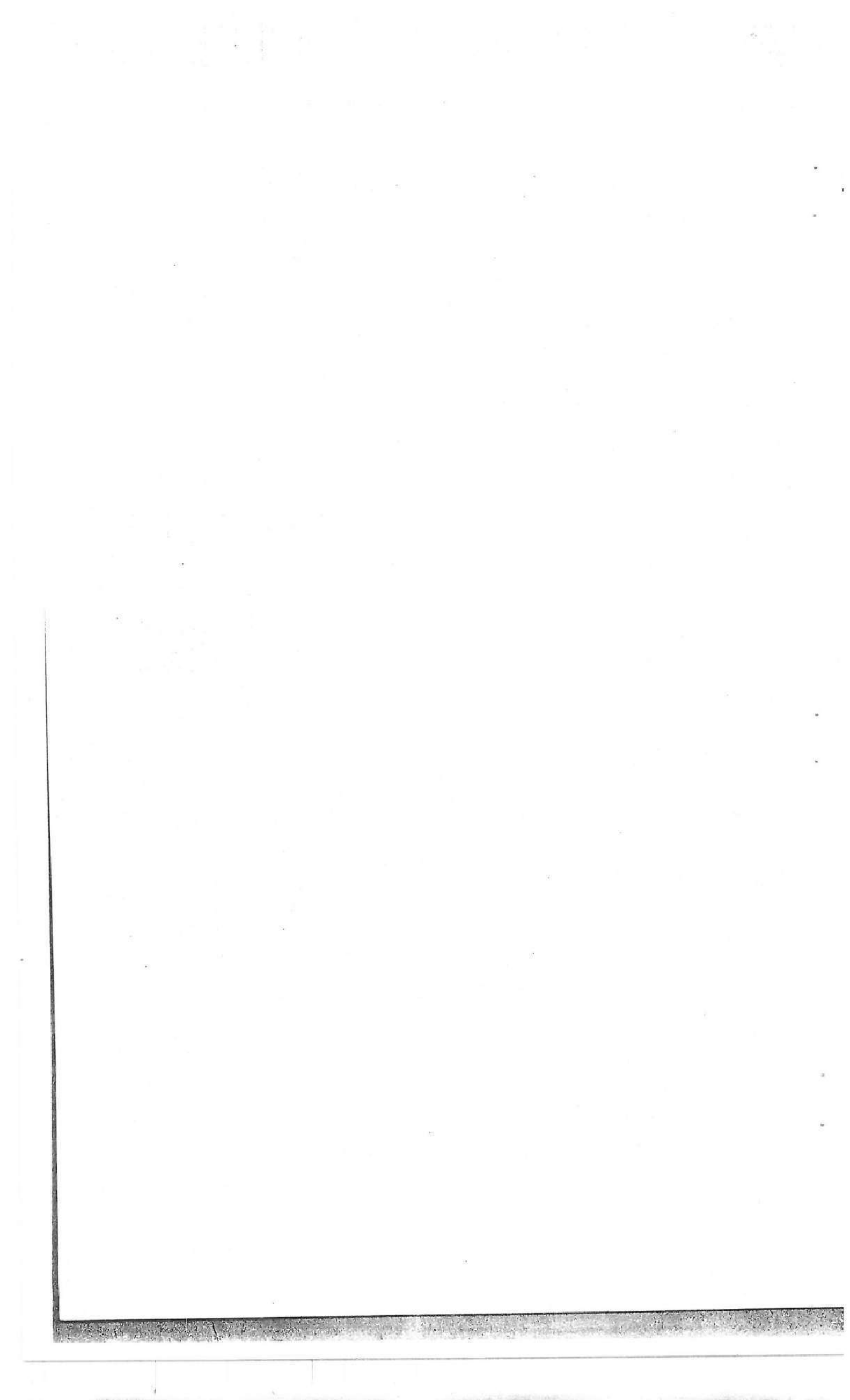
शेरा/
Remarks (if any) :
प्रमाणपत्र दिल्याचा दिनांक/
Date of Issue : 03.12.2011



निर्गमित करणा-या प्राधिका-याची सही/
Signature of the Issuing Authority :
Asstt. Medical Officer
and Sub-Registrar of Birth and Death
प्राधिका-याचा पत्ता/
Address of the issuing authority :
WardHW, Mumbai.

"प्रत्येक जन्म आणि मृत्युची घटना नोंदवल्याची खात्री करा"





दस्तावेजी : २१८२१२५

मिरा भाईंदर नगरपालिका परिषद

मुख्य कार्यालय भाईंदर

MIRA BHAYANDAR MUNICIPAL COUNCIL

कमाली सिपाजी महागज मार्ग, भाईंदर पिन कोड ४०१ १०१.

231 E/C

23.6.1984

त. म. : १०/१००

तारीख

दाखले :- १) शांतीनगर स्कीमला दिलेली मंजुरी
२) मे.आर्थ युनिव.चांथा दि.३०.५.८८ चा अर्ज.

ज्ञा प र दा ख ला

ट.न.न. - ७	
दस्त क्रमांक १००७/२०२१	
४०	७२

मिरा भाईंदर नगरपालिका क्षेत्रात शांतीनगर नावाने जोळल्या जाणा-या स्कीमला शांतीनगर भाईंदर, मे. जिल्हाधिकारी ठाणे व महाराष्ट्र शासनाने मंजुरी दिलेली आहे.

सेक्टर नं-२ रोडवाकी रंग विभांग- जे-३८, डी-१२, सी-३२-३३, सी-३५, डी-५
झर विडींग - डी टाईम-बी-७, डी-८, डी-११.

डी टाईम-सी-१, सी-२, सी-१५, डी-१६, सी-२२, सी-२३, डी-२६

सेक्टर नं-४ डी टाईम-डी-२, डी-३.

सी टाईम-सी-७, डी-८, डी-२०

सेक्टर नं-६ जे टाईम-जे-१, जे-२, जे-३, जे-४, जे-५, जे-६, जे-७, जे-८, जे-९.

डी टाईम-डी-१, डी-२, डी-३, डी-४, डी-५, डी-६, डी-७, डी-८, डी-९, डी-१०, डी-११, डी-१२, डी-१३, डी-१४, डी-१५, डी-१६, डी-१७, डी-१८, डी-१९, डी-२०, डी-२१, डी-२२.

डी टाईम-डी-१, डी-२, डी-३, डी-४, डी-५, डी-६.



वरील इमारती पूर्ण झाल्या असून, त्याप्रमाणे ऑक्टोबर मी.टोक्ये घांती दाखला दिलेला आहे. तब्य वरील इमारतीचा वापर करपेल नगरपालिकेची डरका नाही. तब्य दाखला दिला असे.

मि. भाईंदर
प्रशासक

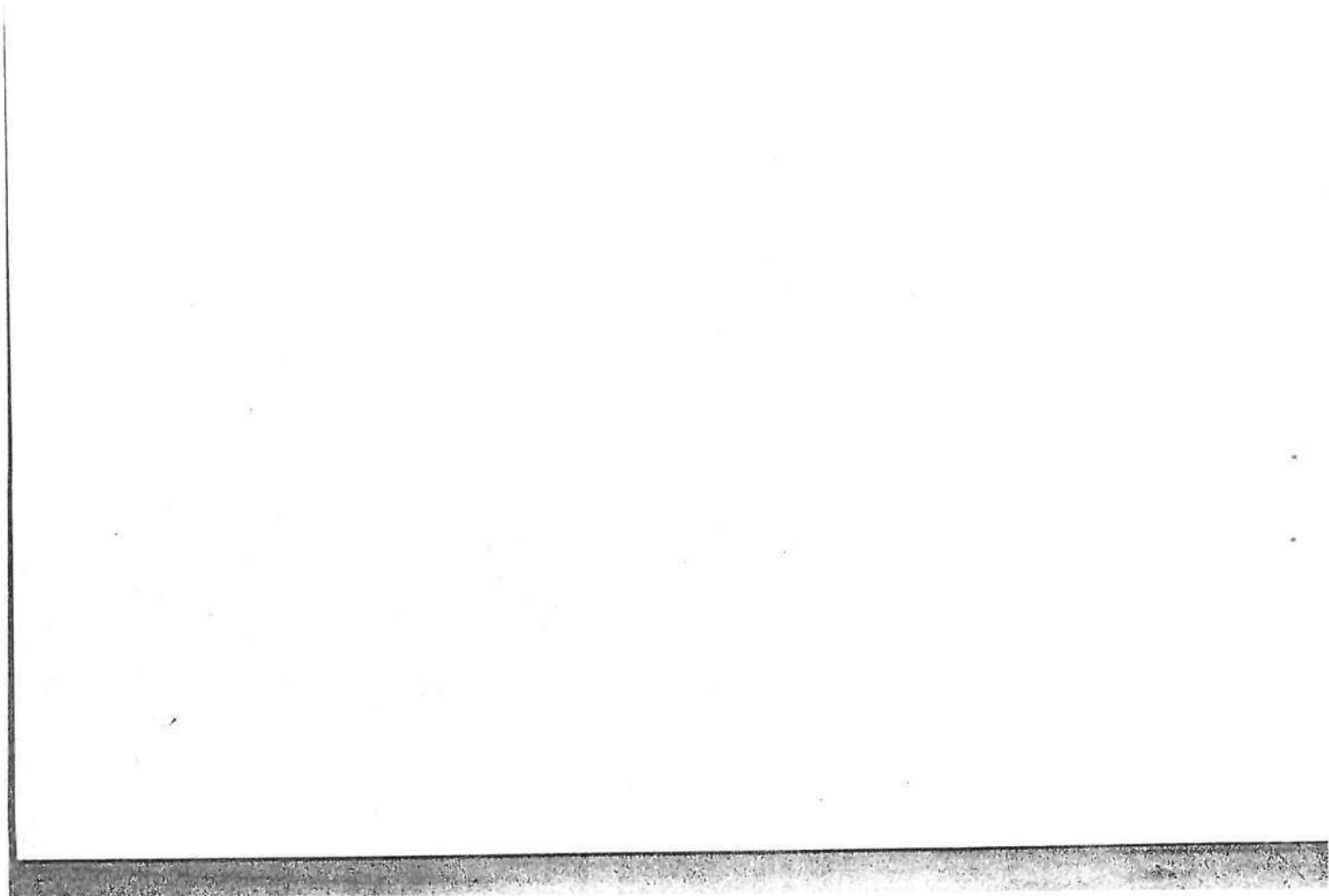
मिरा भाईंदर नगरपालिका परिषद

प्रस माहिती करता-

१) मे.आर्थ युनिव, १५ अली वेवरी, पांढला गाळा, टंमरीन कान, मे.वे.
२) मुभासाल पाडीलाल गाळ, चपारा-शांतीनगर



ट न न - १०
१००७ २००७
१३ १६



ट.न.न. - ७

दस्त क्रमांक १००७५/२०२१

३१

७२

२१/१८
१८५४



ट.न.न.-१०

१६०१ / २००७

१४ / १५

<p>Joint Sub Registrar Thane, Maharashtra, India</p>	<p>PAID FORM</p>
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02/2007
26:50 pm

दुय्यम निबंधकः
सह दु.नि.का-ठाणे 10

दस्त गोषवारा भाग-1

टनन10

दस्त क्र 1601/2007

95/98

दस्त क्रमांक : 1601/2007

दस्ताचा प्रकार : करारनामा

क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: इंदिरा जसवंतभाई मेहता - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: मिरारोड पू
तालुका: -
पिन: -
पॅन नम्बर: -

लिहून घेणार
वय 72
सही

इंदिरा जे. मेहता.



2 नाव: गिरीशभाई देवामाई ब्रम्हट - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: मिरारोड पू
तालुका: -
पिन: -
पॅन नम्बर: -

लिहून देणार
वय 49
सही

Girish Bhat



3 नाव: भागवतीबेन गिरीशभाई ब्रम्हट - -
पत्ता: घर/फ्लॅट नं: वरील प्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
पॅन नम्बर: -

लिहून देणार
वय 46
सही

भागवतीबेन गिरीशभाई ब्रम्हट



ट.न.न. - 9

दस्त क्रमांक 500642021

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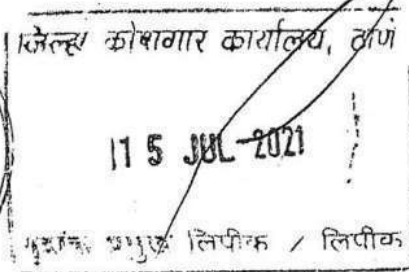




महाराष्ट्र MAHARASHTRA

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YP 907477



AFFIDAVIT

We, (1) Mr. JAYESH J. MEHTA, (2) Mrs. VARSHA M. MEHTA, (3) Mrs. MANSI N. MEHTA & (4) Mrs. PRITI S. IYER (the "Affiant(s)") adult(s), do hereby state(s), declare(s), and affirm(s) as under: -

1. Mrs. INDIRA JASWANTRAI MEHTA, during her lifetime was the owner and/or well and sufficiently entitled to "Flat No. 004 admeasuring 390 sq. ft. built up area equivalent to 36.24 sq. mtrs. built up area on the Ground Floor of the building No. "C/5" of the Nayandeep Shantinagar C. H. S. Ltd., situated at Sector - VI, Shantinagar Housing Complex, Mira Road (East), Thane 401107" (the "Premises").

ट.न.न. - ७	
दस्ता क्रमांक १००७१ / २०२१	
३३	७२

जाडपत्र-१

मुद्रांक विक्री नोंदवही अनुक्रमांक दिनांक

मुद्रांक विकत घेणाऱ्यांचे नांव व पत्ता Jayesh J. MEHRA

हस्ते असल्यास त्यांचे नांव व पत्ता

हस्ते सहो

परवानाधारक मुद्रांक विक्रेत्याची सही- (प्रमोद आर. दुबे)

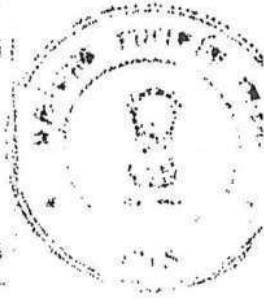
मुद्रांक विक्रीचे पत्ता- आदेश्वर कृपा, शांती पार्क, मीरा रोड (पूर्व), ठाणे.

परवाना क्रमांक - १२०१०४७

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधकारक आहे

213459

22 JUL 2021



ट.न.न. - ७	
दस्ता क्रमांक ०००५/२०२१	
३४	७२





महाराष्ट्र MAHARASHTRA

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YP 907478



जिल्हा कोषागार कार्यालय, ठाणे

15 JUL 2021

ट.न.न. - ७	
दस्त क्रमांक 90069/2021	
85	७२

Mrs. INDIRA JASWANTRAI MEHTA, died intestate at Mira Road, Thane, on or about 20/11/2011, leaving behind her (1) Mr. JAYESH J. MEHTA – son, (2) Mrs. VARSHA M. MEHTA – married daughter, (3) Mrs. MANSI N. MEHTA – married daughter & (4) Mrs. PRITI S. IYER – married daughter, as her only surviving heir(s) and legal representatives in respect her undivided share in or about the said Premises. We affirm under oath that save and except the above there are no other surviving heirs and legal representatives of late Mrs. INDIRA JASWANTRAI MEHTA.

3. This affidavit is given under oath and duly administered by notary public and the same shall be binding upon my/our heirs and legal representatives and/or anyone claiming to be representing me/us.



Solemnly affirmed on this day of 2021.

(1) Mr. JAYESH J. MEHTA, (2) Mrs. VARSHA M. MEHTA, (3) Mrs. MANSI N. MEHTA, (4) Mrs. PRITI S. IYER
The Affiants within named

J. J. Mehta

V. M. Mehta

M. Mansi Mehta

ATTESTED BY ME
A. KALAM KHAN
Notary & Notary Govt. Of India
304, Ram Chimer Palace CHS. Ltd.
Pleasant Park Road, Mira Village,
Mira Road (East), Thane-401 107
S. B. Ili

जोडपत्र-१ फक्त प्रांतज्ञापत्रसाठी

22 JUL 2028

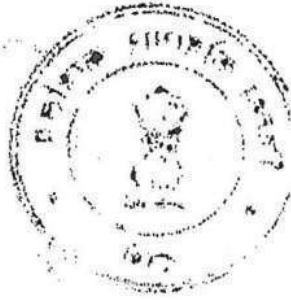
मुद्रांक विक्री नोंदवही अनुक्रमांक दिनांक
मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता Jyesh. J. MEHTA
हस्ते असल्यास त्याचे नाव व पत्ता
हस्ते सही
परवानाधारक मुद्रांक विक्रेत्याची सही- (प्रमोद आर. दुबे)
मुद्रांक विक्रीचे पत्ता-आदेश्वर कृपा, शांती पार्क, मीरा रोड (पूर्व), ठाणे.
परवाना क्रमांक - १२०१०४७

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधकारक आहे

213458

22 JUL 2028

ट.न.न. - ७	
दस्त क्रमांक १६०७५/२०२१	
३९	७२





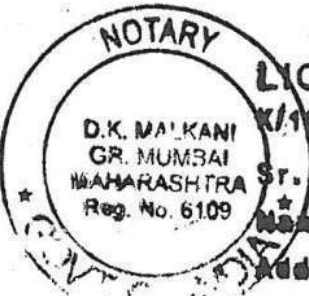


महाराष्ट्र MAHARASHTRA

12 JAN 2011

12780

BD 419744



LIC. No. 1201037.060

K/103, Nasheman Colony, Kausa, Thane

ST. No. Rs.

Name: Manasi N. Sanghvi

Add. P.

Received.... 'Stamp Vendor'

Date..... V. Singh

Notary Reg. No.	99/—
Date:	13/1/011

जिल्हा कोष गार कार्यालय ठाणे
- 5 JAN 2011

GENERAL POWER OF ATTORNEY

(Signature)

Mrs. MANANAREN SANGHVI



EXECUTANT

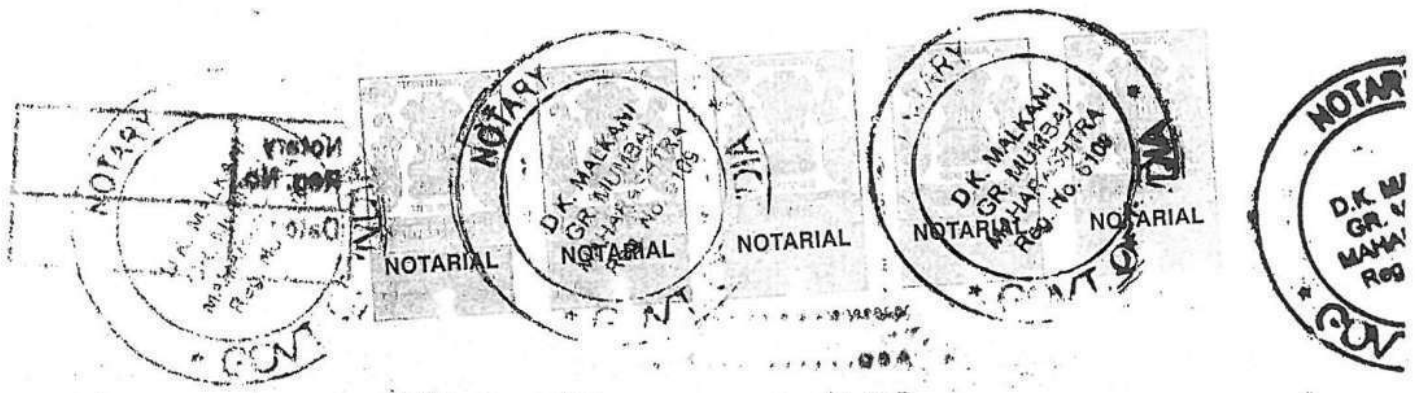
Mr. JAYESHWANTRAI MEHTA

J. J. Mehta

... ATTORNEY

ट.न.न. - ७
दस्ता क्रमांक 90067/2011
30 / 02

ट.न.न. - ७	
दस्ता क्रमांक १०००७/२०२१	
४९	७२



ट.न.न. - ७

दस्त क्रमांक 90064/2021

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GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL TO WHOM THESE PRESENTS SHALL COME that I, Mrs. MANASI NAREN

SANGHVI, aged about 59 years, holder of AADHAR: 7812 6656 3239, residing at 8, Sunrays, Sion Main road, Sion circle, Sion East, Mumbai 400022, hereinafter referred to as the "EXECUTANT" (which shall include my heirs, legal representatives, administrators, executors and permitted assigns),

WHEREAS I am well and sufficiently entitled to the property mentioned in the schedule written hereunder (hereinafter for sake of brevity and convenience shall be called and referred to as the "SAID PROPERTY"). I intend mortgage, sell, dispose of the said Property and I am required to undertake certain formalities and due to my professional/personal commitment, I am unable to personally complete the required formalities thereof.

WHEREAS in the circumstances above it is expeditious and also I am desirous of executing a power of attorney in favour of my brother Mr. JAYESH JASWANTRAI MEHTA, aged about 56 years, holder of Income tax PAN: A30PM0783D, an adult, addressed at Flat No: 004, C-5 Nayandeep Shantinagar C.H.S. Ltd., Sector VI, Mira Road East, Thane, 401107 and I do hereby appoint my brother Mr. JAYESH JASWANTRAI MEHTA, (hereinafter referred to as the said "ATTORNEY") as my true and lawful attorney to act on my behalf.

NOW KNOW YE ALL AND THESE PRESENTS WITNESS that I for myself, my heirs, administrators, legal representatives do hereby nominate, constitute, and appoint Mr. JAYESH JASWANTRAI MEHTA, as my true and lawful attorney for me and in my name and on my behalf, and at my cost and risk to do, execute and perform all or any of the following acts, deeds, matters and things written hereunder that is to say:

1. To negotiate and finalise sale of the said property and to decide consideration thereof.
2. To sell, (either by public auction or privately) dispose of, in any manner whatsoever, or sell and assign, convey and transfer any and/or of the said property, for such consideration and subject to such covenants as the Attorney may think fit and proper.
3. To give and take possession of the said property and/or any part thereof and to accept surrender of the said property and/or any part thereof from any and/or all tenant/s, lessee/s or licensee/s and/or any other occupier/s.
4. To accept consideration and/or any part thereof, and discharge duties as a seller/vendor/transferor, and to receive and collect Profit/s and Income/s or any/other amount/s of money that may be due or may become due to be received by me in course of time/period in respect of the said property and/or any part thereof, and to sign and pass valid receipt or receipts for the same.
5. To Cancel, revoke, rectify any and/or all sale, etc. either executed by me or by the said attorney and to execute such Deed of Cancellation (sale etc.) and/or other assurances in law.



Manasi Naren

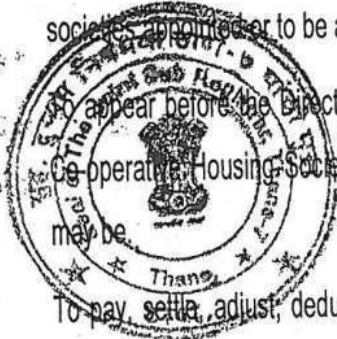
J. J. Mehta

ट.न.न. - ७

दस्त क्रमांक

To sign forms, documents and papers required for the purpose of registration of Co-operative Housing Society or a Limited Company, condominium or Association of Apartment owners and to participate in all the meetings and proceedings from time to time, obtain share certificates, and/or other documents issued in my name and hold the same.

7. To execute all Agreement to sell, Deed of Sale, Deed of Rectification/Ratification, Affidavit, Indemnity Bond, Deed of Cancellation/Revocation etc. and/or any other assurances in law and other relevant document/deed as the said attorney may think fit and proper for the transaction or maybe advised.
8. To execute any and/or all document or documents, form or forms including declarations, indemnities, affidavits, affirmations etc. that may be so required for effective transfer of the said property or any part thereof to and in favour of prospective buyer/s, Transferee/s, Purchaser/s.
9. To appear before the Registrar/Sub-Registrar of Assurances of any District/Sub-District anywhere in India and to admit execution of any and/or all the aforesaid documents, either executed by me or the Attorney including Agreement to sell, Agreement for Sale, Deed of Sale, Deed of Rectification/Ratification, Affidavit, Indemnity Bond, Deed of Cancellation etc.
10. To perform on my behalf any and/or all the aforesaid Agreements/Deeds etc.
11. To engage, employ and dismiss any agents, clerks, servants or other person in and about the performance of the purpose of these presents as the Attorney shall think fit, which may be required to be done by me.
12. To appear before the Authority/Authorities of any district or sub-district, Registrar of Co-operative societies, appointed or to be appointed under any Act, or Law for the time being in force.
13. To appear before the Director/s, Chairman, Secretary, Ad-Hoc Committee, Managing Committee of the Co-operative Housing Society or Condominium of Apartment Owners or Limited Company as the case may be.
14. To pay, settle, adjust, deduct, and allow all accounts, maintenance, claims and demands, assessment and repairs and other outgoing in respect of the said Property.
15. To execute, carry into effect and perform all agreements and contracts entered into by me with any other person or persons, as my own act and deed and/or to cancel and / or repudiate the same without making me liable for any loss or damage by reason thereof.
16. To make applications and correspond with Banks and/or financial institutions and other bodies for securing any loan against the security of any of my properties (movable or immovable) and for that



Mrs. S. J. Mehta

S. J. Mehta

ट.न.न. - ७

दस्ता क्रमांक १००७७/२०२१

४२ / ७२

- purpose execute the necessary mortgage deed and other relevant documents on my behalf as required by the Banks and/or financial institutions and other bodies.
17. To accept the loan offer letter/s and sign the acceptance/s thereof in token of my acceptance of the terms and conditions therein contained and to pay on my behalf the administrative fees and any other charges including commitment charges leviable in respect of the said loan/s.
 18. To request Banks and/or financial institutions or agree with Banks and/or financial institutions for any change or modification in the loan amount/s, rate/s of interest, period of repayment of loan/s or any other terms and conditions in relation to the loan/s at any time or from time to time.
 19. To receive the disbursement of the said loan/s, for that purpose give effectual discharge, and give all the necessary information and document to assist the Technical and Legal Appraisal of the properties purchased to be purchased with the help of the loan/s.
 20. To mortgage the said property on my behalf with Banks and/or financial institutions by deposit of Title Deeds as security for the repayment of the loan/s granted/ to be granted by Banks and/or financial institutions for me.
 21. To deposit on my behalf the documents of title and state on my behalf to any Officer of Banks and/or financial institutions that the said documents are being deposited for creating a security on the said property or properties by way of equitable mortgage of repayment of the said loan/s. The Attorney is fully authorised to make these statements and convey my intentions to create security on my said property or properties or any other property or properties he may book / buy on my behalf.
 22. To make any other statements necessary to create equitable mortgage by deposit of title deeds and to execute any writings, undertakings, indemnities, etc. on my behalf in respect of mortgage of the said property or properties or the guaranteeing of the repayment of the said loan/s any other writings whatsoever required in respect of the said transactions of the loan/s granted / to be granted to me or creation of the said security.
 23. To execute any loan agreement /s, promissory notes letter/s of declaration and indemnity or such other documents as may be required by Banks and/or financial institutions in respect of the said loan/s.
 24. To execute in favour of Banks and/or financial institutions an irrevocable Power of Attorney authorising Banks and/or financial institutions to execute in its own favour or in favour of the other person as Banks and/or financial institutions in its sole discretion may decide, legal mortgage in any form including in the English form of the property or properties.
 25. To acknowledge my liability/debt in respect of the loan/s.



M. Sambhaji

J. J. Menta

२६. न. न. ७
दस्ता क्रमांक ७००७
२३

To apply for foreclosure and foreclose Home loan, Housing Loan and/or any other loan or loans with Banks and/or financial Institutions and in the foresaid connection to accept letter of foreclosure, pay the required amount to foreclose the said Home loan, Housing Loan and/or any other loan or loans with Banks and/or financial Institutions and to accept physical delivery of any or all documents of evidencing my title to the said Property and kept lying with the said Banks and/or financial Institutions as security. To execute and admit any document or Agreement that may be necessary, in short my attorney is duly authorised to all act, deeds and things that may be required for effective foreclosure of the said Home loan, Housing Loan and/or any other loan or loans with Banks and/or financial Institutions and receive all the documents of title kept lying with the said Banks and/or financial Institutions.

27. To make applications and correspond with banks, financial institutions and other bodies for securing any loan against the security of any of my properties (movable or immovable) and for that purpose execute the necessary mortgage deed and other relevant documents on my behalf as required by the banks, financial institutions and other bodies.

28. To engage Lawyers, issue notices, commence and prosecute any action, suits or other proceedings against any person or persons in respect of any of the matter or things herein contained and to appear and defend action, suits, or other proceedings commenced or to be commenced against my and/or whereunto I shall be a party and also if my said Attorney shall think fit to compromise, refer to arbitration and submit to judgment, discontinue or become non-suited in any such action, suit or proceedings as a



29. To accept notices or services of writ of summons or other legal process that may be served upon me and/or to appear and represent me before any government author.

30. To admit execution of any Agreement, deed, writings, declarations, affidavits and any assurance in law etc. before the Registrar/Sub-Registrar of Assurance or any other authority as may be required for the purpose.

This POWER OF ATTORNEY has been executed by the EXECUTANT without any monetary consideration whatsoever.

AND I the abovenamed Mrs. MANASI NAREN SANGHVI do hereby undertake to ratify whatever the Attorney under this power in that behalf herein before contained may lawfully do or cause to be done in and by virtue of the presents, a photograph of my constituted attorney is affixed herein below for identification and confirmation.

Manasi Sanghvi

J. J. Mehta



ट.न.न. - ७
दस्त. क्रमांक १००७७/१२०२१
४४ / ७२

: SCHEDULE OF THE PROPERTY HEREINABOVE REFERRED TO:

Flat No. 004 on the Ground Floor of the C-5 Nayandee Shantinagar C. H. S. Ltd., situated at Sector VI, Mira Road East, Thane 401107 constructed on the lands or grounds bearing Survey No. 735(part) situate, lying and being at Revenue Village Bhayander, Taluka and in the registration district and sub district of Thane within the assessment jurisdiction of the Mira Bhayander Municipal Corporation.

IN WITNESS WHEREOF I, the above-named Mrs. MANASI NAREN SANGHVI have hereunto set my hands on this 13..... day of January... in the Gregorian Year 2011 (two thousand eleven).

SIGNED AND DELIVERED By Mrs. MANASI NAREN SANGHVI

the withinnamed "EXECUTANT" In the presence of witnesses: -

- 1:-ASHOK R. YELVE
- 2:-PURANDAR K. MITA



Manasi Sanghvi



(Mr. JAYESH JASWANTRAI MEHTA -Attorney)

In the presence of witnesses: -

- 1:-ASHOK R. YELVE
- 2:-PURANDAR K. MITA



J. J. Mehta



BEFORE ME

Deepak K. Malkani

DEEPAK K. MALKANI
Advocate High Court & Notary
803, Center Palce Co-op. Hsg. Society Ltd., Diya Park, Malad (W) Mumbai - 400 095.



Notary Reg. No.	991
Date :	13/1/011



घोषणापत्र

ट.न.न. - ७
दस्त क्रमांक १०००५/२०२१
०५ / ०२

मी Jayesh J. Mehta एतद्वारे घोषित करतो की, सह दय्यम निबंधक Thane-

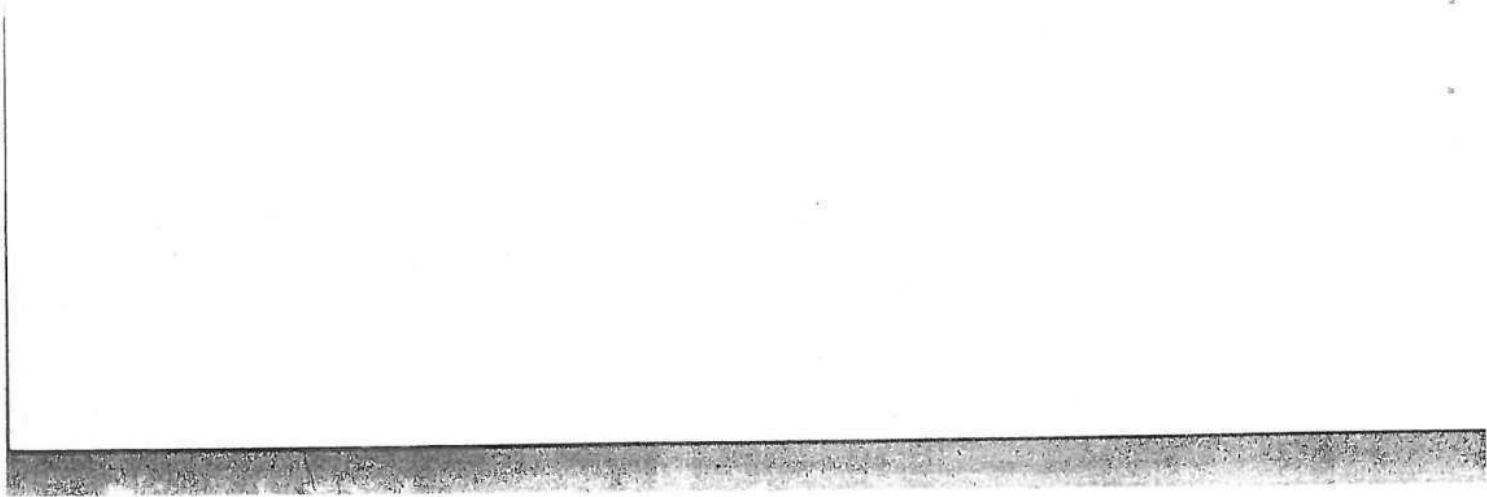
यांच्या कार्यालयात Agreement For Sale या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे Mrs. Manasi Naren Sanghvi व.इ. यांनी दिनांक 31/01/2011 रोजी मला दिलेल्या कुलमुखत्यार आधारे मी, सदर दस्त नोंदणीसाठी हाजर केली आहे. सदर कुलमुखत्यार लिहून देणार यांनी कुलमुखत्यार रद्द केलेले नाही किंवा कुलमुखत्यार लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे राद्दवातल ठरलेले नाही. सदरचे कुलमुखत्यार पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी सक्षम आहे. सदरचे कथन चुकीचे आढळून आपल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

J. J. Mehta,

दिनांक २९/०७/२०२१

कुलमुखत्यार धाराकाची सही







महाराष्ट्र MAHARASHTRA

12 JAN 2011

BD 419742



LIC. No. 1201037 . 060

K/103, Nasheman Colony, Kausa, Thane

Sr. No. Rs.

Name... *Varsha. M. Mehta*

Add..... P.....

Received.... 'Stamp Vendor'

Date.....

V. Singh

Notary Reg. No.	100/-
Date :	13/1/011

12 JAN 2011

श्री. कोशाजीर काशीराम, ठाणे
- 5 JAN 2011,
मुद्रांक प्रमुख लिपिक / लिपिक

GENERAL POWER OF ATTORNEY

Mrs. VARSHA MUKESH MEHTA

U.M. Mehule

Mr. JAYESH ASWANTRAI MEHTA

J. J. Mehta



EXECUTANT

... ATTORNEY

ट.न.न. - ७	
दस्ता क्रमांक 90007/2021	
४६	७२

ट.न.न. - ७

दस्त क्रमांक ७००७/२०२१

GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL TO WHOM THESE PRESENTS SHALL COME that **Mrs. VARSHA MUKESH**

MEHTA, aged about 61 years, holder of AADHAR: 5663 4540 6697, residing at Flat No. B/206, Yogi Swami C.H.S. Ltd., Eksar road, Borivali West, Mumbai 400091, hereinafter referred to as the "EXECUTANT" (which shall include my heirs, legal representatives, administrators, executors and permitted assigns),

WHEREAS I am well and sufficiently entitled to the property mentioned in the schedule written hereunder (hereinafter for sake of brevity and convenience shall be called and referred to as the "SAID PROPERTY"). I intend mortgage, sell, dispose of the said Property and I am required to undertake certain formalities and due to my professional/personal commitment, I am unable to personally complete the required formalities thereof.

WHEREAS in the circumstances above it is expeditious and also I am desirous of executing a power of attorney in favour of my brother **Mr. JAYESH JASWANTRAI MEHTA**, aged about 56 years, holder of Income tax PAN: AJOPM0783D, an adult, addressed at Flat No. 004, C-5 Nayandeep Shantinagar C.H.S. Ltd., Sector VI, Mira Road East, Thane 401107 and I do hereby appoint my brother **Mr. JAYESH JASWANTRAI MEHTA**, (hereinafter referred to as the said "ATTORNEY") as my true and lawful attorney to act on my behalf.

NOW KNOW YE ALL AND THESE PRESENTS WITNESS that I for myself, my heirs, administrators, legal representatives do hereby nominate, constitute, and appoint **Mr. JAYESH JASWANTRAI MEHTA**, as my true and lawful attorney for me and in my name and on my behalf, and at my cost and risk to do, execute and perform all or any of the following acts, deeds, matters and things written hereunder that is to say:-

1. To negotiate and finalise sale of the said property and to decide consideration thereof.
2. To sell, (either by public auction or privately) dispose of, in any manner whatsoever, or sell and assign, convey and transfer any and/or of the said property, for such consideration and subject to such covenants as the Attorney may think fit and proper.
3. To give and take possession of the said property and/or any part thereof and to accept surrender of the said property and/or any part thereof from any and/or all tenant/s, lessee/s or licensee/s and/or any other occupier/s.
4. To accept consideration and/or any part thereof, and discharge duties as a seller/vendor/transferor, and to receive and collect Profit/s and Income/s or any/other amount/s of money that may be due or may become due to be received by me in course of time/period in respect of the said property and/or any part thereof, and to sign and pass valid receipt or receipts for the same.
5. To Cancel, revoke, rectify any and/or all sale, etc. either executed by me or by the said attorney and to execute such Deed of Cancellation (sale etc.) and/or other assurances in law.

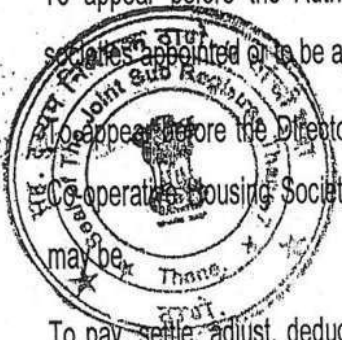
V. M. Mehta

J. J. Mehta



ट.न.न. - ७	
6.	To sign forms, documents and papers required for the purpose of registration of Co-operative Housing Society or a Limited Company, condominium or Association of Apartment owners and to participate in all the meetings and proceedings from time to time, obtain share certificates, and/or other documents issued in my name and hold the same.
दस्त क्रमांक १००७/२०२२	
२९	

6. To sign forms, documents and papers required for the purpose of registration of Co-operative Housing Society or a Limited Company, condominium or Association of Apartment owners and to participate in all the meetings and proceedings from time to time, obtain share certificates, and/or other documents issued in my name and hold the same.
7. To execute all Agreement to sell, Deed of Sale, Deed of Rectification/Ratification, Affidavit, Indemnity Bond, Deed of Cancellation/Revocation etc. and/or any other assurances in law and other relevant document/deed as the said attorney may think fit and proper for the transaction or maybe advised.
8. To execute any and/or all document or documents, form or forms including declarations, indemnities, affidavits, affirmations etc. that may be so required for effective transfer of the said property or any part thereof to and in favour of prospective buyer/s, Transferee/s, Purchaser/s.
9. To appear before the Registrar/Sub-Registrar of Assurances of any District/Sub-District anywhere in India and to admit execution of any and/or all the aforesaid documents, either executed by me or the Attorney including Agreement to sell, Agreement for Sale, Deed of Sale, Deed of Rectification/Ratification Affidavit, Indemnity Bond, Deed of Cancellation etc.
10. To perform on my behalf any and/or all the aforesaid Agreements/Deeds etc.
11. To engage, employ and dismiss any agents, clerks, servants or other person in and about the performance of the purpose of these presents as the Attorney shall think fit, which may be required to be done by me.
12. To appear before the Authority/Authorities of any district or sub-district, Registrar of Co-operative Societies appointed or to be appointed under any Act, or Law for the time being in force.
13. To appear before the Director/s, Chairman, Secretary, Ad-Hoc Committee, Managing Committee of the Co-operative Housing Society or Condominium of Apartment Owners or Limited Company as the case may be.
14. To pay, settle, adjust, deduct, and allow all accounts, maintenance, claims and demands, assessment and repairs and other outgoing in respect of the said Property.
15. To execute, carry into effect and perform all agreements and contracts entered into by me with any other person or persons, as my own act and deed and/or to cancel and / or repudiate the same without making me liable for any loss or damage by reason thereof.
16. To make applications and correspond with Banks and/or financial institutions and other bodies for securing any loan against the security of any of my properties (movable or immovable) and for that



V. M. Mehta

J. J. Mendhe

ट.न.न. - ७

दस्त क्रमांक १००७५/२०२१

५० / ७२

purpose execute the necessary mortgage deed and other relevant documents on my behalf as required by the Banks and/or financial institutions and other bodies.

17. To accept the loan offer letter/s and sign the acceptance/s thereof in token of my acceptance of the terms and conditions therein contained and to pay on my behalf the administrative fees and any other charges including commitment charges leviable in respect of the said loan/s.
18. To request Banks and/or financial institutions or agree with Banks and/or financial institutions for any change or modification in the loan amount/s, rate/s of interest, period of repayment of loan/s or any other terms and conditions in relation to the loan/s at any time or from time to time.
19. To receive the disbursement of the said loan/s, for that purpose give effectual discharge, and give all the necessary information and document to assist the Technical and Legal Appraisal of the properties purchased to be purchased with the help of the loan/s.
20. To mortgage the said property on my behalf with Banks and/or financial institutions by deposit of Title Deeds as security for the repayment of the loan/s granted/ to be granted by Banks and/or financial institutions for me.
21. To deposit on my behalf the documents of title and state on my behalf to any Officer of Banks and/or financial institutions that the said documents are being deposited for creating a security on the said property or properties by way of equitable mortgage of repayment of the said loan/s. The Attorney is fully authorised to make these statements and convey my intentions to create security on my said property or properties or any other property or properties he may book / buy on my behalf.
22. To make any other statements necessary to create equitable mortgage by deposit of title deeds and also to execute any writings, undertakings, indemnities, etc. on my behalf in respect of mortgage of the said property or properties or the guaranteeing of the repayment of the said loan/s any other writings whatsoever required in respect of the said transactions of the loan/s granted / to be granted to me or creation of the said security.
23. To execute any loan agreement /s, promissory notes letter/s of declaration and indemnity or such other documents as may be required by Banks and/or financial institutions in respect of the said loan/s.
24. To execute in favour of Banks and/or financial institutions an irrevocable Power of Attorney authorising Banks and/or financial institutions to execute in its own favour or in favour of the other person as Banks and/or financial institutions in its sole discretion may decide, legal mortgage in any form including in the English form of the property or properties.
25. To acknowledge my liability/debt in respect of the loan/s.

V.M. Mehra

J. J. Mehra

ट.न.न. - ७
दस्ता क्रमांक १००७५/२०२१
५९

26. To apply for foreclosure and foreclose Home loan, Housing Loan and/or any other loan or loans with Banks and/or financial Institutions and in the foresaid connection to accept letter of foreclosure, pay the required amount to foreclose the said Home loan, Housing Loan and/or any other loan or loans with Banks and/or financial Institutions and to accept physical delivery of any or all documents of evidencing my title to the said Property and kept lying with the said Banks and/or financial Institutions as security. To execute and admit any document or Agreement that may be necessary, in short my attorney is duly authorised to all act, deeds and things that may be required for effective foreclosure of the said Home loan, Housing Loan and/or any other loan or loans with Banks and/or financial Institutions and receive all the documents of title kept lying with the said Banks and/or financial Institutions.

27. To make applications and correspond with banks, financial institutions and other bodies for securing any loan against the security of any of my properties (movable or immovable) and for that purpose execute the necessary mortgage deed and other relevant documents on my behalf as required by the banks, financial institutions and other bodies.

28. To engage Lawyers, issue notices, commence and prosecute any action, suits or other proceedings against any person or persons in respect of any of the matter or things herein contained and to appear and defend action, suits, or other proceedings commenced or to be commenced against my and/or whereunto I shall be a party and also if my said Attorney shall think fit to compromise, refer to arbitration and submit to judgment, discontinue or become non-suited in any such action, suit or proceedings as a



29. To accept notices or services of writ of summons or other legal process that may be served upon me and/or to appear and represent me before any government author.

30. To admit execution of any Agreement, deed, writings, declarations, affidavits and any assurance in law etc. before the Registrar/Sub-Registrar of Assurance or any other authority as may be required for the purpose.

This POWER OF ATTORNEY has been executed by the EXECUTANT without any monetary consideration whatsoever.

AND I the abovenamed Mrs. VARSHA MUKESH MEHTA do hereby undertake to ratify whatever the Attorney under this power in that behalf herein before contained may lawfully do or cause to be done in and by virtue of the presents, a photograph of my constituted attorney is affixed herein below for identification and confirmation.

V. M. Mehta

J. J. Mehta



ट.न.न. - ७	
दस्त क्रमांक 90064/2021	
५२	७२

: SCHEDULE OF THE PROPERTY HEREINABOVE REFERRED TO:

Flat No. 004 on the Ground Floor of the C-5 Nayandeeep Shantinagar C. H. S. Ltd., situated at Sector VI, Mira Road East, Thane 401107 constructed on the lands or grounds bearing Survey No. 735(part) situate, lying and being at Revenue Village Bhayander, Taluka and in the registration district and sub district of Thane within the assessment jurisdiction of the Mira Bhayander Municipal Corporation.

IN WITNESS WHEREOF I, the above-named Mrs. VARSHA MUKESH MEHTA have hereunto set my hands on this 13 day of January in the Gregorian Year 2011 (two thousand eleven).

SIGNED AND DELIVERED By
Mrs. VARSHA MUKESH MEHTA

the withinnamed "EXECUTANT"

In the presence of witnesses:-

- 1. ASHOK R. YELVE
- 2. RUKANDAR N. KOTIAO



V.M. Mehta



I Accept,



(Mr. JAYESH JASWANTRAI MEHTA -Attorney)

In the presence of witnesses:-

- 1. ASHOK R. YELVE
- 2. RUKANDAR N. KOTIAO



J.J. Mehta

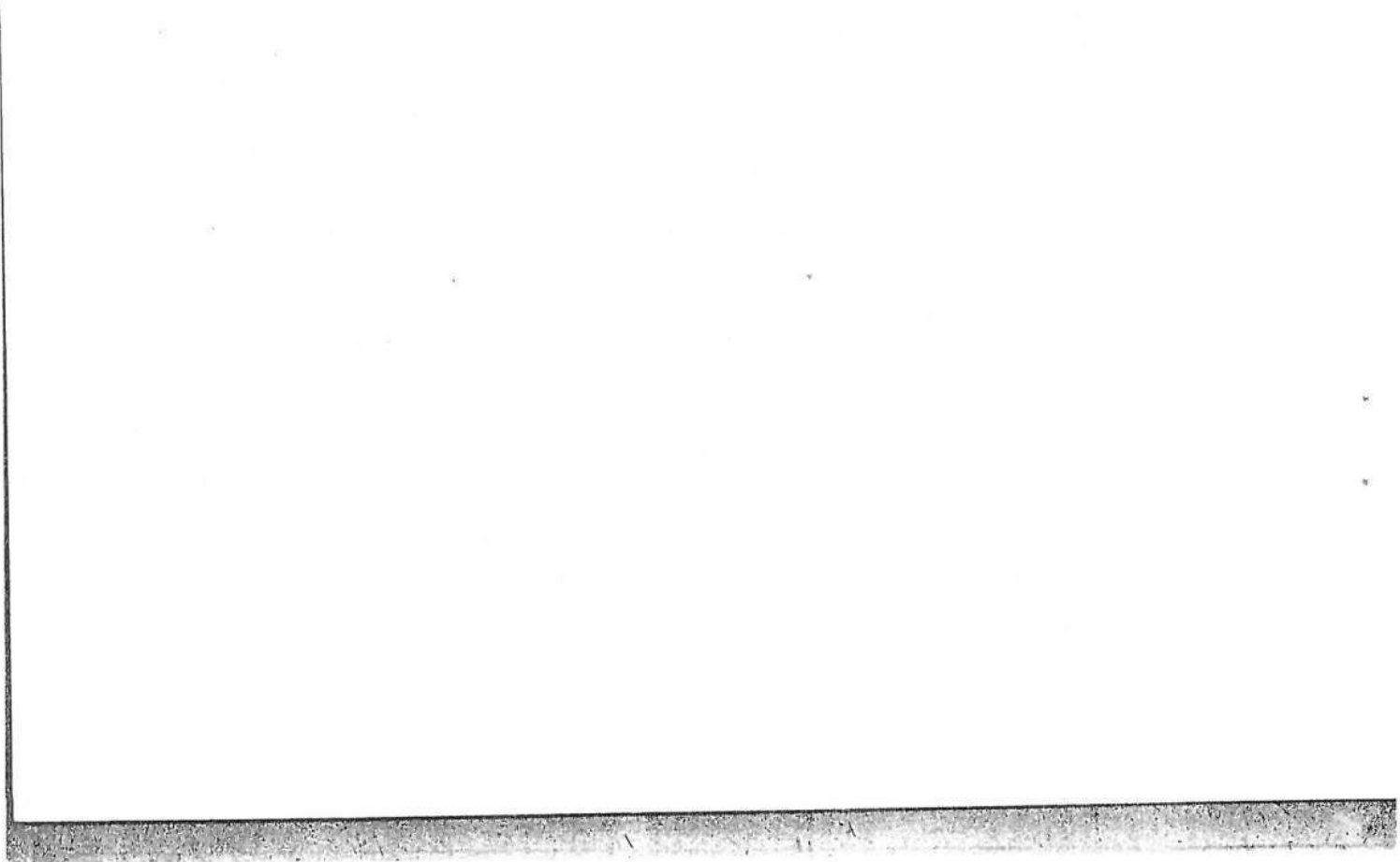


BEFORE ME

DEEPAK K. MALKANI
Advocate High Court & Notary
803, Center Palce Co-op. Hsg.
Society Ltd., Diya Park, Malad (W),
Mumbai - 400 095.



Notary Reg. No.	100/
Date:	13/1/2011



घोषणापत्र

ट.न.न. - ७

दस्त क्रमांक १००७५/२०२१

५३

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दुर्यम निबंधक Thane-

मी Jayesh J. Mehta एतद्वारे घोषित करतो की,सह

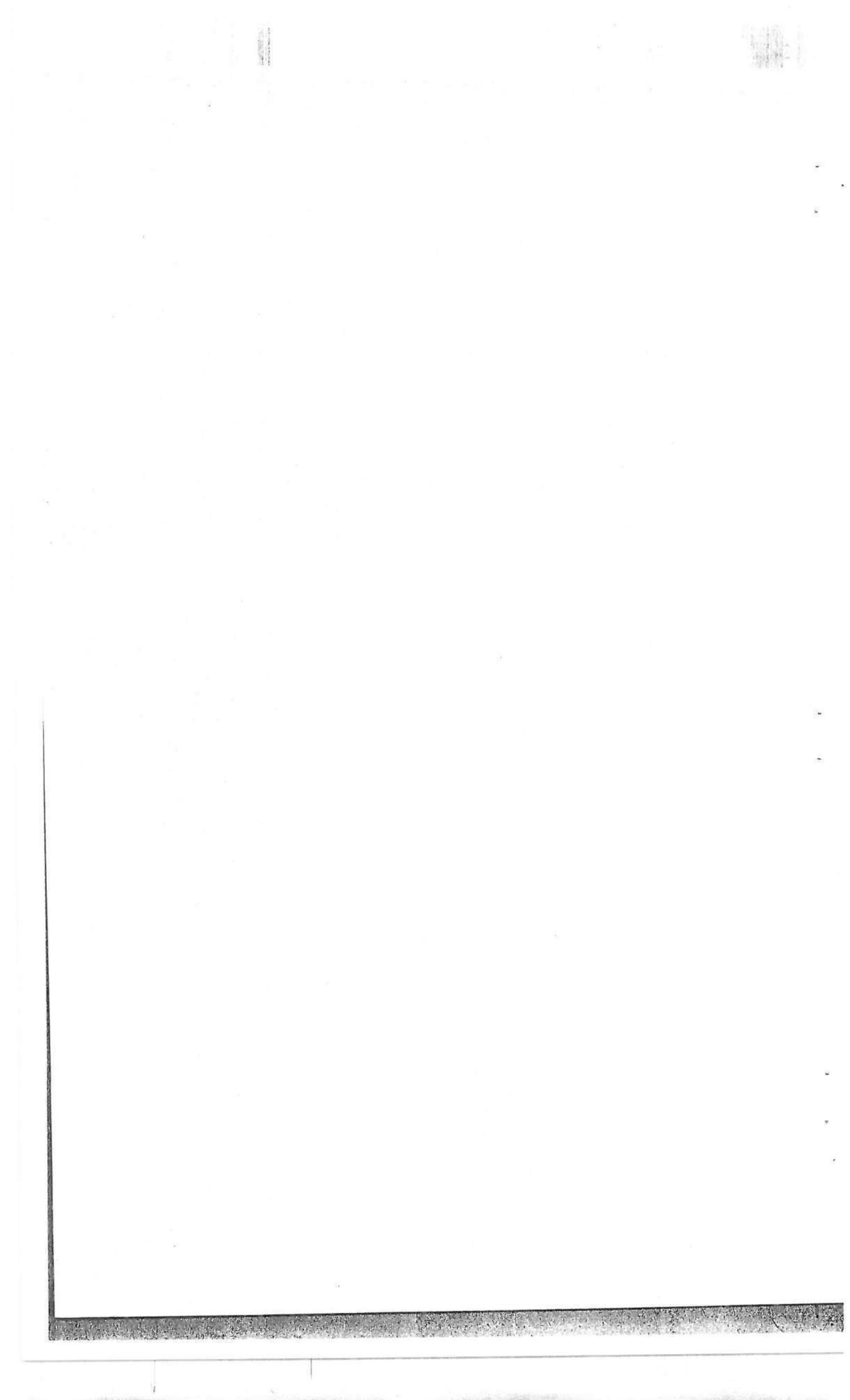
यांच्या कार्यालयात Agreement For Sale या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे Mrs. Varsha Mukesh Mehta व.इ. यांनी दिनांक 31/01/2011 रोजी मला दिलेल्या कुलमुखत्यार आधारे मी,सदर दस्त नोंदणीसाठी हाजर केली आहे.सदर कुलमुखत्यार लिहून देणार यांनी कुलमुखत्यार रद्द केलेले नाही किंवा कुलमुखत्यार लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे राद्दवातल ठरलेले नाही. सदरचे कुलमुखत्यार पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी सक्षम आहे.सदरचे कथन चुकीचे आढळून आपल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

J. J. Mehta,

दिनांक २३/०७/२०२१

कुलमुखात्यार धाराकाची सही







महाराष्ट्र MAHARASHTRA

12 JAN 2011

BD	419743
Notary	981
Reg. No.	
Date:	12/1/11



LIC. No. 1201037.060

K/103, Nasheman Colony, Kausa, Thane

Sr. No. Rs.

Name: Sri. S. Iyer

Add: R. वैदिक/ले

Received: Stamp Vandora

Date: V. Sing

12 JAN 2011

जिल्हा कोषागार कार्यालय, ठाणे
- 5 JAN 2011
मुद्रांक प्रमुख लिपिक / लिपिक

GENERAL POWER OF ATTORNEY

S. Priti



EXECUTANT

Mrs. PRITESHKUMAR IYER

Mr. JAYESHASWANTRAI MEHTA

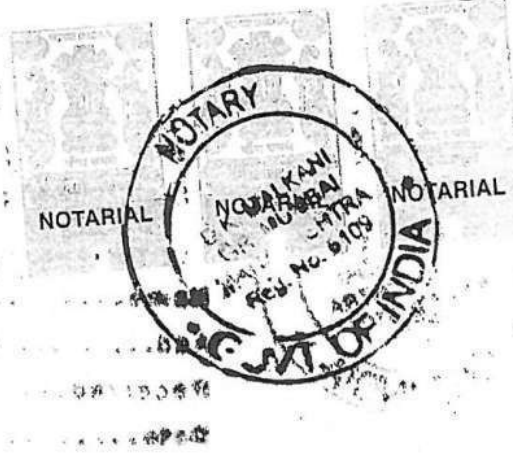
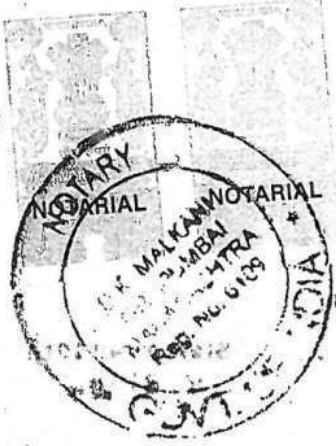
J. J. Mehta

... ATTORNEY

ट.न.न. - ७	
दस्त क्रमांक १००५/२०२१	
५४	७२

ट.न.न. - ७	
दस्त क्रमांक १०००१२०२४	
५५	७२

Notary	
Reg No	
Date	



GENERAL POWER OF ATTORNEY

ट.न.न. - ७
दस्त क्रमांक १००५५/२०२१
Mrs. PRITI SESHKUMAR ५६ ७५

BE IT KNOWN TO ALL TO WHOM THESE PRESENTS SHALL COME that **Mrs. PRITI SESHKUMAR**, aged about 58 years, holder of Income tax PAN: **AARPI1987R**, residing at Flat No. A/702, Yogi Kiran C.H.S. Ltd., Yogi Nagar, Borivali West, Mumbai 400091, hereinafter referred to as the "EXECUTANT" (which shall include my heirs, legal representatives, administrators, executors and permitted assigns),

WHEREAS I am well and sufficiently entitled to the property mentioned in the schedule written hereunder (hereinafter for sake of brevity and convenience shall be called and referred to as the "SAID PROPERTY"). I intend mortgage, sell, dispose of the said Property and I am required to undertake certain formalities and due to my professional/personal commitment, I am unable to personally complete the required formalities thereof.

WHEREAS in the circumstances above it is expeditious and also I am desirous of executing a power of attorney in favour of my brother **Mr. JAYESH JASWANTRAI MEHTA**, aged about 56 years, holder of Income tax PAN: **AJOPM0783D**, an adult, addressed at Flat No. 004, C-5 Nayandeep Shantinagar C.H.S. Ltd., Sector VI, Mita Road East, Thane 401107 and I do hereby appoint my brother **Mr. JAYESH JASWANTRAI MEHTA**, (hereinafter referred to as the said "ATTORNEY") as my true and lawful attorney to act on my behalf.

NOW KNOW YE ALL AND THESE PRESENTS WITNESS that I for myself, my heirs, administrators, legal representatives do hereby nominate, constitute, and appoint **Mr. JAYESH JASWANTRAI MEHTA** true and lawful attorney for me and in my name and on my behalf, and at my cost and risk to perform all or any of the following acts, deeds, matters and things written hereunder that is to say:

1. To negotiate and finalise sale of the said property and to decide consideration thereof.
2. To sell, (either by public auction or privately) dispose of, in any manner whatsoever, or sell and assign, convey and transfer any and/or of the said property, for such consideration and subject to such covenants as the Attorney may think fit and proper.
3. To give and take possession of the said property and/or any part thereof and to accept surrender of the said property and/or any part thereof from any and/or all tenant/s, lessee/s or licensee/s and/or any other occupier/s.
4. To accept consideration and/or any part thereof, and discharge duties as a seller/vendor/transferor, and to receive and collect Profit/s and Income/s or any/other amount/s of money that may be due or may become due to be received by me in course of time/period in respect of the said property and/or any part thereof, and to sign and pass valid receipt or receipts for the same.
5. To Cancel, revoke, rectify any and/or all sale, etc. either executed by me or by the said attorney and to execute such Deed of Cancellation (sale etc.) and/or other assurances in law.



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J. J. Mehta,

ट.न.न. - ७	
दस्त क्रमांक	१००९/२०२१
५७	

- To sign forms, documents and papers required for the purpose of registration of Co-operative Housing Society or a Limited Company, condominium or Association of Apartment owners and to participate in all the meetings and proceedings from time to time, obtain share certificates, and/or other documents issued in my name and hold the same.
7. To execute all Agreement to sell, Deed of Sale, Deed of Rectification/Ratification, Affidavit, Indemnity Bond, Deed of Cancellation/Revocation etc. and/or any other assurances in law and other relevant document/deed as the said attorney may think fit and proper for the transaction or maybe advised.
 8. To execute any and/or all document or documents, form or forms including declarations, indemnities, affidavits, affirmations etc. that may be so required for effective transfer of the said property or any part thereof to and in favour of prospective buyer/s, Transferee/s, Purchaser/s.
 9. To appear before the Registrar/Sub-Registrar of Assurances of any District/Sub-District anywhere in India and to admit execution of any and/or all the aforesaid documents, either executed by me or the Attorney, including Agreement to sell, Agreement for Sale, Deed of Sale, Deed of Rectification/Ratification, Affidavit, Indemnity Bond, Deed of Cancellation etc.
 10. To perform on my behalf any and/or all the aforesaid Agreements/Deeds etc.
 11. To engage, employ and dismiss any agents, clerks, servants or other person in and about the performance of the purpose of these presents as the Attorney shall think fit, which may be required to be done by me.
 12. To appear before the Authority/Authorities of any district or sub-district, Registrar of Co-operative Societies appointed or to be appointed under any Act, or Law for the time being in force.
 13. To appear before the Director/s, Chairman, Secretary, Ad-Hoc Committee, Managing Committee of the Co-operative Housing Society or Condominium of Apartment Owners or Limited Company as the case may be.
 14. To pay, settle, adjust, deduct, and allow all accounts, maintenance, claims and demands, assessment and repairs and other outgoing in respect of the said Property.
 15. To execute, carry into effect and perform all agreements and contracts entered into by me with any other person or persons, as my own act and deed and/or to cancel and / or repudiate the same without making me liable for any loss or damage by reason thereof.
 16. To make applications and correspond with Banks and/or financial institutions and other bodies for securing any loan against the security of any of my properties (movable or immovable) and for that



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purpose execute the necessary mortgage deed and other relevant documents on my behalf as required by the Banks and/or financial institutions and other bodies.

17. To accept the loan offer letter/s and sign the acceptance/s thereof in token of my acceptance of the terms and conditions therein contained and to pay on my behalf the administrative fees and any other charges including commitment charges leviable in respect of the said loan/s.

18. To request Banks and/or financial institutions or agree with Banks and/or financial institutions for any change or modification in the loan amount/s, rate/s of interest, period of repayment of loan/s or any other terms and conditions in relation to the loan/s at any time or from time to time.

19. To receive the disbursement of the said loan/s, for that purpose give effectual discharge, and give all the necessary information and document to assist the Technical and Legal Appraisal of the properties purchased to be purchased with the help of the loan/s.

20. To mortgage the said property on my behalf with Banks and/or financial institutions by deposit of Title Deeds as security for the repayment of the loan/s granted/ to be granted by Banks and/or financial institutions for me.

21. To deposit on my behalf the documents of title and state on my behalf to any Officer of Banks and/or financial institutions that the said documents are being deposited for creating a security on the said property or properties by way of equitable mortgage of repayment of the said loan/s. The Attorney is fully authorised to make these statements and convey my intentions to create security on my said property or properties or any other property or properties he may book / buy on my behalf.

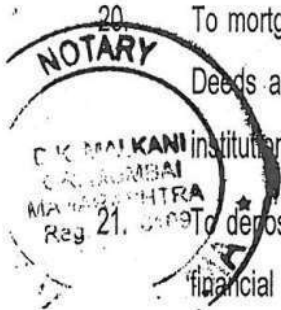
22. To make any other statements necessary to create equitable mortgage by deposit of title deeds and also to execute any writings, undertakings, indemnities, etc. on my behalf in respect of mortgage of the said property or properties or the guaranteeing of the repayment of the said loan/s and other writings whatsoever required in respect of the said transactions of the loan/s granted / to be granted to me or creation of the said security.

23. To execute any loan agreement /s, promissory notes letter/s of declaration and indemnity or such other documents as may be required by Banks and/or financial institutions in respect of the said loan/s.

24. To execute in favour of Banks and/or financial institutions an irrevocable Power of Attorney authorising Banks and/or financial institutions to execute in its own favour or in favour of the other person as Banks and/or financial institutions in its sole discretion may decide, legal mortgage in any form including in the English form of the property or properties.

25. To acknowledge my liability/debt in respect of the loan/s.

दस्तावेज क्रमांक १००७५/२०२१
५५ / १२



S. Briti

J. J. Mch. A.

ट.न.न. - ७	
दस्त क्रमांक	२६
ये	७२

To apply for foreclosure and foreclose Home loan, Housing Loan and/or any other loan or loans with Banks and/or financial Institutions and in the foresaid connection to accept letter of foreclosure, pay the required amount to foreclose the said Home loan, Housing Loan and/or any other loan or loans with Banks and/or financial Institutions and to accept physical delivery of any or all documents of evidencing my title to the said Property and kept lying with the said Banks and/or financial Institutions as security. To execute and admit any document or Agreement that may be necessary, in short my attorney is duly authorised to all act, deeds and things that may be required for effective foreclosure of the said Home loan, Housing Loan and/or any other loan or loans with Banks and/or financial Institutions and receive all the documents of title kept lying with the said Banks and/or financial Institutions.

27. To make applications and correspond with banks, financial institutions and other bodies for securing any loan against the security of any of my properties (movable or immovable) and for that purpose execute the necessary mortgage deed and other relevant documents on my behalf as required by the banks, financial institutions and other bodies.

28. To engage Lawyers, issue notices, commence and prosecute any action, suits or other proceedings against any person or persons in respect of any of the matter or things herein contained and to appear and defend action, suits, or other proceedings commenced or to be commenced against my and/or whereunto I shall be a party and also if my said Attorney shall think fit to compromise, refer to arbitration and submit to judgment, discontinue or become non-suited in any such action, suit or proceedings as aforesaid.



To accept notices or services of writ of summons or other legal process that may be served upon me and/or to appear and represent me before any government author.

30. To admit execution of any Agreement, deed, writings, declarations, affidavits and any assurance in law etc. before the Registrar/Sub-Registrar of Assurance or any other authority as may be required for the purpose.

This POWER OF ATTORNEY has been executed by the EXECUTANT without any monetary consideration whatsoever.

AND I the abovenamed Mrs. PRITI SESHKUMAR IYER do hereby undertake to ratify whatever the Attorney under this power in that behalf herein before contained may lawfully do or cause to be done in and by virtue of the presents, a photograph of my constituted attorney is affixed herein below for identification and confirmation.

S. Priti

J.S. Mehta

ट.न.न. - ७	
दस्ता क्रमांक १००७५/२०२१	
६०	७२

: SCHEDULE OF THE PROPERTY HEREINABOVE REFERRED TO.

Flat No. 004 on the Ground Floor of the C-5 Nayandeeep Shantinagar C. H. S. Ltd., situated at Sector VI, Mira Road East, Thane 401107 constructed on the lands or grounds bearing Survey No. 735(part) situate, lying and being at Revenue Village Bhayander, Taluka and in the registration district and sub district of Thane within the assessment jurisdiction of the Mira Bhayander Municipal Corporation.

IN WITNESS WHEREOF I, the above-named Mrs. PRITI SESHKUMAR IYER have hereunto set my hands on this ..13..... day of ..JANUARY in the Gregorian Year 2011 (two thousand eleven).

SIGNED AND DELIVERED By
Mrs. PRITI SESHKUMAR IYER

the withinnamed "EXECUTANT"
In the presence of witnesses: -



S. Priti



1. ASHOK R. YELVE
2. PURANDAR N. SETHAN

I Accept,

(Mr. JAYESH JASWANTRAI MEHTA -Attorney)

In the presence of witnesses: -

1. ASHOK R. YELVE
2. PURANDAR N. SETHAN



J. J. Mehta

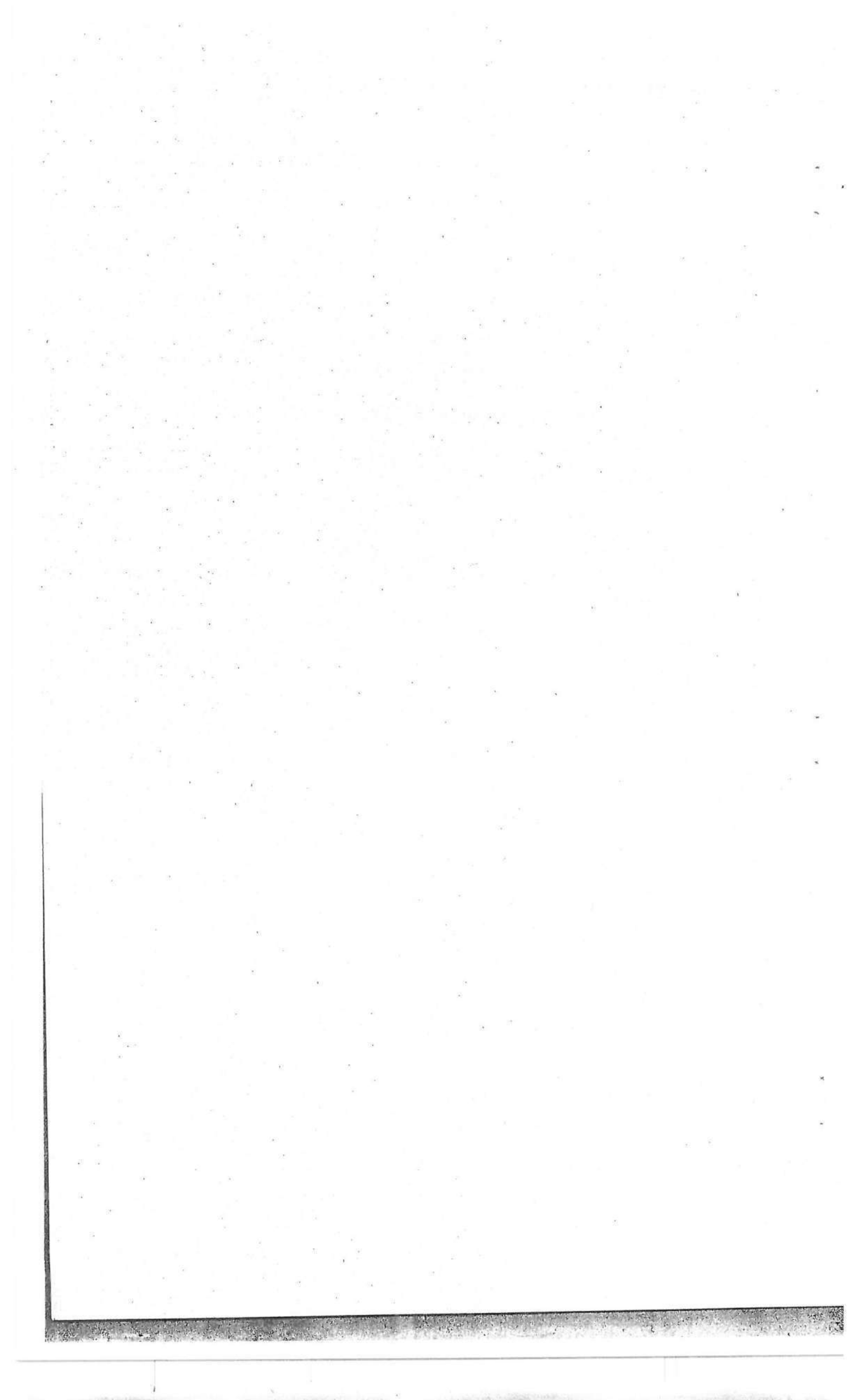


BEFORE ME

Deepak K. Malkani

DEEPAK K. MALKANI
Advocate High Court & Notary
803, Center Palace Co-op. Hsg.
Society Ltd., Diya Park, Malad (W),
Mumbai - 400 095.

Notary
Reg. No. 981



घोषणापत्र

ट.न.न. - ७
दस्त क्रमांक १००७/२०२१
६९ निबंधक Thane

मी Jayesh J. Mehta एतद्वारे घोषित करतो की, सह दुय्यम निबंधक Thane

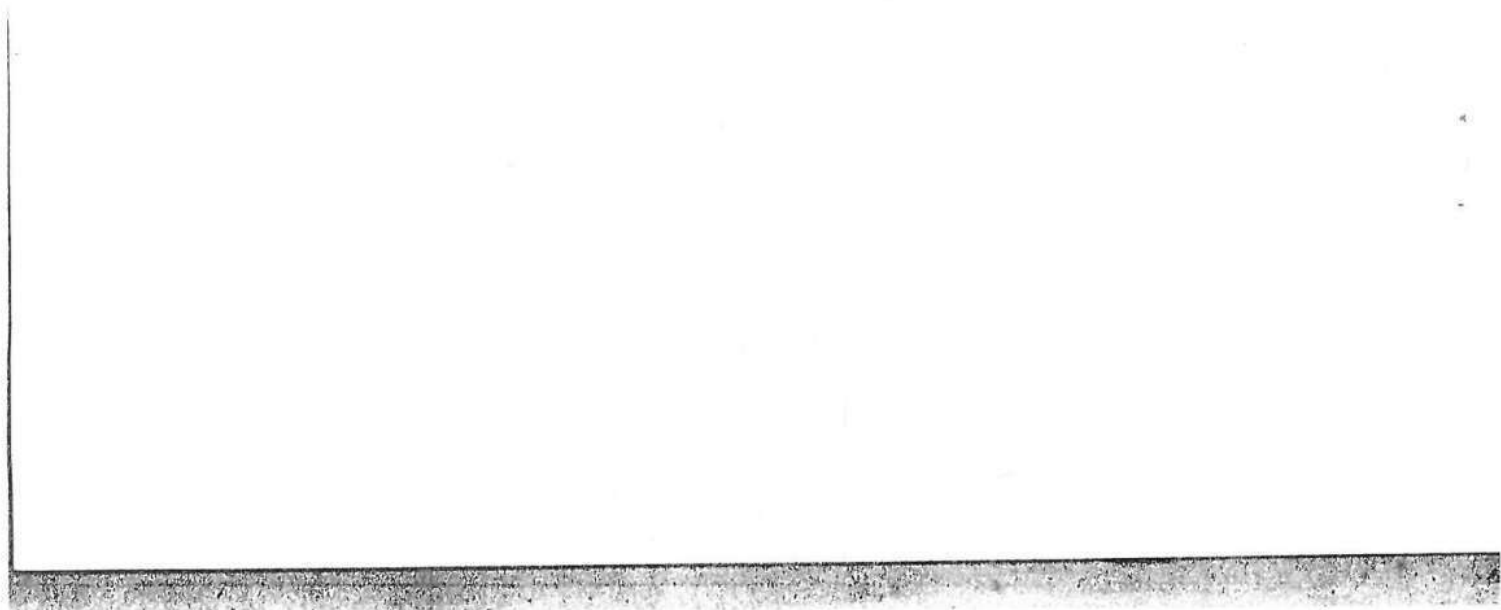
यांच्या कार्यालयात Agreement For Sale या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे Mrs. Priti S. Iyer व.इ. यांनी दिनांक 31/01/2011 रोजी मला दिलेल्या कुलमुखत्यार आधारे मी, सदर दस्त नोंदणीसाठी हाजर केली आहे. सदर कुलमुखत्यार लिहून देणार यांनी कुलमुखत्यार रद्द केलेले नाही किंवा कुलमुखत्यार लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे राद्दवातल ठरलेले नाही. सदरचे कुलमुखत्यार पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी सक्षम आहे. सदरचे कथन चुकीचे आढळून आपल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

J. J. Mehta

दिनांक 23/01/2021

कुलमुखात्यार धाराकाची सही



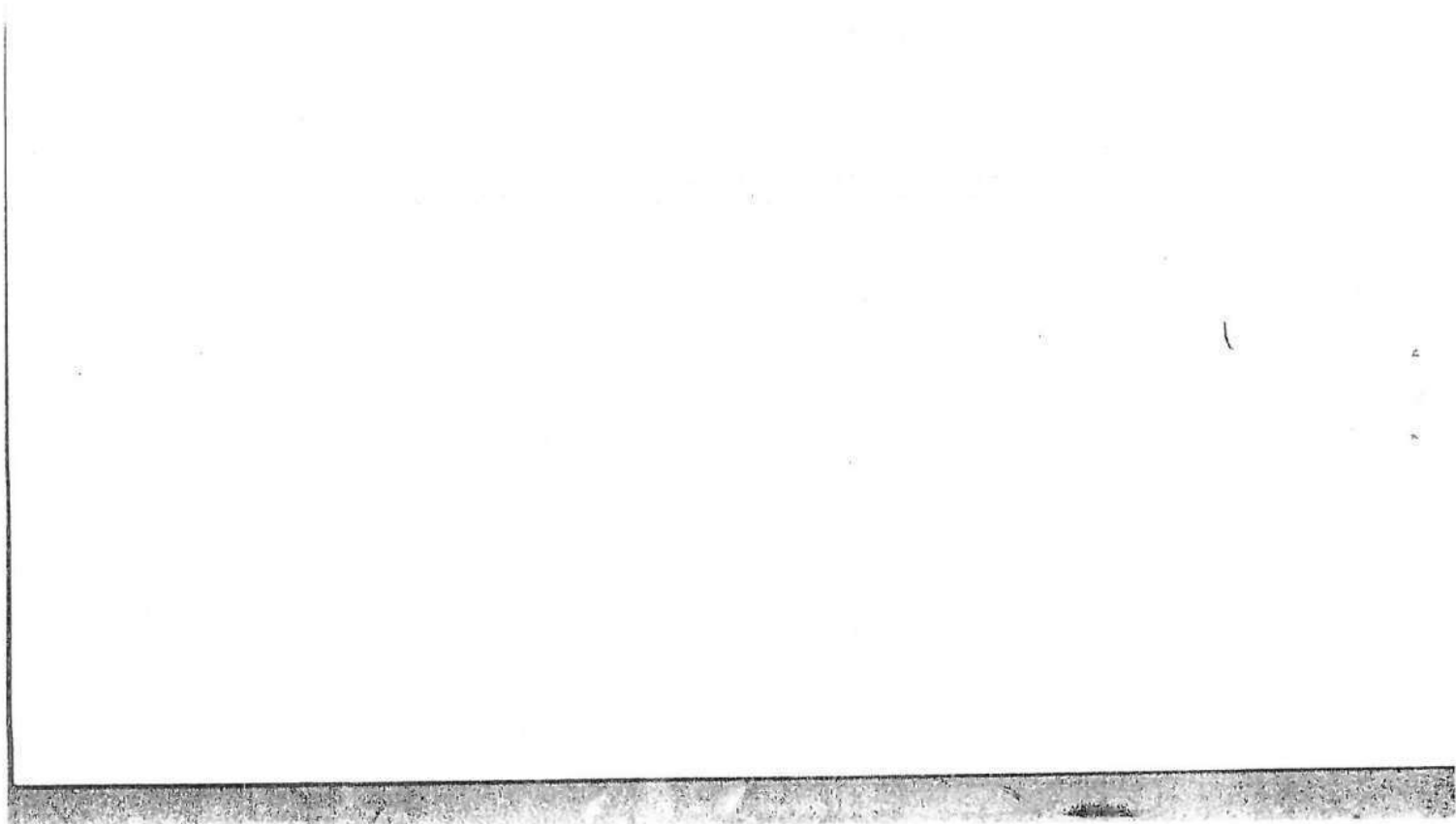


ट.न.न. - ७	
वसूली क्रमांक १००७५/२०२१	
६२	७२

आयकर विभाग INCOME TAX DEPARTMENT	 भारत सरकार GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड Permanent Account Number Card	
AGIPD6406F	
पंजीकृत नाम/Registered Name SHOJA CHANDRA NAIDAN	पंजीकृत नाम/Registered Name SHOJA CHANDRA NAIDAN
दिनांक/Date of Issue 10/10/2021	21012021

२२५६१५





ट.न.न. - ७
 दस्त क्रमांक १००७५/२०२१
 ६३ / ७२

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRITI SESHKUMAR IYER
JASWANTRAI DEVIDAS MEHTA

20/12/1962
 Permanent Account Number
AARPI1987R

P. S. Mehta
 Signature

भारत सरकार
GOVT. OF INDIA

20/12/1962



J. J. Mehta

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JAYESH JASWANTRAI MEHTA
JASWANTRAI DEVIDAS MEHTA

02/12/1965
 Permanent Account Number
AJOPM0783D

J. J. Mehta
 Signature

भारत सरकार
GOVT. OF INDIA

02/12/1965

J. J. Mehta



भारत सरकार
GOVERNMENT OF INDIA



विश्व लोकेश मेनिया
Year of Birth: 1959
Sex: Female

5663 4540 6697



आधार - सामान्य माणसाचा अधिकार

J. S. Wadhwa



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: B/206, YOGI SWAMI
CO-OP. HOUSING SOCIETY,
EKSAR ROAD, NEAR SAPNA
URJIG, YOGI NAGAR, Borivali
West, Mumbai, Maharashtra,
400091

WWW.AADHAAR.GOV.IN
1800-120-0123
1800-430-0123

ट.न.न. - 6

दस्त क्रमांक 900004/2021



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

नॉटिफ क्रमांक/Enrollment No.: 1007/20112/01216

Date: 14/07/2011
To
Name: Manoj Sangam
(प्राधान्य अंतर शब्दांसाठी)
E-Support
Sanjay Road
Sector 10
Gurgaon
Haryana - 122002

Ref. No.: 0000072-00011805-00014239-550
UB 005752673 IN

7812 6656 3239

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

मनोज संगम
Manoj Sangam

जन्म वर्ष / Year of Birth: 1961
पै / Female

7812 6656 3239



आधार - सामान्य माणसाचा अधिकार


 भारत सरकार
 Government of India



आशीष एन मेशराम
 Ashish N Meshram
 जन्म तिथि / DOB : 14/05/1973
 पुरुष / Male



9033 9630 5037

मेरा आधार, मेरी पहचान

ट.न.न. - ७	
दस्त क्रमांक १००७०५/२०२१	
EY	102

(Handwritten Signature)




 भारत सरकार
 Unique Identification Authority of India

पता: 204 बिल्डिंग न-13 सुन्दर
 सरोवर सी एलटीडी, नजदीक सिल्वर
 पार्क, मिरा रोड ईस्ट, ठाणे, मिरा रोड,
 महाराष्ट्र, 401107

Address: 204 Building No-13 Sunder
 Sarovar CHS LTD, Near Silver Park, Mira
 Road East, Thane, Mira Road,
 Maharashtra, 401107

9033 9630 5037


 1947


 help@uidai.gov.in


 www.uidai.gov.in





भारत सरकार



अशोक रामचंद्र येल्वे
Ashok Ramchandra Yelve
जन्म वर्ष / Year of Birth : 1965
पुरुष / Male



8722 8039 7828

आधार - सामान्य माणसाचा अधिकार

Handwritten signature

ट.न.न. - ७
दस्त क्रमांक १००७५/२०२१
६६ / ७२



आधार

भारतीय विधानसभा आधिकारिक प्राधिकरण

भारत सरकार

पत्ता S/O: रामचंद्र येल्वे, फ्लॅट नं.304,
सी/14, जन ज्योती सीएचएस लिमिटेड,
शांती नगर, सेक्टर-6, जैन मंदिर समोर,
मीरा रोड ईस्ट, ठाणे, मीरा रोड, महाराष्ट्र,
401107

Address: S/O: Ramchandra Yelve,
Flat No.304, C/14, Jan Jyoti CHS
LTD, Shanti Nagar, Sector-6,
Opp.Jain Mandir, Mira Road East,
Thane, Mira Road, Maharashtra,
401107



1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

कोरे
पुस्त
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६७	०२



प्रतिज्ञापत्र / घोषणापत्र

मी/आम्ही खालील सही करणार प्रतिज्ञापत्राद्वारे घोषित करतो की, मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य पुणे यांचे दि. 30.11.2013 रोजीचे परिपत्रकाचे काळजीपूर्वक वाचन केलेले आहे. त्यातील सर्व अटी शर्ती आम्हास कबुल आहेत. तसेच नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत हि फसवणुकद्वारे अथवा दुबार विक्री होत नाही. मी/आम्ही सदर दस्तातील मिळकतीबाबत अभिलेखात शोध घेतलेला आहे. दस्तातील लिहून देणार /घेणार/कुलमुखत्यारधारक हे खरे असून आज रोजी आम्ही सर्व हयात आहोत व खात्री करून देण्यासाठी या दस्तासोबत दोन प्रत्यक्ष चांगल्याप्रकारे ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे. सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमची वैयक्तिक मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P. A. Holder) लिहून देणार हे हयात आहेत व उक्त कुलमुखमुखत्यारपत्र अद्यापही अस्तीत्वात आहे व ते आजपावतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. सदरची मिळकत शासन मालकीची नसून अतिक्रमण केलेली नाही. दस्तातील मिळकतीवर कोणतेही शासकीय, निमशासकिय कर्ज, हक्क, बोजा, हितसंबंध बँक बोजे, विकसन बोजे नाहीत. भविष्यात तसे काही निघाल्यास मी/आम्ही देणार, घेणार जबाबदार राहू याची जाणीव आहे दस्तातील मिळकती बाबतचे मी/आम्ही आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारा समक्ष निष्पादित केलेला आहे.

नोंदणी अधिनियमानुसार या दास्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत. दस्तातील मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालय/शासकीय कार्यालयाचा मनाई हुकुम नाही. तसेच दावा दाखल नाही किंवा प्रस्तावित नाही. नोंदणी नियम 1961 चे नियम 44 नुसार बाधित होत नाही. याची मी/आम्ही खात्री देत आहोत. मी/आम्ही नोंदविलेल्या व्यवहारात भविष्यात कायद्यानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/कमी पडली/बुडाली असल्यास ती शासन जमा करण्याची जबाबदारी घेणार देणार म्हणून आमची राहिल हे आम्हास कबुल आहे.

मा. न्यायालयाने दिलेल्या निर्णयानुसार (मा. उच्च न्यायालय नागपूर यांनी गोपाल दवारकादास पांडे विरुद्ध जिल्हाधिकारी भंडारा व इतर रिट पिटीशन क्र. 29/2003, मध्ये 24/03/2003 रोजी दिलेल्या निकाल) विक्री यांचे मिळकतीचे मालकी हक्क (Title) तपासून पहाण्याची जबाबदारी नोंदणी अधिकाऱ्याची नाही. (Title Verification) मालकी हक्काची पडताळणी करण्याची जबाबदारी ही ट्रान्सफर ऑफ प्रॉपर्टी अॅक्ट, 1882 कलम 55 नुसार संबंधीत व्यवहार करणाऱ्या उभय पक्षकारांची असते याची आम्हास पूर्ण जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणूक/बनावट/संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नये म्हणून नोंदणी अधिनियम 1908 चे कलम 82 तरतुदीचे अधीन राहून मी/ आम्ही प्रतीज्ञापत्र/घोषणापत्र लिहून देत आहोत. तसेच मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हे घडणारे कृत्य केलेले नाही. भविष्यात कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास किंवा कोणतेही गुन्हे घडल्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत. याची आम्हास पूर्ण जाणीव आहे.

नोंदणी अधिनियम 1908 चे कलम 83 भारतीय संहिता 1960 मधील नमूद असलेल्या 7 वर्षांच्या शिक्षेस मी/आम्ही पात्र राहणार आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे प्रतिज्ञापत्र/घोषणापत्र दस्ताचा भाग म्हणून जोडत आहे.



लिहून देणार:-

J. J. Menkar,

लिहून घेणार:-

१२/११/१३

साक्षीदार:-

1) 
2) 

दस्त क्रमांक 90004/2022

शासन नियंत्रण क्रमांक प्रमुख 1614/345/प्र.क्र. 71/18-अ दिनांक 09 मार्च 2015

ER

ER

प्रपत्र- ब

स्वयं-साक्षात्कृत स्वयं प्रमाणपत्र (Self Declaration)



मी: Jayesh J. Mehta & Others

राहणार 004 Naysandeeps Shanti Nagar Mira road (E) 40

वय वर्ष 56, आधार क्रमांक असल्यास 959827880134 व्यवसाय Service

याद्वारे घोषित करतो/करते की, मी स्वयं संक्षांकित केलेल्या प्रती या मूळ कागदपत्रांच्या सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास भारतीय दंड संहिता आणि / किंवा संबंधित कायदयानुसार माझ्यावर खटला भरला व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.

सही- J.J. Mehta



मी: Rekha Devi

राहणार B/603 Opera Garden Thakur Village Kandi Vol

वय वर्ष 39, आधार क्रमांक असल्यास (E) 400101 व्यवसाय

याद्वारे घोषित करतो/करते की, मी स्वयं संक्षांकित केलेल्या प्रती या मूळ कागदपत्रांच्या सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास भारतीय दंड संहिता आणि / किंवा संबंधित कायदयानुसार माझ्यावर खटला भरला व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.

सही- P. P. D. R.



मी:

राहणार

वय वर्ष, आधार क्रमांक असल्यास, व्यवसाय

याद्वारे घोषित करतो/करते की, मी स्वयं संक्षांकित केलेल्या प्रती या मूळ कागदपत्रांच्या सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास भारतीय दंड संहिता आणि / किंवा संबंधित कायदयानुसार माझ्यावर खटला भरला व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.

सही-



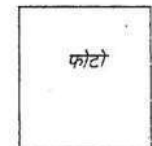
मी:

राहणार

वय वर्ष, आधार क्रमांक असल्यास, व्यवसाय

याद्वारे घोषित करतो/करते की, मी स्वयं संक्षांकित केलेल्या प्रती या मूळ कागदपत्रांच्या सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास भारतीय दंड संहिता आणि / किंवा संबंधित कायदयानुसार माझ्यावर खटला भरला व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.

सही-



मी:

राहणार

वय वर्ष, आधार क्रमांक असल्यास, व्यवसाय

याद्वारे घोषित करतो/करते की, मी स्वयं संक्षांकित केलेल्या प्रती या मूळ कागदपत्रांच्या सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास भारतीय दंड संहिता आणि / किंवा संबंधित कायदयानुसार माझ्यावर खटला भरला व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पूर्ण जाणीव आहे.

सही-

337/10075

शुक्रवार, 23 जुलै 2021 6:13 म.नं.

दस्त गोषवारा भाग-1

टनन7

७०१७२

दस्त क्रमांक: 10075/2021

दस्त क्रमांक: टनन7 /10075/2021

बाजार मूल्य: रु. 27,10,752/-

मोबदला: रु. 30,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,80,000/-

दु. नि. मह. दु. नि. टनन7 यांचे कार्यालयात

पावती:11360

पावती दिनांक: 23/07/2021

अ. क्र. 10075 वर दि.23-07-2021

सादरकरणागचे नाव: रेखा रविदास

रोजी 6:10 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1440.00

पृष्ठांची संख्या: 72

५२५१६४

एकुण: 31440.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 7

Joint Sub Registrar Thane 7

दस्ताचा प्रकार: करगनामा

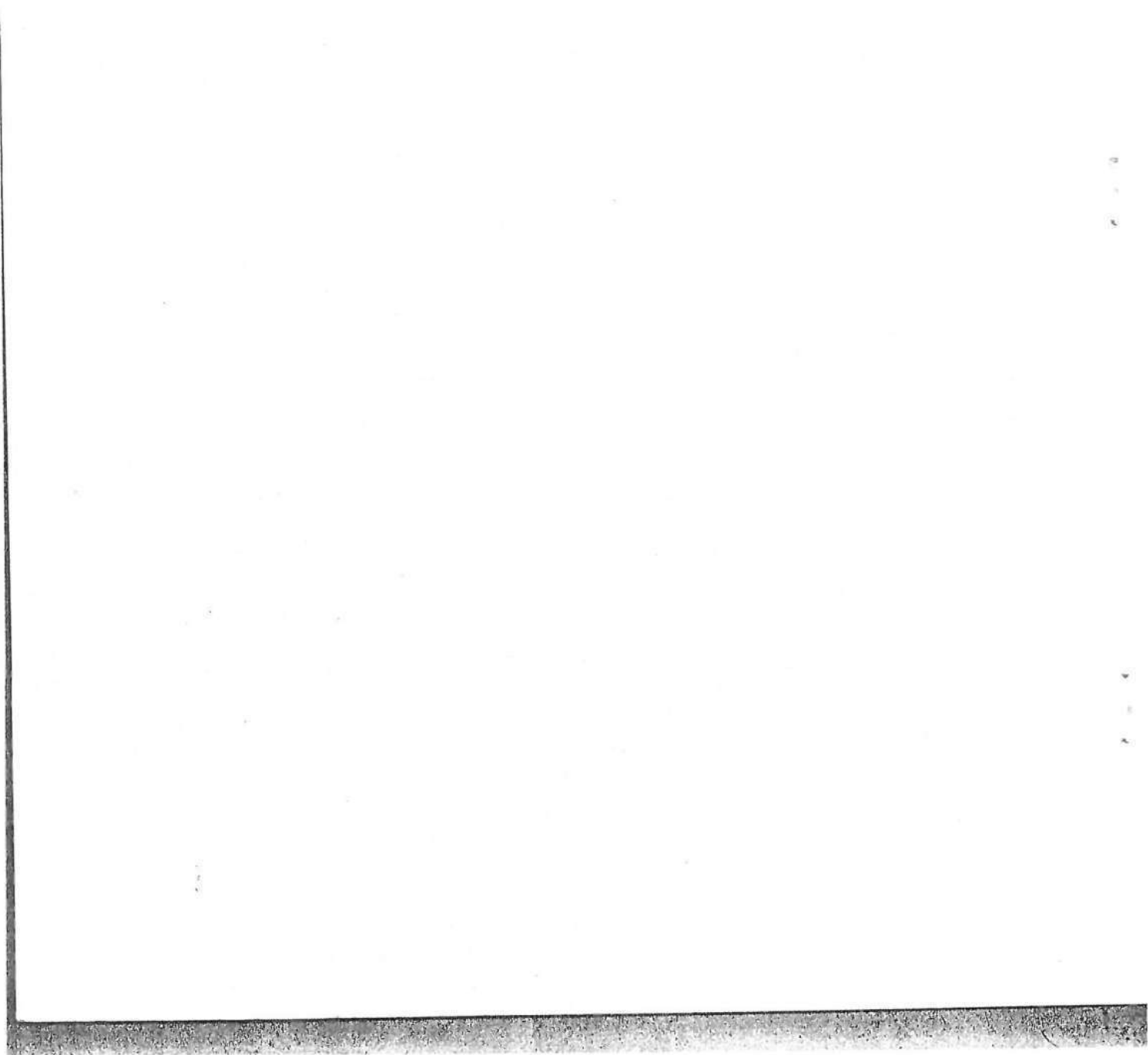
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये तमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्र. 1 23 / 07 / 2021 06 : 10 : 12 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 23 / 07 / 2021 06 : 10 : 47 PM ची वेळ: (फी)



2011



23/07/2021 6 41:01 PM

दस्त क्रमांक :टनन7/10075/2021

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:जयेश जे. मेहता पत्ता:प्लॉट नं: 004, माळा नं: -, इमारतीचे नाव: सि-5, नयनदीप शांतीनगर को. हॉ. सो. लिमिटेड, ब्लॉक नं: -, रोड नं: मीरा रोड पूर्व ठाणे, महाराष्ट्र, THANE. पॅन नंबर:AJOPM0783D	लिहून देणार वय :-56 स्वाक्षरी:- J.J. Mehta		
2	नाव:वर्षा एम मेहता यांचा तर्फे मुखत्यार जयेश जे मेहता पत्ता:प्लॉट नं: 004, माळा नं: -, इमारतीचे नाव: सि-5, नयनदीप शांतीनगर को. हॉ. सो. लिमिटेड, ब्लॉक नं: -, रोड नं: मीरा रोड पूर्व ठाणे, महाराष्ट्र, THANE. पॅन नंबर:AJOPM0783D	लिहून देणार वय :-56 स्वाक्षरी:- J.J. Mehta		
3	नाव:मानमी एन मेहता यांचा तर्फे मुखत्यार जयेश जे मेहता पत्ता:प्लॉट नं: 004, माळा नं: -, इमारतीचे नाव: सि-5, नयनदीप शांतीनगर को. हॉ. सो. लिमिटेड, ब्लॉक नं: -, रोड नं: मीरा रोड पूर्व ठाणे, महाराष्ट्र, THANE. पॅन नंबर:AJOPM0783D	लिहून देणार वय :-56 स्वाक्षरी:- J.J. Mehta		
4	नाव:प्रीति एम अय्यर यांचा तर्फे मुखत्यार जयेश जे मेहता पत्ता:प्लॉट नं: 004, माळा नं: -, इमारतीचे नाव: सि-5, नयनदीप शांतीनगर को. हॉ. सो. लिमिटेड, ब्लॉक नं: -, रोड नं: मीरा रोड पूर्व ठाणे, महाराष्ट्र, THANE. पॅन नंबर:AJOPM0783D	लिहून देणार वय :-56 स्वाक्षरी:- J.J. Mehta		
5	नाव:रेखा रविदाम पत्ता:प्लॉट नं: वी/603, माळा नं: 6, इमारतीचे नाव: ओवराय गार्डन को. हॉ. सो. लिमिटेड, ब्लॉक नं: ठाकुर व्हिलेज, रोड नं: कांदिवली पूर्व मुम्बई, महाराष्ट्र, मुम्बई. पॅन नंबर:AGIPD6406F	लिहून देणार वय :-38 स्वाक्षरी:- R. Ravidam		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.

शिक्का क्र.3 ची वेळ:23 / 07 / 2021 06 : 37 : 15 PM

ओळख:-

खालील इमम अमें निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:आशीष मेशराम
वय:48
पत्ता:90 फ्रीट रोड ठाकुर कॉम्प्लेक्स कन्डिवली पूर्व मुम्बई
पिन कोड:400101

स्वाक्षरी

2 नाव:अशोक यलवे
वय:56
पत्ता:90 फ्रीट रोड ठाकुर कॉम्प्लेक्स कन्डिवली पूर्व मुम्बई
पिन कोड:400101

स्वाक्षरी

छायाचित्र



अंगठ्याचा ठसा



शिक्का क्र.4 ची वेळ:23 / 07 / 2021 06 : 38 : 15 PM

शिक्का क्र.5 ची वेळ:23 / 07 / 2021 06 : 38 : 28 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 7



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	REKHA RAVIDAS	eChallan	69103332021072317680	MH003995641202122E	180000.00	SD	0001887510202122	23/07/2021
2		By Cash			1440	RF		
3	REKHA RAVIDAS	eChallan		MH003995641202122E	30000	RF	0001887510202122	23/07/2021

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

10075 /2021

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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

ट.न.न. - ७	
दस्त क्रमांक ००७५/२०२१	
०२	०२

प्रमाणित करण्यात येते की सदर दस्त
एकूण.....०२.....पाने आहेत.

सह. दुय्यम निबंधक, ठाणे-७ (वर्ग-२)
पुस्तक क्र. १
क्रमांक.....१००७५...वर नोंदला

सह. दुय्यम निबंधक, ठाणे-७ (वर्ग-२)
दिनांक २३ मार्च ०७ २०२१



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

23/07/2021

दस्त क्रमांक : 10075/2021

नोंदणी :

Regn:63m

गावाचे नाव : भाईदर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3000000
(3) बाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2710752
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: मिग-भाईदर मनपा इतर वर्णन : , इतर माहिती: मदतिका नं: 004, इमारतीचे नाव: विन्डिंग नं. सि-5 मे 6, ब्लॉक नं: नयनदीप शांतिनगर को. हॉ. सो. लिमिटेड, रोड नं: मीरा रोड पूर्व ठाणे 401107 ((Survey Number : 735 Part ;))
(5) क्षेत्रफळ	1) 36.24 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल नेव्हा.	
(7) दस्तगवेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-जयेश जे. मेहता वय:-56; पत्ता:-प्लॉट नं: 004, माळा नं: -, इमारतीचे नाव: सि-5, नयनदीप शांतीनगर को. हॉ. सो. लिमिटेड, ब्लॉक नं: -, रोड नं: मीरा रोड पूर्व ठाणे , महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-AJOPM0783D 2): नाव:-वर्षा एम मेहता यांचा तर्फे मुखत्यार जयेश जे मेहता वय:-56; पत्ता:-प्लॉट नं: 004, माळा नं: -, इमारतीचे नाव: सि-5, नयनदीप शांतीनगर को. हॉ. सो. लिमिटेड, ब्लॉक नं: -, रोड नं: मीरा रोड पूर्व ठाणे , महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-AJOPM0783D 3): नाव:-मानसी एन मेहता यांचा तर्फे मुखत्यार जयेश जे मेहता वय:-56; पत्ता:-प्लॉट नं: 004, माळा नं: -, इमारतीचे नाव: सि-5, नयनदीप शांतीनगर को. हॉ. सो. लिमिटेड, ब्लॉक नं: -, रोड नं: मीरा रोड पूर्व ठाणे , महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-AJOPM0783D 4): नाव:-प्रीति एम अय्यर यांचा तर्फे मुखत्यार जयेश जे मेहता वय:-56; पत्ता:-प्लॉट नं: 004, माळा नं: -, इमारतीचे नाव: सि-5, नयनदीप शांतीनगर को. हॉ. सो. लिमिटेड, ब्लॉक नं: -, रोड नं: मीरा रोड पूर्व ठाणे , महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-AJOPM0783D
(8) दस्तगवेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-रेखा रविदास वय:-38; पत्ता:-प्लॉट नं: वी/603, माळा नं: 6, इमारतीचे नाव: ओबराय गार्डन को. हॉ. सो. लिमिटेड, ब्लॉक नं: ठाकुर व्हिलेज , रोड नं: कांदिवली पूर्व मुम्बई , महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AGIPD6406F
(9) दस्तगवेज करून दिल्याचा दिनांक	23/07/2021
(10) दस्त नोंदणी केल्याचा दिनांक	23/07/2021
(11) अनुक्रमांक, खंड व पृष्ठ	10075/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	180000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
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[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

सह मुख्य निबंधक वर्ग. २
ठाणे क्र ७



