



सूची क्र.2

दुष्यम निबंधक मह.द.वि.कोठीपत्ती 7  
दम्न क्रमांक 3162/2017  
नोदणी  
Regn-63m

गावाचे नाव : 1) दहिसर

विनिश्चाराचा प्रकार	क्रमांक
1) नोंदवतना	6800000
2) वाजारभाव(भांडपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पारदार ते नमुद रुगवे)	6788723 55
3) मु-नागन,पोटहिन्मा व घरक्रमांक अन्वयान	1) पानिकेचे नाव:मुंबई मनपा इतर वर्गाने मदतिका नं: 502, माळा नं: 5 वा मजला, इमारतीचे नाव: फ्रेमिया हाईटम को ऑप ही सोमा ली, ब्लॉक नं: आनंद नगर, रोड नं: विक रोड, दहिसर पूर्व मुंबई 400 068( ( C.T.S. Number : 1434,1450,1536,1445,1553,1452 & 1426 . ) ) 1) 50.63 चौ मीटर
4) संयक	
5) आकारणी किंवा जुडी देण्यात असेल की	
6) दम्नोवज करन देणा-या/निहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायानयाचा हुकुमनामा किंवा अदेश अन्वयान,प्रतिवादिचे नाव व पत्ता	1): नाव:-वीणा हेमंत करकेरा वय:-48; पत्ता:-प्लॉट नं 502, माळा नं 5 वा मजला, इमारतीचे नाव: फ्रेमिया हाईटम को ऑप ही सोमा ली, ब्लॉक नं: आनंद नगर, रोड नं: विक रोड, दहिसर पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पत्त नं:-AJUPK6633J 2): नाव:-विशाल जे मानिधन वय:-38; पत्ता:-प्लॉट नं: 502, माळा नं 5 वा मजला, इमारतीचे नाव: फ्रेमिया हाईटम को ऑप ही सोमा ली, ब्लॉक नं: आनंद नगर, रोड नं: विक रोड, दहिसर पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पत्त नं:-BGDPS0443K 3): नाव:-शांभा जे मानिधन वय:-72; पत्ता:-प्लॉट नं 502, माळा नं 5 वा मजला, इमारतीचे नाव: फ्रेमिया हाईटम को ऑप ही सोमा ली, ब्लॉक नं: आनंद नगर, रोड नं: विक रोड, दहिसर पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पत्त नं:-DJGPS6006G
7) दम्नोवज करन घेणा-या पक्षकाराचे किंवा दिवाणी न्यायानयाचा हुकुमनामा किंवा अदेश अन्वयान,प्रतिवादिचे नाव व पत्ता	1) नाव:-विनया हेमंत अंटी वय:-43; पत्ता:-प्लॉट नं: 7/306, माळा नं: , इमारतीचे नाव शिव भवानी को ऑप ही सोमा ली, ब्लॉक नं: आनंद नगर, रोड नं: विक रोड, दहिसर पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पत्त नं:-DKUPS6999M 2) नाव:-हेमंत विश्रुत अंटी वय:-44; पत्ता:-प्लॉट नं 7/306, माळा नं: , इमारतीचे नाव शिव भवानी को ऑप ही सोमा ली, ब्लॉक नं: आनंद नगर, रोड नं: विक रोड, दहिसर पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पत्त नं:-ALGPS6653L
8) दम्नोवज करन दिल्याचा दिनांक	19/06/2017
9) दम्न नोंदणी केल्याचा दिनांक	19/06/2017
10) अनुक्रमांक,खंड व पृष्ठ	3162/2017
11) वाजारभावाप्रमाणे मुद्रांक शुल्क	340000
12) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
13) अंग	



सुचकनामाटी विचारात घेतलेला नाही.

दम्न शुल्क आकारताना निवडलेला

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



बरोबर

द. दुष्यम निबंधक, बोरीवडी ड. व. व. अ. उपनगर विभाग

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

NO.CHE/A-5152/BP(WS)/AR of

07 JUL 2015

FULL OCCUPATION CERTIFICATE

To, Shri Sarju B. Thakkar of M/s. Sahakar Corporation,  
C.A. to Owner.

सापेक्ष अभियंता कार्यालय प्लॉट व.उ. क्षेत्र  
पहायशिका इमारत, सी. टि.सी. संख्या १४२६/१०/१  
१०, ए.पी.डी. रोड, रोड लॉटरस शाखेजवळ  
दाहिसर (पूर्व), मुंबई-४०००११

Sub : Permission to occupy the completed bldg.on plot bearing  
C.T.S. No.1426/10/A & 1426/10/A/1 of Village  
Dahisar at Dahisar (East), Mumbai.

Ref :- Your Architect's letter dtd. 16.08.2014.

Gentleman,

The development work of Bldg. comprising of Stilt + 1<sup>st</sup> to 21<sup>st</sup> upper  
floors on plot bearing CTS No. 1426/10/A & 1426/10/A/1 of Village  
Dahisar at Dahisar (East), Mumbai, completed under the supervision of  
Shri Tarun H. Motta, Lic. Surveyor having Lic. No.M/163, Shri Hareesh M.  
Patel, Lic. Structural Engineer having Lic. No. STR/P/107 and Lic. Site  
Supervisor, Shri Vijay M. Patel, having Lic. No.P/170/SS-II, may  
occupied on the following conditions:-

- 1) That the certificates under Section 270-A of M.M.C. Act shall be  
obtained from A.E.W.W. 'R/North' Ward and a certified copy of  
same shall be submitted to this office.
- 2) That all the deposit shall be claimed within 6 years from the date of  
payment or within a year from the date of B.C.C. whichever is earlier,  
failing which the same shall be forfeited.

A set of certified completion plan is returned herewith.

Yours faithfully,

Ex. Eng. (Bldg. Proj.) **विकास** Ward  
99022 23 103

3-52 23 22  
2015





# FRESSIA HEIGHTS CO-OP. HSG. SOC. LTD.

Registration No. MUM / WR-O / HSG / TC / 15584 / 2015 - 16 / 2016

CTS. No. 1426 / 10 / A & 1826 / 10 / A/1, Off Link Road, Anand Nagar, Dahisar (East), Mumbai - 400 068.

## TO WHOM SO EVER IT MAY CONCERN

June 15, 2017

Sub: Flat No. 502, Fressia Heights Co-Op. Hsg. Soc. Ltd., LINK ROAD, ANAND NAGAR, DAHISAR EAST, MUMBAI- 400 068

This to certify that MRS. VEENA HEMANT KARKERA, MR. VISHAL J. SALIAN AND MRS. SHANTHA J. SALIAN are the bonafide Members of the Society holding Flat No. 502, Fressia Heights Co-Op. Hsg. Soc. Ltd., bearing CTS No. CTS NO. 1426/10/A & 1826/10/A/1, LINK ROAD, ANAND NAGAR, DAHISAR EAST, MUMBAI-68, Mumbai in the Registration District of Sub. District of Mumbai City and Mumbai Suburban District.

The particulars are as under:

Flat No.	502
Floor	Fifth Floor
Area of flat	454 Square Feet Carpet Area
No. of Floors & Lift Facility	Ground (Stilt) + 21 floors with two lifts
Building Year of Construction	2015
CTS No.	1426/10/A & 1826/10/A/1
Revenue Village	Dahisar
Taluka	Dahisar / Borivali
Municipal Corporation Ward	R/North Ward

We have No Objection to transferring their flat to Mrs. Vinaya Hemant Shetty & Mr. Hemant Vithal Shetty (proposed buyer) subject to completion of transfer formalities as per Society Bye-Laws. As per Society's records no loan and no dues are pending against this flat.

3952	96	2K
2019		

For FRESSIA HEIGHTS CO-OP.HSG SOCIETY LTD

HON. CHAIRMAN

HON. SECRETARY

24. This Agreement has been executed in Mumbai, the payments made in Mumbai and the Said Premise is situated in Mumbai, hence it is subject to jurisdiction of Mumbai's court of law.

25. It is also agreed by and between the parties that the Stamp Duty and the registration charges in respect of the present agreement shall be borne and paid by the Transferees.

THE SCHEDULE HEREINABOVE REFERRED TO:

All that the self contained Flat on ownership basis being Flat No.502 admeasuring 454 sq.ft. Carpet area, Fifth floor, FRESSIA HEIGHTS Co-operative Housing Society Ltd., situated at Link Road, Anand Nagar, Dahisar (East), Mumbai 400 068. in Registration District and Sub-district of Mumbai City and Mumbai Suburban on part of land bearing C.T.S. No.1434,1450,1536,1445,1553,1452 & 1426 of Village Dahisar, Taluka Borivali, Mumbai Suburban District

*Handwritten signature*  
S.J. Salunke

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*Handwritten signature*

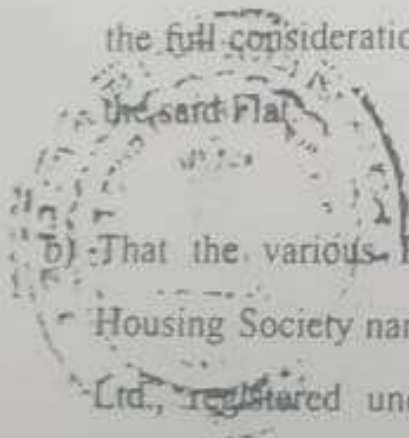


बाल-७		
342	93	72
2023		



WHEREAS THE TRANSFERORS HEREBY EXPRESSLY REPRESENTS AND DECLARES TO THE TRANSFEREES AS FOLLOWS:

a) By an Agreement dated 12<sup>th</sup> day of June 2013 registered before the Sub-Registrar of Assurances vide S.No.BRL7-5275-2013 made & entered into between M/S. SAHAKAR CORPORTION a partnership firm, registered under the Indian Partnership Act, 1932, having office at Fressia, Ground Floor, Near Mary Immaculate School Behind Bank of India, Navagaon, L.M. Road, Dahisar (west), Mumbai - 400 068, therein called as "THE DEVELOPERS" of the One Part and one MRS. VEENA HEMANT KARKERA, MR. VISHAL J. SALIAN & MRS. SHANTHA J. SALIAN, therein called as "THE PURCHASES" of the Other Part, the latter had purchased and acquired a residential Flat on ownership basis viz. Flat No.502 admeasuring 454 sq.ft. Carpet area, Fifth floor, in the building then known as FRESSIA HEIGHTS (and now known as FRESSIA HEIGHTS Co-operative Housing Society Ltd.) situated at Link Road, Anand Nagar, Dahisar (East), Mumbai 400 068 Village Dahisar, Taluka Borivali, District Mumbai, more particularly described in the schedule written hereunder (hereinafter referred to as "the said Flat") at or for the price and upon the terms and conditions therein contained and paid the full consideration therefore and took the vacant and peaceful possession of



b) That the various Purchasers of the said building formed a Co-operative Housing Society namely FRESSIA HEIGHTS Co-operative Housing Society Ltd., registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No.MUM /WR-O /HSG /TC /15584/2015-16/2016 (hereinafter called "the said Society") and the said MRS. VEENA HEMANT KARKERA, MR. VISHAL J. SALIAN & MRS. SHANTHA J. SALIAN became the members of the said Society and the said Society has not issued share certificate to any society member/s till date. (hereinafter called "the said Society")

*Handwritten signature*

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31-05-13		
3182	3	2e
30913		



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 19<sup>th</sup> day of June, 2017 BETWEEN (1) MRS. VEENA HEMANT KARKERA, (2) MR. VISHAL J. SALIAN And (3) MRS. SHANTHA J. SALIAN all adults, Indian Inhabitants of Mumbai, owners of Flat No. 502, Fifth Floor, FRESSIA HEIGHTS Co-operative Housing Society Ltd., situated at Link Road, Anand Nagar, Dahisar (East), Mumbai 400 068, hereinafter called "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the ONE PART AND (1) MRS. VINAYA HEMANT SHETTY AND (2) MR. HEMANT VITHAL SHETTY both adults, Indian Inhabitant of Mumbai, having address at Flat No. A/306, Shiv Bhavani CHS Ltd., Link Road, Anand Nagar, Dahisar East Mumbai 400 068, hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective executors, administrators and assigns) of the OTHER PART.

३१६२		
४		२९
२०१७		

*Handwritten notes:*  
S. J. Salian  
[Signature]

*Handwritten signatures:*  
Shetty  
[Signature]



# Share Certificate

## FRESSIA HEIGHTS

### CO-OPERATIVE HOUSING SOCIETY LTD.



Regd. : MUM/WR-O/HSG / (TC) / 15584 / 2015-16.

Under the Maharashtra Co-operative Societies Act 1960

C.T.S. No. 1426 / 10 / A & 1426 / 10 / A/1, Off Link Road, Anand Nagar, Dahisar (East), Mumbai - 400 068.

Share Certificate No. 14 Membership Registration No. 14

Authorised Share Capital Rs. 1,00,000/- Divided into 2,000/- Shares of Rs. 50/- each

This is to Certify that ~~Shri/Smt./Ms.~~ MRS. VEENA HEMANT KARKERA, MR. VISHAL J. SALIAN & MRS. SHANTHA J. SALIAN of Flat No. 502

is /are the Registered Holder/s of 10 (Ten) fully paid-up Shares Numbered from 131 to 140 (both inclusive), of Rs. 50/- each in the above named FRESSIA HEIGHTS

Co-Op., Hsg. Soc. LTD. Off Link Road, Anand Nagar, Dahisar (East), Mumbai - 400 068.

**Subject to the Bye-laws of the said Society.**

Rs. 500/-

Given under the Common Seal of the said Society at Dahisar (E), Mumbai - 68.

this 1<sup>st</sup> day of June 2016



Seal

*Nitin K. Kor*  
Committee Member

*Jain*  
Secretary

*[Signature]*  
Chairman

SOURCED BY ELC: YES/ NO  
 C NAME: \_\_\_\_\_  
 C CODE: \_\_\_\_\_  
 CIF NO. (FOR OFFICE USE) \_\_\_\_\_  
 JOINT SB ACCOUNT NO. (FOR OFFICE USE) \_\_\_\_\_  
 LOAN ACCOUNT NO. (FOR OFFICE USE) \_\_\_\_\_



PARTICULARS	(I) PERSONS		
	STUDENT	FATHER / HUSBAND	CO-APPLICANT
1. FIRST NAME	DISHANK	HEMANT	VINAHA
2. MIDDLE NAME	HEMANT	VITHAL	HEMANT
3. LAST NAME	SHETTY	SHETTY	SHETTY
4. MOTHER'S FULL NAME	VINAHA	*****	*****
5. FATHER'S / HUSBAND'S FIRST NAME	HEMANT	VITHAL	HEMANT
6. FATHER'S / HUSBAND'S MIDDLE NAME	VITHAL		VITHAL
7. FATHER'S / HUSBAND'S LAST NAME	SHETTY		SHETTY
8. RELATIONSHIP WITH STUDENT	*****	FATHER	MOTHER
9. DATE OF BIRTH (DD/MM/YYYY)	21.09.2002	30.04.1973	12.11.1973
10. RELIGION	HINDU / MUSLIM / CHRISTIAN / SIKH / PARS / BUDDHIST / JAIN / OTHERS	HINDU / MUSLIM / CHRISTIAN / SIKH / PARS / BUDDHIST / JAIN / OTHERS	HINDU / MUSLIM / CHRISTIAN / SIKH / PARS / BUDDHIST / JAIN / OTHERS
11. CASTE CATEGORY	SC / ST / OBC / GENERAL / OTHERS	SC / ST / OBC / GENERAL / OTHERS	SC / ST / OBC / GENERAL / OTHERS
12. GENDER	MALE / FEMALE / THIRD GENDER	MALE / FEMALE / THIRD GENDER	MALE / FEMALE / THIRD GENDER
13. MARITAL STATUS	SINGLE / MARRIED	*****	SINGLE / MARRIED
14. HIGHEST EDUCATIONAL QUALIFICATION	BMS	TYB Com	B.A
15. MARKS %AGE OBTAINED IN HIGHEST QUALIFICATION	86.83%	*****	*****
16. OCCUPATION	STUDENT	SELF EMPLOYED	TEACHER
17. INCOME FROM ALL SOURCES (Rs.)	—	5 lakhs annually	9 lakhs annually
18. PAN NO.	PCPP88741J	ALGPS6653L	DKUPS6999M
19. AADHAAR NO. (MANDATORY IF ELIGIBLE FOR SUBSIDY BENEFIT)	244151433006	387690335445	65196465617
20. PASSPORT NO. (MANDATORY FOR STUDIES ABROAD)	V3973512		
21. OTHER OVD, IF ANY (refer to annexure-1)			
22. PRESENT ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)	502, FRESSIA HEIGHTS ANANDNAGAR DAHISAR(E) MUMBAI-400068	502, FRESSIA HEIGHTS ANANDNAGAR, DAHISAR(E) MUMBAI-400068	502, FRESSIA HEIGHTS ANANDNAGAR DAHISAR(E) MUMBAI-400068