

Release deed

TRUE COPY

Page 1 of 1

389/9281

पावती

Original/Duplicate

Monday, May 08, 2023

नोंदणी क्र. : 39म

2:40 PM

Regn.: 39M

पावती क्र.: 10544 दिनांक: 08/05/2023

गावाचे नाव: मालाढ
दस्तऐवजाचा अनुक्रमांक: बरल-6-9281-2023
दस्तऐवजाचा प्रकार: रिलीज डीढ
सादर करणाऱ्याचे नाव: मोरटो विनायक लोटलीकर

नोंदणी फी ₹. 500.00
दस्त हाताळणी फी ₹. 800.00
पृष्ठांची संख्या: 40
एकूण: ₹. 1300.00

आपणास मूळ दस्त, संबन्धित प्रिंट, सूची-२ अंदाजे
2:59 PM ह्या वेळेस मिळेल.

सह. दु. नि. बोरीवली 6

बाजार मुल्य: ₹. 0/-
मोबदला ₹. 0/-
भरलेले मुद्रांक शुल्क : ₹. 200/-

सह. दु. नि. बोरीवली क्र. ६,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: ₹. 800/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0805202301263 दिनांक: 08/05/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रकम: ₹. 500/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001690728202324E दिनांक: 08/05/2023
बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

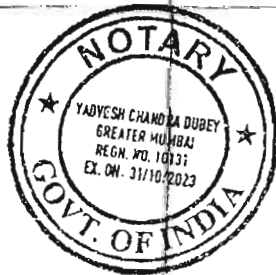
1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

मुळ दस्त प्राप्त झाला.

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 08 MAY 2023

RsZ8TaFxeN

5/8/2023





PROCEEDINGS



CHALLAN
MTR Form Number-6

बरल - ६/
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|---|----------------|---------------|---------------------------|---------------------|-----------------------|------------|
| GRMONEY MUMBAI 08/05/2023 | 1500728202324E | BARCODE | Date | 08/05/2023-08:14:32 | Form ID | 2(a) |
| Inspector General Of Registration | | | Payer Details | | | |
| Stamp Duty | | | TAX ID / TAN (If Any) | | | |
| Registration Fee | | | PAN No.(If Applicable) | | | |
| Office Name BRL6_JT SUB REGISTRAR BORIVALI 6 | | | Full Name | | | |
| Location MUMBAI | | | Flat/Block No. | | | |
| Year 2023-2024 One Time | | | Premises/Building | | | |
| Account Head Details | | Amount In Rs. | Road/Street | | | |
| 0030045501 Stamp Duty | | 200.00 | opp lifeline hospital | | | |
| 0030063301 Registration Fee | | 500.00 | Area/Locality | | | |
| | | | Malad West Mumbai | | | |
| | | | Town/City/District | | | |
| | | | PIN | | | |
| | | | 4 0 0 0 6 4 | | | |
| Remarks (If Any) | | | | | | |
| SecondPartyName=Mrs Vijaya Vinayak Shirodkar and Narendra Vinayak | | | | | | |
| Lottikar- | | | | | | |
| | | Amount In | Seven Hundred Rupees Only | | | |
| Total | | 700.00 | Words | | | |
| Payment Details STATE BANK OF INDIA | | | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | | Bank CIN | Ref No | 00040572023050862805 | CKW8557332 |
| Cheque/DD No | | Bank Date | RBI Date | 08/05/2023-08:24:15 | Not Verified with RBI | |
| Name of Bank | | | Bank-Branch | | | |
| | | | STATE BANK OF INDIA | | | |
| Name of Branch | | | Scroll No. , Date | | | |
| | | | Not Verified with Scroll | | | |



Department ID: 9890213148
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Handwritten signature: Hitesh Kashik

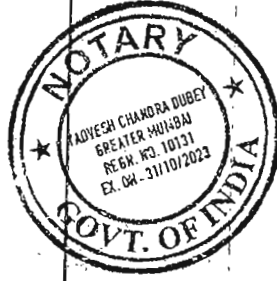
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|--|--------------------|
|  Department of Stamp & Registration, Maharashtra | |
| Receipt of Document Handling Charges | |
| CHM52202301265 | Date 08/05/2023 |
| *Received from Mr. Mohanrao Lotlikar, Mobile number 9890218148, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub-urban District Office, Borivali 6 of the District Mumbai Sub-urban District. | |
| Payment Details | |
| Bank Name SBIN | Date 08/05/2023 |
| Bank CIN 10004152023050801166 | REF No. CHM5216430 |
| This is computer generated receipt, hence no signature is required. | |



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DEED OF RELEASE

THIS DEED OF RELEASE is made and entered into at Mumbai on this 8th day of May, 2023.

BETWEEN

(1) **MRS. VIJAYA VINAYAK SHIRODKAR NEE VIJAYA VINAYAK LOTLIKAR**, Age about 62 years (Pan Card-AMTPS0829E) Residing at D/15 Bank of India Amruttara Staff CHSL, Yari Road, Versova, Andheri West, Mumbai-400 061 and (2) **NARENDRA VINAYAK LOTLIKAR**, Age about 56 Years, (Pan Card- AAAPL2271Q) Residing at B/303, 3rd Floor, Vibhako CHS, Malad West Mamlatdar Wadi Road, Mumbai-400 064, both adults, Indian inhabitants, hereinafter referred to as the "**RELEASORS**" (Which expression shall unless it is repugnant to the context or meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) **of the FIRST PART.**

AND

MR MORTO VINAYAK LOTLIKAR, Age about 63 Years (Pan Card- AAAPL2272P) Residing at B/403, 4th Floor, Vibhako CHS, Malad West, Mamlatdar Wadi Road, Mumbai-400 064, hereinafter referred to as the "**RELEASEE**" (Which expression shall unless it is repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators, and assigns) **of the SECOND PART.**

WHEREAS late **SMT. SUSHILABAI VINAYAK LOTLIKAR** was the owner of the commercial premises viz Shop / **Gala No.4, area admeasuring about 130 sq ft of BUA on the Ground Floor, Sainath Chambers, Sainath Road, Opp. Lifeline Hospital, Malad Subway, Malad West, Mumbai-400 064**, hereinafter referred as "said Unit". The **Said Unit** is more particularly described in schedule hereunder written.

M. Morto
M. Sushilabai
M. Yadvesh Chandra Dubey

AND WHEREAS The said **SUSHILABAI VINAYAK LOTLIKAR** ("Deceased"), expired intestate on 16th April, 2018, leaving behind the Heirs and Releasee the only heirs and legal representatives to her estate.

Following are the details of heirs and legal representatives of Late SMT. **SUSHILABAI VINAYAK LOTLIKAR**

| Sr. No. | Name and Address of the Legal Heirs of the deceased | Age | Relationship with the deceased |
|---------|--|-----|--------------------------------|
| 1. | MR. MORTO VINAYAK LOTLIKAR Residing at B/403, 4th Floor, Building Name Vibhako CHS, Malad West, Mamlatdar Wadi Road, Mumbai- 400 064 | 63 | Son |
| 2. | MRS. VIJAYA VINAYAK SHIRODKAR NEE VIJAYA VINAYAK LOTLIKAR Residing at D/15 Bank of India Amruttara Staff CHSL, Yari Road, Versova, Andheri West, Mumbai-400 061 | 62 | Married Daughter |
| 3. | MR. NARENDRA VINAYAK LOTLIKAR Residing at B/303, 3 rd Floor, Building Name Vibhako CHS, Malad West, Mamlatdar Wadi Road, Mumbai-400 064 | 55 | Son |

AND WHEREAS Vinayak Morto Lotlikar, Husband of the deceased (Late Smt. Sushilabai Vinayak Lotlikar) predeceased her in the year 2004 i.e. on 09/08/2004. And after the demise of Shri. Vinayak Lotlikar, (Husband), the deceased was survived by Two Sons and One Daughter only as mentioned aforesaid. The deceased left no other Son and no other Daughter. Save and

Mr. walla
Malikar
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except the heirs mentioned hereinabove ~~there are no~~ other legal heirs or next-of-kin left by the deceased above named.

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AND WHEREAS the said deceased Late SUSHILABAI VINAYAK LOTLIKAR was the Owner of said Unit Vide Agreement dated 01/05/1980 executed between M/s. Happy Home Builders of one part and Smt. Sushilabai V. Lotlikar, The Purchaser of other part



AND WHEREAS Late SMT. SUSHILABAI VINAYAK LOTLIKAR also the registered member and shareholder of the operative Housing Society Ltd, a society registered under the Maharashtra Co-operative Societies Act, under Registration No. BOM/HSG/ 6165/ 1980 (hereinafter referred to as "the said Society")

AND WHEREAS the said society has issued Share Certificate bearing No.4 for 5 fully paid-up shares of Rs 50/- (Rupees Fifty Only) each numbered from 16 to 20 both inclusive (herein after referred as "said Shares")

AND WHEREAS RELEASORS herein, being heirs of Late SMT. SUSHILABAI VINAYAK LOTLIKAR, have decided to release/ RELINQUISH their respective shares (each having 1/3rd shares), claim and rights, title and interest upon the said Unit in favour of RELEASEE herein.

AND WHEREAS as the RELEASORS now decided to surrender their claim, shares, right, title and interest towards said premises to the RELEASEE, **without any consideration** and without any due force of whatsoever nature upon them and also transfer and release their membership right of society.

AND WHEREAS the RELEASORS (being heirs of Late SH. SUSHILABAI VINAYAK LOTLIKAR are agreed to surrender/ relinquish their claim and right and title interest of the said Unit to the abovenamed RELEASEE along with their interest and all benefits attach thereof and therefore executing this present.

M. S. Welkar
M. S. Welkar
M. S. Welkar

NOW THIS DEED RELINQUISHMENT THEREFORE

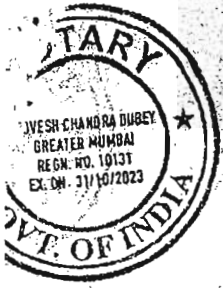
WITNESSETH AS FOLLOWS:

1. **2** The **2** **RELEASORS** have hereby surrender and release and relinquish their (being heirs of Late SMT. SUSHILABAI VINAYAK LOTTIKAR) respective shares (each having 1/3rd shares in the said Unit) of the said Unit i.e **Shop / Gala No.4 admeasuring about 130 sqft BUA on the on the Ground Floor, Sainath Chambers, Sainath Road, Opp. Lifeline Hospital, Malad Subway, Malad West, Mumbai-400 064**, in favour of **RELEASEE** of their own accord and without any dues, force of whatsoever nature upon them. **The RELEASEE become 100% owner of the said premises/Unit.**

2. The **RELEASORS** undertake to sign and execute all such documents/deeds/writing including the transfer forms, applications and other requisite forms, papers and deed an writings as may be necessary or expedient and require by the said society or in law for more effectively assigning and releasing the said premises with full benefits and advantages connected herewith in favour of the **RELEASEE**.
3. The **RELEASORS** doth hereby agree and confirm that there is no outstanding claim and/ or dispute with regard to their shares of the said Unit of the said society nor with any other authorities or any other person or persons or body and there is no such outstanding claims and/or dispute or demand till now.
4. The **RELEASORS** do hereby declare and assure that they shall not enter into any other agreement, contract, writing for sale with any person or persons or any party or body corporate in respect of the said tenement, nor have they did any other act, deed, matter or thing or commission nor have created any liability nor have the encumbered or charges or shares, title, right and interest of whatsoever nature in respect of their share of the said tenement or any part thereof, the said **RELEASORS**, have full right and absolute authority in law to effect their present, in respect of their share, in favour of the **RELEASEE**.

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5. The RELEASORS hereby declare that the RELEASEE is real legal sole owner in respect of the said Unit and Releasee can deal with the said tenement as per his wish.
6. The RELEASORS hereby declare that as RELEASEE became exclusive and absolute owner of the said Unit, the RELEASEE shall be entitled to become the exclusive member of the said Society, the RELEASORS shall render full cooperation and execute necessary documents for transferring shares of the said Society on the name of RELEASEE.
7. The RELEASEE shall be bound to abide by the rules and regulations and bye-laws of the society as approved by the registrar of Co-operative Societies as well as all decisions taken by the Managing Committee or majority of the members of the said society.
8. The stamp duty and registration charges and transfer fees of said society payable on this relinquishment according to law governed such agreement shall be born and paid by the RELEASEE only.
9. The RELEASORS agree and admit that they themselves or anybody on their behalf will have NO OBJECTION OF whatsoever to transfer their claim and rights, in respect of the said Unit in the name of the RELEASEE. The Releasors / transferors hereby agree and admit that they have relinquished all their claim and rights in favour of the RELEASEE along with their heirs, executors, administrators, on execution of this surrender/Release deed.
10. After execution of this Release deed **MR MORTO VINAYAK LOTLIKAR** shall be **Sole Owner (100%)** of the said Commercial Premises/Unit



M. M. Lotlikar
M. M. Lotlikar

M. M. Lotlikar
5

IN WITNESS WHEREOF the parties hereto herein to set and subscribed their respective hands seals to this writing on the day and year first

| | | |
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| hereof have written. | | |
| 229 | L | 80 |
| 2023 | | |

THE SCHEDULE OF THE PROPERTY.



All that piece and parcel of land Commercial Premises situated adjoining and being in the unsurveyed Khoti Village of Malad (outside Gauran) Taluka Borivali, extended suburb of Bombay (Mumbai), District Bombay (Mumbai) Suburban and Registered Sub-District of Borivali bearing CTS No. 609, being **Shop/Gala No. 4**, area about 130 sq ft of BUA on the Ground Floor, Sainath Chambers, Sainath Road, Opp. Lifeline Hospital, Malad West Subway, Malad West, Mumbai-400 064

SIGNED, SEALED AND DELIVERED)
By the within named **RELEASORS**)

(1) **MRS. VIJAYA VINAYAK SHIRODKAR**)
(**NEE VIJAYA VINAYAK LOTLIKAR**))

(2) **MR. NARENDRA VINAYAK LOTLIKAR**)

SIGNED, SELAED AND DELIVERED)
By the within named **RELEASEE**)
MR MORTO VINAYAK LOTLIKAR)

In the presence of

- 1.
- 2.



CERTIFIED TRUE COPY

Yadvesh Dubey
YADVESH CHANDRA DUBEY
ADVOCATE NOTARY
GOVT. OF INDIA

| | |
|---------|---------|
| Sr. No. | 662/23 |
| Date | 05/6/23 |



Vijaya

N. Lotlikar

Morto



Government of India
 6664 2740 2018

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PERMANENT ACCOUNT NUMBER
AMTPS0829E
 NAME
VIJAYA VINAYAK SHIRODKAR
 FATHER'S NAME
VINAYAK MORTO LOTLIKAR
 DATE OF BIRTH
25-06-1981



SIGNATURE
Vijaya

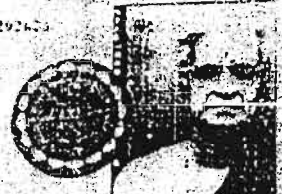
PERMANENT ACCOUNT NUMBER
AAAP2272E
 NAME
MORTO VINAYAK LOTLIKAR
 FATHER'S NAME
VINAYAK MORTO LOTLIKAR
 DATE OF BIRTH
15-04-1981



SIGNATURE
Morto

Election Commission of India
 भारत निर्वाचन आयोग
IDENTITY CARD
 ओळखपत्र

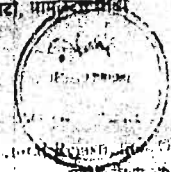
NT. 09/04/0292633



Elector's Name
 मतदारचे नाव
Lotlikar Sushila
लोळीकर सुशिला
 Father's/Mother's/Husband's Name
 वडील/आई/पतीचे नाव
Vinayak
विनायक
 Sex
 लिंग
F
स्त्री
 Age as on 1/1/95
 1.95 वेजी वय
58

Address
III-3, Vibhago Society, Mainedar Wadi
(north), Malad (west)
Bombay 400064

सि-३, विभाको सोसायटी, मामदेरवाडी
 (उत्तर), मालाड (पश्चिम)
 मुंबई ४०००६४



For 15 Kandivli Assembly Constituency
 १५ कान्दिवली विधानसभा क्षेत्रासाठी
 Polling Station
 वोटस्थळ
Kandivli
४००२०६
14702-1994

This card may be used as an identity card under different Government schemes
 हे ओळखपत्र वेगवेगळ्या शासकीय योजनांसाठी ओळखपत्र म्हणून वापरले जाऊ शकते

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भारत सरकार
भारत सरकार
Union Identification Authority of India
Government of India

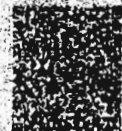
Enrollment No. 11777010001095

Registered Member
Maharashtra 400061
9819557488

Ref: 145216G / 1447998 / 1448056 / P



SH405623191FT



आपला आधार क्रमांक / Your Aadhaar No.

2680 6901 0045

आधार - सामान्य माणसाचा अधिकार

व्यक्तिगत विवरण
Vijay Sirooker
जन्म वर्ष / Year of Birth: 1961
पत्नी / Partner

2680 6901 0045

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
भारत सरकार
Union Identification Authority of India
Government of India

राजेश रामचंद्र वरिष्ठार सिंधानिया
Rajesh Ramchandra Singhania
जन्म वर्ष / Year of Birth: 1978
पुरुष / Male

4283 7265 8352

आधार - सामान्य माणसाचा अधिकार

भारतीय प्रतिष्ठित आळय प्राधिकरण
भारत सरकार
Union Identification Authority of India
Government of India

नोटीफिकेशन क्रमांक / Enrollment No. 1218/8123701944

सुधीर विठ्ठल चव्हाण
Sudhir Vitthal Chavan
305 B, Vishwak Society
Marolundoshi, Marol Road
Mumbai (West)
Mand West Dady K. Umbar Munam
Maharashtra 400064
996534164

Ref: 207 2111 37561 / 39900 / P



SH108925651FT



आपला आधार क्रमांक / Your Aadhaar No.

2115 1116 5485

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India
सुधीर विठ्ठल चव्हाण
Sudhir Vitthal Chavan
जन्म वर्ष / Year of Birth: 1959
पुरुष / Male

2115 1116 5485

आधार - सामान्य माणसाचा अधिकार

भारतीय प्रतिष्ठित आळय प्राधिकरण
UNION IDENTIFICATION AUTHORITY OF INDIA

पत्ता: A/503 SAKET C.H.S. PLOT NO 487, NEAR SANSKAR COLLAGE KOKIM
पुणे-४३ साकेत वि.एच.एस.प्लॉट नं ४८७, संस्कार कॉलेज जवळ
कोकण पाडा, कुरार गाव.
महाराष्ट्र पूर्व म.अ. मुंबई
महाराष्ट्र ४०००९७

Address: A/503 SAKET C.H.S. PLOT NO 487, NEAR SANSKAR COLLAGE KOKIM
PADA, KURAR VILLAGE, Maharashtra 400097

Aadhaar - Aam Aadmi ka Adhikar





| | |
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भारत सरकार
Unique Identification Authority of India



नोटविण्याचा क्रमांक / Enrolment No. 287178102743

To.
नरेंद्र विनायक लोटकर
Narendra Vinayak Lotlikar
B/303, Vibhako CHS Ltd
Mamandar Wadi Road
Opp. Gurukrupa Malad West
Mumbai
Malad West Dely Borivali Mumbai Suburban
Maharashtra 400064
9323411032

Ref: 228 / 26T / 20959 / 20988 / P



SB405327411FH



आपला आधार क्रमांक / Your Aadhaar No. :

3212 8094 2752

माझे आधार, माझी ओळख



Government of India

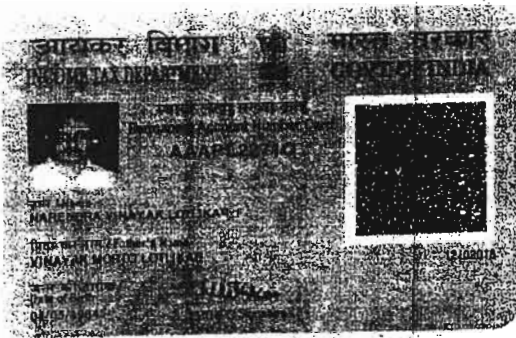


नरेंद्र विनायक लोटकर
Narendra Vinayak Lotlikar
जन्म तारीख / DOB : 04/05/1964
पुरुष / Male



3212 8094 2752

माझे आधार, माझी ओळख



Messian

Collector of Stamps

Handwritten signatures and initials

500.00 Five Hundred Only



- 6 . NOV 2009

COB/AY/13910/8

DELIVERED

Bank Name : MUMBAI DIST. CENTRAL CO-OP. BANK LTD. (MDC)
Branch Name : JANA SEVA SAH BANK LTD MALAD(W)MUM-64

PO 4494 05/03/2009 0 500.00



MUMBAI DIST. CENTRAL CO-OP. BANK LTD. (MDC)

103-(IV)

S. V. LOTIKAR

117

RECEIVED BY THE GOVERNMENT

| |
|-----------|
| 2009 |
| 2269 9220 |
| 31-11 |





RECEIPT FOR PAYMENT TO GOVERNMENT
116

| | | |
|------------|----|-----|
| बरेल - ६/ | | |
| 952910 | 93 | 810 |
| २२७९ | | |
| 09/03/2009 | | |

Receipt No. **S. V. LOTLIKAR**

Receipt Date

Receipt No. **103-(III)**

MMRDA Counter No.

On Account of

| | | | | | |
|-----------------|----|------|------------|---|---------|
| Mode of Payment | PO | 4493 | 05/03/2009 | 0 | 2000.00 |
|-----------------|----|------|------------|---|---------|



Bank Name : MUMBAI DIST. CENTRAL CO-OP. BANK LTD. (MDC)
Branch Name : JANA SEVA SAH BANK LTD MALAD(W)MUM-64

DELIVERED

COB/AY/13910/8

Case No. **- 6, NOV 2009**



2000.00 Two Thousand Only

Handwritten signatures and initials

Signature
Signature



THE JAI SAINATH CO-OPERATIVE HOUSING SOCIETY LIMITED
 (Registered under M. C. S. Act 1960)

No. 4
 Authorised Share Capital Rs. 10,00,000/- Divided into _____ Shares each of Rs. _____
 Member's Register No. 41 Share Certificate No. 41

THIS IS TO CERTIFY that Smt. KUSHIABAI V. KOTLIKAR

of _____ is the Registered Holder of Shares [50] from No. _____
 to _____ of Rupees FIFTY THOUSAND

in THE JAI SAINATH CO-OPERATIVE HOUSING SOCIETY LTD.
 subject to the Bye-laws of the said Society and that upon each of
 such Shares the sum of Rupees 1000 has been paid

GIVEN under the Common Seal of the said Society on _____ this _____
 day of _____ 19 61



Chairman
 Hon. Mem.

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Arwellan
Melissa
Chinks



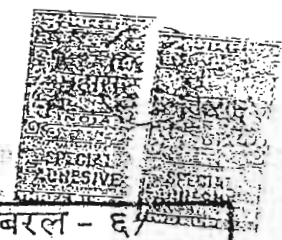
Stamp Duty Act, 1956
Section 41

261
10/02
Received from S.V. Lotlikar

insufficient Stamp
side charter No 113
charges under 117
of schedule I of Bombay Stamp Act, 1956
Certified under Section 41 of the Bombay
Stamp Act, 1956 that the gross duty of
Rs. (2000/-) Rs. Two thousand only
and penalty Rs. (570/-) Rs. Five hundred only
and a sum of Rs. 2570/- of schedule I have
been paid in respect of the instrument.
This instrument is subject to the provisions
of Section 41 A of the Bombay Stamp
Act, 1956.

Two thousand only.

Five hundred only.



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Place: Bombay
Date: 01/12/1978
Collector of Stamp
Dudhul

HAPPY HOME BUILDERS



AGREEMENT



THIS AGREEMENT made at Bombay this 1st day of May 1978
in the christian year one thousand nine hundred and seventy-eight

between MESSRS. HAPPY HOME BUILDERS a partnership firm
consisting of present partners (1) A. M. Mistry (2) Kishore Bhaichand
Shah (3) Smt. Pravina H. Mistry having their office at 22, Sunderam
Apartments, Ramchandra lane Malad (West), Bombay-64 hereinafter
called the "The Parties of the First Part" (which expression shall unless
it be repugnant to the context or meaning thereof be deemed to include
the present partners of the said firm of M/s. HAPPY HOME BUILDERS
or its partners from time to time, their survivors or survivor their or,
his heirs, executors, administrators and assigns) of the One part and

SHRISMT. Radhabai V. Lotlikar

of Bombay Inhabitant hereinafter called "the party of the Second Part"
(which expression shall unless it be repugnant to the context meaning
thereof mean and include his/her heirs, executors, administrators and
assigns) of the Second Part:

WHEREAS the parties of the first part have entered into an Agree-
ment dated 3rd April 1978 for purchase of the piece or parcel of land
admeasuring about 72241 Sq. mts. with structures thereon situate at
Sainath Road, Malad (West) Bombay and more particularly described
in the first Schedule hereunder written from Smt. Radhabai Kishandas
hereinafter referred to as "the Vendor" on the terms and conditions
contained in the said Agreement of Sale dated 3rd April 1978.

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Mishra
Chit

AND WHEREAS after the said Agreement of Sale, the parties of
the first part have, on being satisfied as to the marketability of the
Vendor's title to the said property but pending the carrying out other
requirements by the Vendor provided in the said Agreement of Sale,
paid balance of price to the said Vendor and have taken possession of
of the Declaration signed by the

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AND WHEREAS the parties of the first part have been intending to construct one or more building or buildings as they may be allowed on the said Plot of land and have already obtained approval of plans for one building consisting shops, offices. (hereinafter referred to as "the building No. 1") and the garages and/or parking spaces and Plans from the Municipal authority under No. CE-2941/BsII/Ap of 1978

AND WHEREAS the party of the second part who has offered to buy that shop/office/garage in the said proposed building No. 1 has taken inspection of the aforesaid Agreement of Sale dated 3rd April 1978 the said Declaration Dt. 20/7/78 as recited above and other documents of title in possession of the parties of the first part, and has bound himself/herself to the title of the parties of the first part to said property.

AND WHEREAS the parties of the first part have supplied to the party of the second part, copies of such of the documents mentioned in the Maharashtra Ownership Flat Act and Rules in force (hereinafter called the said Act and Rules) and as demanded by the party of the second part.

AND WHEREAS the parties of the first part are entering into separate Agreements with several other persons and parties in respect of the sale of the flat and/or garages and/or shops and/or office and/or parking spaces as may be allowed and sanctioned by the Municipal authority in the said plot and/or building No. 1 and/or further building or buildings as may be constructed by them on the said Plot of land.

NOW THIS PRESENTS WITNESS AND IT IS HEREBY AGREED BY and Between the parties hereto as follows:-

M. Invaldean
M. Invaldean
(Signature)

1. The party of the second part has prior to the execution of this Agreement satisfied himself/herself about the title of the present owner (Vendor) to the said property agreed to be purchased by the parties of the first part which is subject to the conditions and provisions contained in the said Agreement of Sale dated 3rd April 1978. The parties of the first part have investigated the title of the Vendor who has purchased the said property by a Conveyance dt. 21st April 1961 from its previous owners Bhikaji P. Kashikar and another. The party of the first part states that by an Agreement dated 14th April 1944 and registered under No. 498 of 1944, the then owners of the above Plot as well as other then owners of ten adjoining plots have inter alia agreed for right of way Over Sainath Road and to share expenses of maintaining the said road and to sell the plots to caste Hindus only. The party of the first part states that the said Conveyance in favour of Radhabai is also subject to the terms of the said Agreement dated 14th April 1944. The party of the first part states that the Conveyance of the property herein in favour of the Society to be formed as hereinafter stated shall also be subject to the terms of the said Agreement dated 14th April 1944. The party of the first part have also relied on the Declarations (Statements) in the said Agreements of Sale Dated 3rd April 1978 as well as the said Declaration dated 20/7/78 as stated above of the Vendor, and have accepted the title of the Vendor. The party of the second part shall not be entitled to investigate further the title and no requisition or objection shall be raised by him/her and entertained by the parties of the first part on any matter relating thereto. A copy of the certificate on title

S.V.J.

issued by M/s. S. Mahomedbhai & Co. Advocates & Solicitors here E/
annexed and marked Exhibit A

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| 227 | 90 | 80 |
| Sq. ft. 21000 | | |

2. The party of the Second part hereby agrees to acquire a shop/
office/garage No. 227 measuring about 2100 Sq. ft. in
an area on the ground floor of the said building as shown in the
plan and as per specifications seen and approved by him/her for the
sum of Rs. 200000 (Two Lakh)

(Rupees Two Lakh Thousand only)

only. The copy of the floor plans of the building and the said flat/shop/
office/garage and amenities hereto annexed and marked as Exhibit B
collectively. Out of the above mentioned price the party of the Second
part shall pay Rs. 200000 hereinafter referred to as the purchase price.
On the execution hereof and the balance of the consideration
purchase price shall be paid by the party of the second part to the parties of
the first part in the manner following within seven days of the party of
the Second part receiving notice from the party of the first part calling
upon him/her to make payments thereof.



- a) Rs. on completion of the plinth.
- b) Rs. on completion of the first slab.
- c) Rs. on completion of the third slab.
- d) Rs. on completion of the fourth slab.
- e) Rs. on completion of the Brick work.
- f) Rs. 200000 being the balance of the consideration and purchase price on or before possession of the said flat/shop/office/garage.

On failure of any one payments becoming due as stated above or on any breach being committed of the terms and conditions herein by the party of the second part, the parties of the first part shall have the option to terminate this Agreement in which event the earnest money paid by the party of the Second part shall stand forfeited and further amount or amounts paid by him/her shall be returned by the parties of the first part without interest and the party of the second part shall have no further claim whatsoever against the parties of the first part or in the Agreement herein and the parties of the first part shall be entitled to resale the said flat/shop/office/garage without prejudice to the other rights and conditions of parties of the first part.

3. The Parties of the first part agree to hand over the possession of the said shop/office/flat/garage to the party of the second part on or before the end of 1 month 10 days subject however to availability of cement, steel or other building materials and subject to any law or act of God such as earthquake, fire or any other natural calamity, act of enemy, war or any other cause beyond the control of the parties of the first part.

Nothing contained in these presents shall be construed to confer upon the party of the second part any right title or interest of

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any kind whatsoever in, to or over the said plot or building of existing structures if any upon the said plot or any part thereof, such consent to take place only upon the execution of the Conveyance or deed to be obtained from the present owner (Vendor), or to be executed by the parties of the First part, as the case may be, in favour of the Co-operative Society or a Limited Company or an incorporated body to be formed of the Purchasers of different flats, shops, offices, garages in the said Building or Buildings constructed or to be constructed thereon as herein stated by the party of the first part.

5. The party of the Second part shall have no claim (save and except as provided herein and also in respect of the said flat/shop/office/garage hereby agreed to be acquired) on any other portion of the land or building or structures thereon and all open spaces, parking places, terraces, passages, staircases etc. will remain the property of the parties of the first part until the whole property is transferred to the proposed co-operative Society or a Limited Company or Incorporated body as hereinafter mentioned and until then the parties of the first part shall also have full right to make additions, alterations, raise storeys or put up additional structures at any time as may be permitted by municipal Corporation and other competent authorities. Such additions, alterations structures and storeys will be the Sole property of the parties of the first part who will be entitled to dispose off the same in any way they choose and the party of the Second part hereby consents to the same and the party of second part shall not be entitled to raise any objection or to any rebate or reduction in the price of the tenement agreed to be acquired by him/her to any compensation or damages on the ground of inconvenience or any other ground whatsoever.

6. The parties of the first part shall in respect of any amount payable by the party of the second part under the terms and conditions of this Agreement have a right of lien, and charge, on the said flat/shop/office/garage agreed to be acquired by the party of Second part.

7. From the date of occupation permission or completion Certificate whichever is earlier from B. M. C. of the said flat/shop/office/garage obtained by the party of the First part, the party of the Second part shall be bound to contribute and pay his/her proportionate share every month regularly towards the Municipal Taxes and out goings in respect of the property including water charges, Electricity bills, Land Revenue and costs, charges, expenses and outgoings in respect of the matter specified in the Second schedule hereto. Such share shall be determined by the parties of the first part, and shall be paid by the party of the Second part, irrespective of whether possession of the said shop/office/flat/garage is taken or not.

8. The party of the second part hereby agrees that in the event of any amount by way of the premium to the Municipality or to the State Government or betterment charges or Development tax or any other tax or payment of a similar nature becoming payable and paid by the parties of the first part, the same shall be reimbursed by the party of the second part to the parties of the first part in proportion to the area of flat/shop/office/garage agreed to be purchased by the party of the second part or as decided by the party of the first part and in determining such amount, the decision of the parties of the first part shall be final and binding upon the party of the second part.

Mumbai
Mohakar
D. K. K.

S. V. L.



9. The party of the second part shall maintain at his/her own cost the flat/shop office garage agreed to be acquired by him/her in the same good conditions state and order in which it will be delivered to him/her and shall abide by all bye-laws rules and regulations of the Bombay Municipal Corporation and B. S. E. S. and for any other authorities and local bodies and shall observe and perform all the terms and conditions contained in this Agreement.

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10. The party of the second part hereby agree to pay all the amounts payable under the terms of this Agreement as and when they become due and payable in this respect being in presence of the contract further the names of the first part are not to be notified in any notice regarding such payment and the want of such notice shall not be taken as an excuse for non payment of any amount or amount on the respective due date.

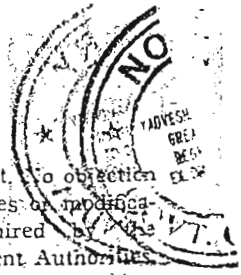


11. It is a condition of this Agreement that the party of the second part shall jointly with the other flat/shop office acquirers in the said building under construction and in any other building or buildings as may be constructed by the parties of the first part on the said land form a Limited Company or a registered Cooperative Society or incorporated body with a constitution approved by the parties of the first part. Upon such company or co-operative Society or incorporated body being formed and registered the parties of the first part shall assign and transfer to such company or co-operative Society or incorporated body the said land and buildings for buildings along with all existing structures and upon such assignment and transfer being made all rights powers and privileges vested in the parties of the first part under these papers shall stand transferred to and be vested in such company or co-operative Society or incorporated body who shall assume and take over all the liabilities of the parties of the first part hereunder and there upon the parties of the first part shall be absolved from all such liabilities to the party of the second part and to other acquirers of the flat/shop offices/garages in the building or structures. The documents of transfer of the said property shall be prepared by the solicitors of the parties of the first part. All the costs and expenses in connection with the formation of the Limited Company or co-operative Society or incorporated body as well as the costs of preparing engrossing the assignment or conveyance required to be executed by the parties of the first part and the Stamp and registration charges thereof as well as the professional costs of the Solicitors of the parties of the first part in preparing or approving such document shall be borne by the respective acquirers of the tenements in the said building or structures and/or by the members of such company or co-operative Society or incorporated body as the case may be including the party of the second part.

Handwritten signatures and initials:
 The first part
 The second part
 S.P.L.

12. The party of the second part hereby agrees and undertakes to be member of the co-operative society or limited Company or incorporated body to be formed as stated hereinabove and also from time to time to sign and execute the application for registration and other papers and documents necessary for the formation and the Registration of the Society or Limited company or an incorporated body including the bye-laws of the proposed society and duly fill in, sign and return the same within ten (10) days of the same being forwarded by

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the parties of the first part to the party of the second part. No objection shall be taken by the party of the second part, if changes or modifications are made in the Draft bye-laws as may be required by the Registrar of Co-operative Societies or any other Competent Authorities. The party of the Second part shall be bound from time to time to sign all papers and documents and to do all other things as the parties of the first part may require him/her to do from time to time for safeguarding the interest of the parties of the first part and of other purchasers of flats/shops/offices/garages in the said Building. Failure to comply with the provision of this clause will render this Agreement to come to an end on account of default of the party of the second part and the earnest money and other monies paid by the party of the second part shall stand forfeited to the party of the first part.

13. The purchasers of garages on the said plot or in buildings if such garages are allowed and sanctioned by the Municipality, at any time before conveyance, shall however be admitted as a nominal member of the co-operative Society when formed but he/she shall be bound by all rules and regulations and bye-laws of the said society. The party of the second part and/or the other acquirers of shops/offices/flats and the members of the Society (when formed) shall not object to the letting out of shops or offices or garages in the said building or buildings by such shops or garages or office owners on rental basis or on any other lawful basis.

14. The party of the second part shall not let, sub let, sell, transfer convey, mortgage, charge or in any way encumber or deal with or dispose off his/her interest or benefit under or of this Agreement or any part thereof till all his/her due of whatsoever nature owing to the parties of the first part are fully paid and only if the party of the second part has not been guilty of breach of or non compliance with any of the terms and conditions of the Agreement and until he/she has obtained previous consent in writing of the parties of the first part.

15. The party of the second part shall permit the parties of the first part and their servants and agents with or without workmen at all reasonable time to enter into and upon the flat/shop/office/garage or any part thereof for the purpose of repairing any part of the said building and for the purpose of making, repairing, maintaining, rebuilding, cleaning, lighting, keeping in order and good condition of all services, drains, pipes, cables, water covers, wires, gutters, party structures and other convenience belonging to or serving or used for the said building and also for the purpose of laying down, maintaining, repairing and testing, drainage, gas and water pipes and electric wires and for similar purposes and also for the purposes of cutting off the supply of water to the said unit or any other flat/shop/office/garage or the building in respect whereof the party of the second part or the occupier of any other flat/shop/office/garage as the case may be shall have made default in paying his/her share of the water tax etc.

16. The party of the second part shall not use the flat/shop/office/garage or permit the same to be used for any purpose whatsoever other than residential and/or commercial purpose which is approved by B.M.C. nor for any purpose which may or is likely to cause nuisance or annoyance to occupier of the other flats/shops/offices in the said

Mr. ...
Mulikan
...

S.V. L.
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rights of the parties of first part herein provided and also subject to the overall control of the parties of the first part in respect of any of the matters concerning the said structures, building or buildings, the construction and completion thereof and all the amenities appertaining to the same and in particular the parties of the first part shall have absolute authority and control as regards the unsold flat/shop/offices/garage or the flat/shop/office/garage of which the Agreements are cancelled at any stage for some reason or other and the parties of the first part shall have absolute authority regarding the disposal thereof.

23. Any delay or indulgence by the parties of the first part in enforcing the terms of this Agreement or any forbearance or giving of time to the party of the second part shall not be construed as a waiver on the part of the parties of the first part of any breach or non-compliance of any of the terms and conditions of this Agreement by the party of the second part nor shall the same in any manner prejudice the rights of the parties of the first part.

24. After the possession of the flat/shop/office/garage is handed over to the party of the second part if any addition or alterations in or about relating to the said building are thereafter required to be carried out by the Government Municipality or any statutory authority, the same shall be carried out by the party of the second part in co-operation with the Purchasers of the other flats/shops/offices in the said building at their own costs and the Party of the First part shall not be in any manner liable or responsible for the same.

25. All letters receipts and/or notices issued by the party of the first part despatched under Certificate of Posting to the address known to them of the party of the second part will be sufficient proof of receipt of the same by the party of the second part and shall completely and effectually discharge the party of the first part. For this purpose the party of the second part has given the following address:-

*202, Shivabai V. Laxkar
 20, N. M. Laxkar
 2, Kankar V. V. Kothari House,
 Mahalaxmi, Mumbai (C)
 Bombay 400 064*

*Shivabai
 N. M. Laxkar
 V. V. Kothari*

*23/11
 S. V. L.
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26. If the party of second part neglects, omits or fails for any reason whatsoever to pay to the parties of the first part the amount due and payable by the party of the second part under the terms and conditions of this Agreement within the time herein specified or if the party of the second part shall in any other way fail to perform or observe any of the covenants, stipulations on his/her part herein contained or referred to, the parties of the first part shall be entitled to re-enter upon and resume possession of the said flat/shop/office/garage and every thing whatsoever therein and this Agreement shall cease and stand terminated and the amounts already paid by the party of the second part to the parties of the first part shall stand absolutely forfeited to the parties of the first part and party of the second part shall have no claim for refund or repayment of the said earnest money and or the said other amount already paid by the party of the second part or any part thereof and the party of the second part hereby agrees to the forfeiture of all

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his/her right, title and interest in the said flat/shop/office/garage and all amounts already paid and in such event the party of the second part shall also be liable to immediate ejectment as trespasser provided also that the right given by this clause to the parties of the first part shall be without prejudice to any other rights remedies and claims whatsoever at law or under this Agreement of the parties of the first part and the party of the second part.

27. The party of the second part shall not be entitled to claim partition of his/her share in the said plot or the structure or the buildings standing therein or the said flat/shop/office/garage and the same shall always remain undivided and impartible.

28. The party of the second part, his servants or Agent shall be entitled to park the motor car, motor cycle, scooter, cycle and other vehicles in the compound of the building except in accordance with the rules framed by the parties of the first part till the conveyance of the said property.

29. The party of the second part shall deposit with the party of the first part on the execution of this Agreement or on demand by the party of the first part a sum of Rs. 25/- towards the membership fee and share money.

30. The party of the second part shall before taking possession of the said flat/shop/office/garage keep and maintain with the party of the first part deposit of sum of Rs. 250/- (without interest) towards his/her share in the outgoings and expenses payable by him/her under this Agreement. The said deposit shall be transferred by the party of the first part after the execution of the conveyance only to the co-operative Society, Limited Company or incorporated body to be formed as the case may be, subject however, to the deduction of the amount, if any, due by the party of the second part to the party of the first part of any deposit kept by the parties of the first part with the Municipal Corporation by way of betterment charges, water charges etc. and the amounts paid by the parties of the first part for such Taxes till then.

31. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flat rules in force or any other provision of Law applicable thereto.

32. The said building shall always be known as 'Sainath Chambers' and this name shall not be changed without the written permission of the party of the first part.

33. All costs, charges and expenses in connection with the formation of the Co-operative Society or a Limited Company or incorporated body as well as the costs of preparing, engrossing, stamping and registering all the Agreements, Deed of Conveyance or any other document or documents required to be executed by the party of the first part and by Flat/shop/office Purchasers including the stamp duty, registration charges etc. payable in respect of such documents as well as the entire professional costs of the Solicitors of the Builders of all such documents shall be borne by the Society or a Limited Company or incorporated body or proportionately by all the holders of the flats/shops/



Handwritten notes: 'य-म', 'S.V.L.', and 'X'.

Handwritten signatures: 'Pravakar', 'Mehar', and 'Chadika'.



offices in the said building. The party of the second part shall on the execution of this agreement pay to the party of the first part a sum of Rs. 200/- towards the professional costs of the Builders Solicitors. The party of the first part shall not contribute anything towards the aforesaid expenses.

34. The party of the second part shall immediately after execution of this Agreement lodge the same for Registration with the sub registrar of assurances and shall within ten days after lodging the same intimate to the parties of the first part of him/her having done so.

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

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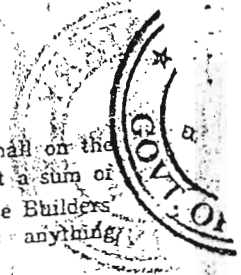
THE FIRST SCHEDULE HEREINABOVE REFERRED TO:-

ALL that piece or parcel of land or ground of sulti tenure situate lying and being in the unsurveyed Khoti Village of Malad (outside Gaythan) Taluka Borivah, Extended suburb of Bombay, District Bombay Suburban and Registered Sub-District of Bandra and bearing C. T. S. No. 609 containing by admeasurement 864 Sq. yds. equal to 722.41 Sq. mts. (Which after deducting 100 Sq. Yds. of setback comes to 763.6 Sq. Yds. equal to 658.46 Sq. mts.) or thereabout together with the structures standing thereon bearing Bombay Municipal Corporation property No. P-5320 Street No. 23 Chawl and bounded on or towards EAST by the former property of Sainath Ashram, on or towards the WEST by the property of Kalayati Siruval on or towards the NORTH by Shri Sainath Nagar Road and on or towards the SOUTH by other property of Shri B. V. Mantri and others.

THE SECOND SCHEDULE ABOVE REFERRED TO:-

1. The expenses of maintaining, repairing, redecoration etc. on the main structure and in particular the road, gutters and rainwater pipes of the said building, water pipes, gas pipes and electric wires in, under or upon the building enjoyed or used by the buyers in common with other occupants of other flats and the main entrance passages, landing and staircases of the said building as enjoyed by buyers or used by him/her in common as aforesaid and the boundary walls of the building, compound, terrace etc.
2. The costs of cleaning and lighting the passages, landings, staircases, Compound, Surrounding open spaces and other parts of the said building as enjoyed or used by the Buyers in common as aforesaid.
3. The cost of decorating the exterior of the building.

Shrivalkar
Methurani
Dink





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4. The cost of the salaries of clerks bill collectors, lift men if any chowkidars, sweepers, gardner etc.
5. The cost of working and maintenance charges of lift and other services if any.
6. Municipal and other taxes.
7. Insurance of the building.
8. Cost of water meters, electric meters and/or water or Electricity.
9. Such other expenses as are necessary or incidental for the maintenance and upkeep of the building.



For Happy Home Builders

SIGNED, SEALED AND DELIVERED
by the within named
M/s. HAPPY HOME BUILDERS
in the presence of

S. K. Sharma

(1)
(2)
(3) *S. K. Sharma*
Partner

SIGNED, SEALED AND DELIVERED
by the within named
in the presence of

S. K. Sharma

Witness
M. K. Sharma
D. K. Sharma

RECEIVED of and from the within named the party of the second part a sum of Rs. _____ being the amount within mentioned payable by him/her as stated within.

WITNESS

WE SAY RECEIVED

Rs. _____

EXHIBIT 'A'

36, Tamarind Lane, Fort,
Bombay _____ 19
No. 221/75

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| बदल - | 202 | 202 | 202 |
| Mahomedbhai & Co., Advocates & Solicitors Tel. : 27 25 39 To. 80 | | | |
| 1. A. M. Mistry, 2. Kishore B. Shah, 3. Smt. Pravina H. Mistry | | | |



carrying on business in partnership in the name of
M/s. Happy Home Builders.
Sirs/Madam,

Re: Agreement of Sale dt. 3rd April 1978 of Plot of land
Plot bearing C.T.S. No. 609 with structures thereon
and, admeasuring about 722.41 Sq. mt. situate at
Sainath Road, Malad, Bombay.
Radhabai Kishandas _____ Vendor

to _____ Purchaser.

You _____
With reference to the above Agreement for Sale of the above
property we have to record that we have gone through the title deeds
and search notes.

The above property is purchased by the Vendor as per Conveyance
dt. 21st April 1961, and subject to the terms and conditions contained
in the Agreement dated 14th day of April 1944, between adjoining plot
owners in respect of use and maintenance of Road and also to the further
condition that whenever any of the said Plot holders will sell his or her
Plot, the same is to be sold to Caste Hindus only.

The Vendor has also to apply and obtain income tax Certificate
under Sec. 230A and permission under Sec. 27 of the Urban Land
Ceiling Act as provided in the Sale Agreement.

Subject to above, the Vendor's title to the above property is, in our
opinion, marketable and free from encumbrances.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of land or ground of Sutti tenure situate
lying and being in the unsurveyed Khoti Village of Malad (outside
Gavhan) Taluka Borivli, Extended Suburb of Bombay, District Bombay
Suburban and Registration Sub-District of Bandra, and bearing C.T.S.
No. 609 containing by admeasurement 86 1/2 Sq. yds. equal to 722.41 Sq.
mts. (which after deducting 100.4 Sq. yds. of Set Back comes to
763.6 Sq. yds. equal to 633.46 Sq. mts. or thereabout together with the
structure standing thereon bearing Bombay Municipal Corporation
property No. P-5820 Street No. 23 Chawl and bounded on or towards
the EAST by the former property of Sainath Ashram, on or towards
the WEST by property of Kalavanti Sirumal on or towards the NORTH
by Shree Sainath Nager Road and on or towards the SOUTH by other
property of Shri B. V. Mantri and others.

Bombay, Dated this 1st day of August 1978

Yours truly

Sd/-

(S. MAHOMEDBHAI & CO.)

Amalloy
Mitikan
Chick



EXHIBIT "B" COLLECTIVELY

1. ENTRANCE
 - a) Commercial flush door with french polish on outside oil paint on inside peep hole and night latch.
2. OTHER DOORS
 - a) Commercial flush door with oil paint on both sides.
 - b) Rolling shutters in shops and garages.
3. BATH and W.C. DOORS
 - a) Panelled teak wood doors partly glazed with oil paint on both sides.
4. FLOORING
 - a) Mosaic cement tiles of neutral color in all rooms, lobbies & balconies any with 5 inch Skirting of matching tiles in living room, bed room and kitchen.
5. LOFTS
 - a) R.C.C. loft over each Bath.
6. BATH ROOM
 - a) Flooring of Tandar stone.
 - b) 3'-6" high dado of glazed tiles.
 - c) Geyser of 1 to 3 K.W. one in each flat.
 - d) One shower.
 - e) One water tap.
7. W.C.
 - a) Flooring and 1'-6" high dado of white glazed tiles.
 - b) Indian pattern W.C. pan with flushing tank.
 - c) One water tap.
8. WASH BASIN
 - a) One wash basin with water tap and mirror above in each flat.
9. ELECTRICAL FITTINGS
 - a) Open wiring in flats/shops/offices.
 - b) Flush type switches.
 - c) One electric call bell in each flat.
 - d) One light point in each shop, office, garage, living room, Bed room, Kitchen, Lobby, Bath, W.C. and Balcony.
 - e) One fan point in each shop, office, Living room and Bed room.
10. KITCHEN
 - a) One raised cooking platform with black cadappa stone top and built in sink with water tap in kitchen of each flat.

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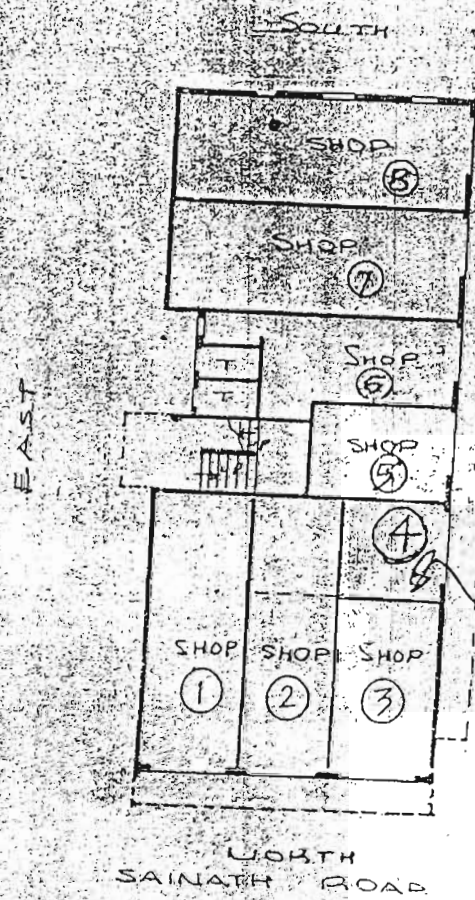


Amal
Mishra
Chakraborty



EXHIBIT 'B' COLLECTIVELY

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| बरल - ६/ | | |
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| २०२३ | | |



Handwritten notes and signatures on the right side of the plan, including 'X/S.D.' and other illegible marks.

GROUND FLOOR PLAN

PLAN OF THE SHOP NO. 4 ON GROUND FLOOR, AGREED TO BE ACQUIRED BY THE PARTY OF THE SECOND PART SHOWN IN RED COLOUR.

PROPOSED BUILDING "SAINATH CHAMBERS" ON C.T.S. NO. 609 ON SAINATH ROAD, MALAD (W) BOMBAY - 400 042

Handwritten signatures and names: 'Mawell', 'Methuan', and another illegible signature.

MAHIPAL SHAH & CO.



मालमत्ता पत्रक

विभाग/मॉडेल -- मालाड (उ) तालुका/न.भू.मा.का. -- न.भू.अ.मालाड जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूखपन प्रक. नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासक/नियंत्रक आकारणीचा किंवा प्राधिकार तपसवील आणि त्याच्या फेर तपासनाची दिनांक (वेळ)

४३७.९ [कर] क
- २७.५ यज्ञा रम्यात
सापिल
४१०.४

बुरल - ६/
[५०६०] ५/६-०९ पासून
०२७९ २८ ४०
२०२३

मुख्याधिकार

दस्तावेज पत्रक धारक
नं. १२६७
गणेशदास किसनदास तुलसीदास
खरेदनि रू ५००/- ता ११/१९६१
भिकाजी पंडरीनाथ काराका
आणि इतर याजकद्वारा



दस्तावेज

दस्तावेज

दस्तावेज

| दिनांक | व्यवहार | खंड क्रमांक | नवीन धारक (भा) पुरवण (घ) किंवा धार (घा) | माक्षांकन |
|------------|--|-------------|---|-------------------------|
| २१/०३/१९७३ | उ.जि.अधि. मू.उ. अंधेरी यांचेकडील क. ए.डी.सी./एल्.एम्.डी सी / ६५ बि.२६/४/७२ प्रमाण सुधारित बि.सं.सारा नोंद घेतली व सत्ताप्रकार दुरुस्तो केला सा न ६०९/१ ते ६ | | | न भ भ क्र ५ मू उ खं XXX |
| २८/०२/१९७५ | उ.जि.अधि. मू.उ. अंधेरी यांचेकडील ए.डी.सी./एल्.एम्.डी सी VI / ६५ बि.३/१०/७४ प्रमाण सुधारित बि.सं.सारा नोंद घेतली सा न ६०९/१ ते ६ | | | न भ भ क्र ५ मू उ खं XXX |
| २४/०३/१९८० | महानगर पालिकेकडील क एम् बी ९ II दि १३/८/७९ चे पत्रानुषंग सेंटबेकमध्ये जमिन २७.५ चौ. मिटर क्षेत्र गेलने. ता कधी करणं वारस मा न पू व क्र ५ यांचा आदेश क्र प भू ३ मार पं. ६७३ दि २१/३/८० ने क्षेत्र कमां केले | | | न भ भ क्र ५ मू उ खं XXX |

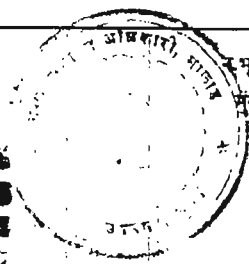
TRUE COPY

तपासणी करणारा -

पुरी नकल -

न.भू.अ.मालाड मुंबई उपनगर जिल्हा

११/०१/०८
११/०१/०८
११/०१/०८
२०००



सत्य प्रतिनिधी

विनाई पोडित काळे
अनुक्रमांक - ३६०२ (S.E.O.)
निधीत कार्यालयी अधिकारी







क्रमांक 1
No. 1



सरकार महाराष्ट्र
GOVERNMENT OF MAHARASHTRA
आरोग्य विभाग
DEPARTMENT OF HEALTH

फॉर्म 6
FORM-6

MUNICIPAL CORPORATION OF GREATER MUMBAI P NORTH WARD

मृत्यु प्रमाण-पत्र
DEATH CERTIFICATE

| | | |
|-----------|----|----|
| बरल - ६ / | | |
| ९२६९ | ३० | ४६ |
| २०२३ | | |

जन्म व मृत्यु नोंदणी अधिनियम, १९६९ च्या कलम १२/१७ आणि महाराष्ट्र जन्म आणि मृत्यु नोंदणी नियम, २००० चे 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 & DEATHS ACT, 2000.

प्रमाणित करण्यात येते आहे की खालील माहिती मृत्युच्या मूळ अभिलेखाच्या नोंदवरीलून घेतली आहे.
THIS IS TO CERTIFY THAT THE FOLLOWING INFORMATION HAS BEEN TAKEN FROM THE ORIGINAL RECORD OF DEATH WHICH IS THE REGISTERED IN MUNICIPAL CORPORATION OF GREATER MUMBAI P NORTH WARD OF TAHSIL/BLOCK/GR MUMBAI OF DISTRICT MUMBAI SUBURBAN OF MAHARASHTRA INDIA



मृत व्यक्तीचे नाव / NAME OF DECEASED: SUSHILABAI WYATAK LOTLIKAR

लिंग / SEX: महिला / FEMALE

आधार क्रमांक / UID NO.: XXXXX5485

मृत्यु दिनांक / DATE OF DEATH: 16-04-2018
SIXTEENTH-APRIL TWO THOUSAND EIGHTEEN

मृत्यु स्थान / PLACE OF DEATH: B-303 VIBHAKO SOC, MAMLATDARWADI, MALAD WEST, GREATER MUMBAI, GR MUMBAI, MUMBAI SUBURBAN, MAHARASHTRA, 400064.

मृत व्यक्तीचे वय / AGE OF DECEASED: 82 YEARS

पती / पत्नी माहिती नाव / NAME OF HUSBAND / WIFE: WYATAK M LOTLIKAR

पत्नीचे आधार क्रमांक / HUSBAND/WIFE UID NO.:

आईचे नाव / NAME OF MOTHER: PREMAWATI S RAJWAR

आईचे आधार क्रमांक / MOTHER'S UID NO.:

वडीलाचे नाव / NAME OF FATHER: SHAMBHA RAIKAR

वडीलाचे आधार क्रमांक / FATHER'S UID NO.:

मृत व्यक्तीचा मृत्युसमयीचा पत्ता / ADDRESS OF THE DECEASED AT THE TIME OF DEATH

B-303 VIBHAKO SOC, MAMLATDARWADI, MALAD WEST, GREATER MUMBAI GR MUMBAI, MUMBAI SUBURBAN, MAHARASHTRA-400064.

मृत व्यक्तीचा कायमचा पत्ता / PERMANENT ADDRESS OF DECEASED:

B-303 VIBHAKO SOC, MAMLATDARWADI, MALAD WEST, GREATER MUMBAI GR MUMBAI, MUMBAI SUBURBAN, MAHARASHTRA-400064.

नोंदणी क्रमांक / REGISTRATION NO.: D-2018 27-90275-001683

नोंदणी दिनांक / DATE OF REGISTRATION: 01-05-2018

टीप / REMARKS (IF ANY): TIME AT 9.25 PM

प्रमाणित दिनांक / DATE OF ISSUE: 03-05-2018

प्रमाणित करणारी प्राधिकरणी / ISSUING AUTHORITY

उप-रजिस्ट्रार (जन्म व मृत्यु)
SUB-REGISTRAR (BIRTH & DEATH)
MUNICIPAL CORPORATION OF GREATER MUMBAI P NORTH WARD

UPDATED ON: 2018-05-03 14:17:34

"THIS IS A COMPUTER GENERATED CERTIFICATE WHICH CONTAINS FACSIMILE SIGNATURE OF THE ISSUING AUTHORITY".
THE GOVT. OF INDIA VIDE CIRCULAR NO. 1/12/2014-VS(CRS) DATED 27 JULY 2015 HAS APPROVED THIS CERTIFICATE AS A VALID LEGAL DOCUMENT FOR ALL OFFICIAL PURPOSES.

"प्रत्येक जन्म आणि मृत्युची घटना नोंदण्याची खाया कता" / "REGISTER REGISTRATION OF EVERY BIRTH AND DEATH"



Handwritten signatures and names: Sushilabai, Rajwar, Maitan





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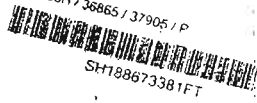
भारत सरकार
Unique Identification Authority of India
नॉदविणयाचा क्रमांक / Enrollment No 1218/61233/16253

05062013

To:
ज्योती राजेश सिंघानिया
Jyoti Rajesh Singhania
A/503, Malad Saket CHSL/D 967
Kokani Pada Road,
Kurur Village
Mumbai
Malad East Mumbai Mumbai
Maharashtra 400097
9320745333

SEAL OF THE CIVIL REGISTRAR, BORIVALI No. 9
जिल्हा न्यायालय (बोरिवली)
मुंबई उपनगर जिल्हा (बोरिवली)
MUMBAI DIST. (BORIVALI)

Ref. 19 / 26H / 36865 / 37905 / P



SH188673381FT



आपला आधार क्रमांक / Your Aadhaar No.

2691 7726 6848

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Unique Identification Authority of India
ज्योती राजेश सिंघानिया
Jyoti Rajesh Singhania
जन्म वर्ष / Year of Birth : 1982
स्त्री / Female

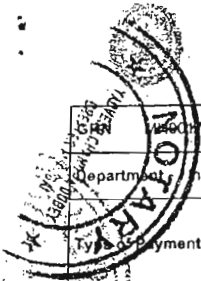


2691 7726 6848

आधार - सामान्य माणसाचा अधिकार

Jyoti Singhania

CHALLAN
MTR Form Number-6



बरल - ६/
0269 32 80
Payer Details
२०२३

| | | | |
|---|--------------------------------------|---------------------------|----------------|
| Form ID: 18875202324P | Barcode | Date: 08/05/2023-13:58:35 | Form ID: 52(a) |
| Department: Inspector General Of Registration | Stamp Duty | TAX ID / TAN (If Any) | |
| Payment: Stamp Duty | | PAN No.(If Applicable) | |
| Office Name: BRL6_JT SUB REGISTRAR BORIVALI 6 | Full Name: MR MORTO VINAYAK LOTLIKAR | Shop /Gala: No.4 | Floor: Sainath |
| Location: MUMBAI | Flat/Block No. | Chamber | |
| Year: 2023-2024 One Time | Premises/Building | | |



| Account Head Details | Amount In Rs. | Road/Street |
|--------------------------------------|---------------|---|
| 0030045501 Sale of NonJudicial Stamp | 100.00 | Sainath Road Malad West |
| | | Area/Locality: Mumbai |
| | | Town/City/District |
| | | PIN: 4 0 0 0 6 4 |
| | | Remarks (If Any): SecondPartyName=MR NARENDRA VIKRAMJI DANGAR AND OTHER- |
| | | Amount In: One Hundred Rupees |
| Total | 100.00 | Words |

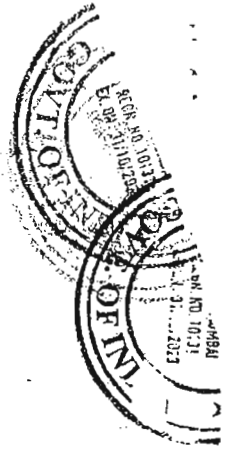


| | | | |
|--------------------------------------|---------------------------|--------------------------|---|
| Payment Details: STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | |
| Cheque/DD Details | Bank CIN | Ref. No. | 10000502023050803805 9165974802227 |
| Cheque/DD No. | Bank Date | RBI Date | 08/05/2023-14:00:52 Not Verified with RBI |
| Name of Bank | Bank-Branch | STATE BANK OF INDIA | |
| Name of Branch | Scroll No. : Dat | Not Verified with Scroll | |

Department ID: Mobile No. 9890218148
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालय नोदणी करवावयाच्या दस्तासाठी लागू आहे. नोदणी न करवावयाच्या दस्तासाठी सदर चलन लागू नाही.

Murvelin
Murvelin
Lotlikar

| | | |
|-----------|----|----|
| वरहा - ह/ | | |
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| २०२३ | | |





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| बरेल - ६/ | | |
| २२९ | ३४ | ४० |
| २०२३ | | |

AFFIDAVIT

We are (1) **MRS. VIJAYA VINAYAK SHIRODKAR (NEE VIJAYA VINAYAK LOTLIKAR)**, Age about 62 years (Pan Card - AMTPS0829E) Residing at D/15 Bank Amrutara Staff CHSL, Yari Road, Versova West, Mumbai-400 061 and (2) **NARENDRA VINAYAK LOTLIKAR**, Age about 56 Years, (Pan Card - AAAPL2271Q) Residing at B/303, 3rd Floor Vibhako CHS, Malad West, Mamlatdar Wadi Road, Mumbai-400 064, (3) **MR MORTO VINAYAK LOTLIKAR**, Age about 63 Years (Pan Card- AAAPL2272P) Residing at B/403, 4th Floor, Vibhako CHS, Malad West, Mamlatdar Wadi Road, Mumbai-400 064, do hereby solemnly and jointly declare and affirm as under :-



We Say that late **SMT. SUSHILABAI VINAYAK LOTLIKAR** was the owner of the commercial premises viz Shop / Gala No.4, area admeasuring about 130 sq ft of BUA on the Ground Floor, Sainath Chambers, Sainath Road, Opp. Lifeline Hospital, Malad Subway, Malad West, Mumbai-400 064, hereinafter referred as "said Unit". AND WHEREAS The said **SUSHILABAI VINAYAK LOTLIKAR** ("Deceased"), expired intestate on 16th April, 2018, leaving behind the we are the only heirs and legal representatives to the her estate.

We Say That Mr. Vinayak, Morto Lotlikar, Husband of the deceased (Late Smt. Sushilabai Vinayak Lotlikar) predeceased her in the year 2004 i.e on 09/08/2004. And after the demised of Sh. Vinayak Lotlikar, (Husband), the deceased was survived by Two Sons and One Daughter only as mentioned aforesaid. The deceased left no other Son and no other Daughter. Save and except the heirs mentioned hereinabove there are no other legal heirs or next-of-kin left by the deceased above named.



M. Sivakumar

M. S. Sankar

(Signature)

229 30 80
of P.C.

We solemnly and jointly declared that the information given above is true. We are aware that if the information found false; we will be liable to be prosecuted under the provision of the section 199, 200 A 193 (C)



We are solemnly declared that the information given above is true. We are aware that if the information found false, we will be liable to be prosecuted under the provision of the section 199, 200 A 193 (C) of

We are making this affidavit to place on record of the concerned authority to register our Release Deed in the office of Sub- Registrar of Assurance, Mumbai Suburban District, Mumbai and it is binding upon us and the Sub-Registrar shall not be responsible for the same.

Whatever we have stated hereinabove is true and correct.

Jointly affirmed at Mumbai)

On this 8th day of May, 2023)

(1) MRS. VIJAYA VINAYAK SHIRODKAR
NEE VIJAYA VINAYAK LOTLIKAR

Shirodkar

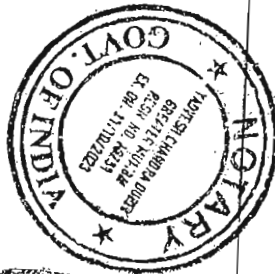
(2) NARENDRA VINAYAK LOTLIKAR

Lotlikar

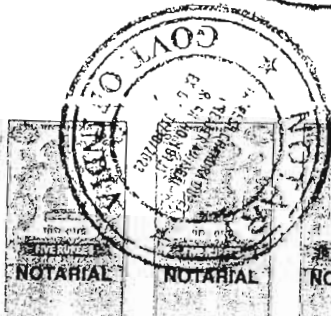
(3) MR MORTO VINAYAK LOTLIKAR

Lotlikar
(Deponents)

Before me



ATTESTED BY ME
Yadvesh Chandra Dubey
08/05/23
YADVESH CHANDRA DUBEY
ADVOCATE & NOTARY
GOVT. OF INDIA





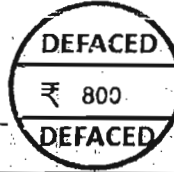
Document **H**andling **C**harges
Inspector General of Registration & Stamps

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| २०२३ | | |

Receipt of Document Handling Charges

PRN 0805202301263 Receipt Date 08/05/2023

Received from MOTO VINAYAK ICHIKAR, Mobile number 9890218148, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 9281 dated 08/05/2023 at the Sub Registrar office Joint S/R, Borivali of the District Mumbai Sub-urban District.



Payment Details

| | |
|-------------------------------|-------------------------|
| Bank Name SBIN | Payment Date 08/05/2023 |
| Bank CIN 10004152023050801166 | REF No. CHM5216430 |
| Deface No 0805202301263D | Deface Date 08/05/2023 |

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



CHALLAN
MTR Form Number-6



| | | | | | | | |
|-----------------------------|-----------------------------------|------------------------|---|---|---------------------|---------|-------|
| GRN | MH00110728202324E | BARCODE | Date | | 08/05/2023-08:14:32 | Form ID | 52(a) |
| Department | Inspector General Of Registration | | Payer Details | | 3000 | 2023 | |
| Type of Payment | Stamp Duty | TAX ID / TAN (If Any) | | | | | |
| Type of Payment | Registration Fee | PAN No.(If Applicable) | | | | | |
| Office Name | BRL6_JT SUB REGISTRAR BORIVALI 6 | | Full Name | Morto Vinayak Shirodkar | | | |
| Location | MUMBAI | | Flat/Block No. | yaia no 10 samarth chander samarth road | | | |
| Year | 2023-2024 One Time | | Premises/Building | opp lifeline hospital | | | |
| Account Head Details | Amount in Rs. | Road/Street | Area/Locality | | | | |
| 0030045501 Stamp Duty | 200.00 | | Malad West Mumbai | | | | |
| 0030063301 Registration Fee | 500.00 | | Town/City/District | | | | |
| | | | PIN | | | | |
| | | | 4 0 0 0 6 4 | | | | |
| | | | Remarks (If Any) | | | | |
| | | | SecondPartyName=Mrs Vijaya Vinayak Shirodkar and Narendra Vinayak | | | | |
| | | | Lollikar- | | | | |
| | | | Amount in | Seven Hundred Rupees Only | | | |
| | | | Words | | | | |
| | | 700.00 | | | | | |
| Payment Details | STATE BANK OF INDIA | | FOR USE IN RECEIVING BANK | | | | |
| Cheque/DD Details | Bank CIN | Ref. No. | 00040572023050862805 | CKW2557332 | | | |
| Cheque/DD No. | Bank Date | RBI Date | 08/05/2023-08:24:15 | Not Verified with RBI | | | |
| Name of Bank | Bank-Branch | | STATE BANK OF INDIA | | | | |
| Name of Branch | Scroll No. . Date | | Not Verified with Scroll | | | | |



Department ID : Mobile No. : 9890218148
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 एकर वलाय केला दखल निवडक कार्यालयत नोदणी करावयाच्या दस्तासारी लागू आहे. नोदणी न करावयाच्या दस्तासारी सदर चालान लागू नाही.

Challan Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | Userid | Defacement Amount |
|-------------------------|---------------|------------------|---------------------|--------|-------------------|
| 1 | (iS)-389-9281 | 0000904113202324 | 08/05/2023-14:40:23 | IGR195 | 200.00 |
| 2 | (iS)-389-9281 | 0000904113202324 | 08/05/2023-14:40:23 | IGR195 | 500.00 |
| Total Defacement Amount | | | | | 700.00 |

| | | |
|----------|----|----|
| बल - ६ / | | |
| २२७ | ३८ | ७० |
| २०२३ | | |



980/9281

दस्तावेज क्र. 08 मे 2023 2:40 म.नं.

दस्त गोषवारा भाग-1

बरल-6

दस्त क्रमांक: 9281/2023

दस्तावेज क्रमांक: बरल-6 /9281/2023

मूल्य: रु. 00/-

मोबदला: रु. 00/-

नॉटरी मुद्रांक शुल्क: रु.200/-

नॉदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. बरल-6 वांचे कार्यालयत

अ. क्र. 9281 वर दि.08-05-2023

रोजी 2:39 म.नं. वा. हजर केला.

पावती: 10544

पावती दिनांक: 08/05/2023

सादरकरणाराचे नाव: मोरटो विनायक लोटलीकर

नॉदणी फी रु. 500.00

दस्त हाताळणी फी रु. 800.00

पृष्ठांची संख्या: 40

एकुण: 1300.00

दस्त हजर करणाऱ्याची सही:

सह. दु. नि. निबंधक, बोरिवली क्र. ६,

मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: रिलीज डीड

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

शिक्षा क्र. 1 08 / 05 / 2023 02 : 38 : 21 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 08 / 05 / 2023 02 : 39 : 19 PM ची वेळ: (फी)

सह. दु. नि. निबंधक, बोरिवली क्र. ६,
मुंबई उपनगर जिल्हा.

| | | |
|----------|----|----|
| बरल - ६/ | | |
| ९२८१ | ३९ | ४० |
| २०२३ | | |

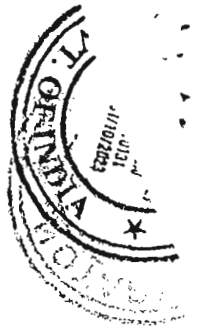


प्रतिज्ञापत्र

अदर दस्तऐवज हा नॉदणी क्रमांक १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नॉदणीस
जमल केलेला आहे. *दस्तावेजात कोणत्याही प्रकारचा त्रुटी, अशुद्धता, साक्षीदार व
दस्तावेजात जोडलेल्या कागदांचे अस्तित्वात असणे, सत्यता, वैधता
संबंधी कोणत्याही बाबीसाठी दस्तऐवजात कोणत्याही प्रकारचा त्रुटी राहतील.

लिहून देणारे :

लिहून घेणारे :



दस्त-गोपबारा भाग-2

बरल-8
पुस्तक क्रमांक: 9281/2023

08/05/2023 2:44:28 PM

दस्त क्रमांक: 9281/2023
दस्तावा प्रकार: रिजिज डीट

अनु क्र. पलकाराचे नाव व पत्ता

1. नाव:- शिरोडकर विजया विनायक अयोदरचे नाव विजय विनायक लोटिकर
पत्ता: प्लॉट नं: 2, माळा नं: 4, इमारतीचे नाव: 15 नॅक ऑफ इंडिया अयुवतारा स्टाफ को ऑफ हो सो सी, ब्लॉक नं: यारी रास्ता, रोड नं: बर्मावा अंधेरी वेस्ट मुंबई, महाराष्ट्र, MUMBAI.
पिन नंबर: AMTPS0829E

पलकाराचा प्रकार

लिहून देणार
वय :-62
स्वाक्षरी:-
Misalle

छायाचित्र

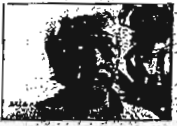


अंगठ्याचा ठसा



2. नाव: नरेंद्र विनायक लोटिकर
पत्ता: प्लॉट नं: 303, माळा नं: 4, इमारतीचे नाव: विभवको को ऑफ हो सो सी, ब्लॉक नं: मासाड, रोड नं: मासाड पश्चिम मुंबई, महाराष्ट्र, मुम्बई.
पिन नंबर: AAAPL2271Q

लिहून देणार
वय :-56
स्वाक्षरी:-
Misalle



3. नाव: गोरडो विनायक लोटिकर
पत्ता: प्लॉट नं: 2 403, माळा नं: 4, इमारतीचे नाव: विभवको को ऑफ हो सो सी, ब्लॉक नं: मासनवदार बाडी, रोड नं: मासाड पश्चिम मुंबई, महाराष्ट्र, मुम्बई.
पिन नंबर: CAAPL2272P

लिहून देणार
वय :-63
स्वाक्षरी:-
Misalle



वरील दस्तऐवज करून देणार वधाकधीत रिजिज डीट चा दस्त ऐवज करून दिताचे कवून करताव.
शिक्का क्र.3 ची वेळ: 08 / 05 / 2023 02 : 42 : 10 PM

ओळख:-
खालील इतम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां न्वत्तीश: ओळखतात, व त्यांची ओळख पटविताव

अनु क्र. पलकाराचे नाव व पत्ता

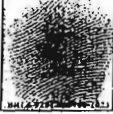
1. नाव: राजेश रामानवतार सिधणिया
वय: 45
पत्ता: अ 503 संकट अपार्टमेंट कॉकणी पद कुरार विवेज मासाड ईस्ट मुंबई
पिन कोड: 400097

Rajesh
स्वाक्षरी

छायाचित्र



अंगठ्याचा ठसा



2. नाव: ज्योती सिधणिया
वय: 42
पत्ता: अ 503 संकट अपार्टमेंट कॉकणी पद कुरार विवेज मासाड ईस्ट मुंबई
पिन कोड: 400097

Jyoti
स्वाक्षरी



प्रमाणित करणेत यता का, या
दस्तामध्ये एकूण 80 पाने आहेत.
पुस्तक क्र. 1/बरल-8/2279 2023
वर नोंदला, दिनांक 8. MAY. 2023

शिक्का क्र.4 ची वेळ: 08 / 05 / 2023 02 : 43 : 14

सह. कृ. म. म. निबंधक, बोरीवली क्र. 8,
मुंबई उपनगर जिल्हा.



Payment Details

| sr. | Purchaser | Type | Verification no/Vendor | Amount | Used | Invoice Number | Date |
|-----|------------------------|----------|--------------------------------|--------|------|------------------|------------|
| 1 | Morto Vinayak Lotlikar | eChallan | 00040572023050062805 | 200.00 | SD | 0000904113202324 | 08/05/2023 |
| 2 | | DHC | बरल - 8 / 0805202301263 | 800 | RF | 0805202301263D | 08/05/2023 |
| 3 | Morto Vinayak Lotlikar | eChallan | 2279 50 80 / MH00180728202324E | 500 | RF | 0000904113202324 | 08/05/2023 |

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

9281 / 2023

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5

(6)



CHALLAN
MTR Form Number-6



| | | | | | | | | | |
|-----------------------------|-----------------------------------|--------------------|--|---------------------------|--------------------------------|---------------------|---------|------|---|
| GRN | MH016481493202324E | BARCODE | | | Date | 29/02/2024-14:50:06 | Form ID | 25.2 | |
| Department | Inspector General Of Registration | | | Payer Details | | | | | |
| Type of Payment | Stamp Duty Registration Fee | | | TAX ID / TAN (If Any) | | | | | |
| | | | | PAN No.(If Applicable) | EBTPS4136P | | | | |
| Office Name | BRL1_JT SUB REGISTRAR BORIVALI 1 | | | Full Name | JYOTI RAJESH SINGHANIA | | | | |
| Location | MUMBAI | | | | | | | | |
| Year | 2023-2024 One Time | | | Flat/Block No. | SHOP GALA NO 4 SAINATH CHAMBER | | | | |
| Account Head Details | Amount In Rs. | Premises/Building | OPPOSITE LIFE LINE HOSPITAL | | | | | | |
| 0030045501 Stamp Duty | 420000.00 | Road/Street | SAINATH ROAD MALAD WEST SUBWAY MALAD WEST | | | | | | |
| 0030063301 Registration Fee | 30000.00 | Area/Locality | MALAD MUMBAI | | | | | | |
| | | Town/City/District | | | | | | | |
| | | PIN | | 4 | 0 | 0 | 0 | 6 | 4 |
| | | Remarks (If Any) | PAN2=AAAPL2272P~SecondPartyName=MORTO VINAYAK LOTLIKAR~CA=7000000~Marketval=0 | | | | | | |
| | | Amount In | Four Lakh Fifty Thousand Rupees Only | | | | | | |
| Total | 4,50,000.00 | Words | | | | | | | |
| Payment Details | PUNJAB NATIONAL BANK | | | FOR USE IN RECEIVING BANK | | | | | |
| Cheque-DD Details | Bank C..N | Ref. No. | 03006172024022901051 | 506232226 | | | | | |
| Cheque/DD No. | Bank Date | RBI Date | 29/02/2024-14:53:20 | Not Verified with RBI | | | | | |
| Name of Bank | Bank-Branch | | | PUNJAB NATIONAL BANK | | | | | |
| Name of Branch | Scroll No. , Date | | | Not Verified with Scroll | | | | | |

Department ID :

Mobile No. : 9322645333

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

LA"