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INVOICE

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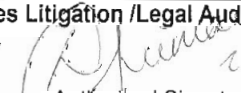
M.Rajkumar & Co - Advocates Litigation /Legal Audit Advocates High Court B703, Odyssey Bldg, Lodha Paradise Complex Majiwade, Thane 400601 MSME REG NO. MH33D0220127 Contact : 02225360554,9820474421 E-Mail : mrlegalco@gmail.com www.mrlegal.co.in	Invoice No. 6	Dated 6-May-2024
Buyer Bank of India Stock Exchange Branch 70-80 M.G. Road, Ground Floor, Bank of India Bldg, Next to Mumbai University, Mumbai 400023 <p style="text-align: center;">8647</p>	<p style="text-align: center;">For legal audit recommended for sanction</p> <p style="text-align: center;">D-2 10888</p>	

Particulars	Amount
Professional Fees For Title Investigation for Flat No 402 Nisarg Apartments CHSL, Village Vile Parle Tal Andheri MSD Account Anugrah Stock & Broking Pvt Ltd <p style="text-align: center;">NPA CHG</p> <p style="text-align: center;">0086251000000049 - 2 5,08,03,536</p> <p style="text-align: center;">0086251100000054 - 3 2,91,96,464</p>	8,000.00
Total	₹ 8,000.00

Amount Chargeable (in words) **INR Eight Thousand Only** E. & O.E

AHY PM 23 20 G

Vendor ID: MRAJ076874

Customer's Seal and Signature	Company's Bank Details Bank Name : Kotak Mahindra Bank A/c No. : 5345418145 Branch & IFS Code : Bandra Kurla Complex Branch & KKBK0001405
	for M.Rajkumar & Co - Advocates Litigation /Legal Audit  Authorized Signatory

SUBJECT TO MUMBAI JURISDICTION
 THANKS FOR ENTRUSTING YOURSELF TO US

6



Ref No.

Date : 06.05.2024

To,
The Asst. General Manager,
Bank of India Stock Exchange Branch,
70-80, M.G. Road, Ground Floor, Bank of India Bldg,
Mumbai 400023

Respected Madam

Re : Title Search Report of Property **BEING** Flat No.402 admeasuring about 932 sq.ft carpet, 4th Floor, Nisarg Apartment, Nisarg Co-op Hsg. Soc. Ltd, Besant Road, Vile Parle West, CTS No. 1234, 1234/1 to 4, corresponding F.P. No.9 TPS III Village Vile Parle, Taluka Andheri Mumbai Suburban District **[FOR PURPOSE OF LEGAL AUDIT]**

Owner : Paresh Mulji Kariya

Borrower : Anugrah Stock & Broking Pvt Ltd
CIN No. U67120MH1996PTC102072

With reference to your letter No.____ dated 03.05.2024, we have on the basis of the original title documents forwarded to us pertaining to the aforesaid immoveable property and other information provided by you and on your instruction, we have concluded a detailed search and investigation and submit our report as under :

1. Name(s) and Address of the Mortgagor(s)/ Title Holder :

Paresh Mulji. Kariya OWNER	HAVING address Flat No.402 4th Floor, Nisarg Apartment, Nisarg Co-op Hsg. Soc. Ltd, Besant Road, Vile Parle West, Mumbai 400056
Anugrah Stock & Broking Pvt Ltd BORROWER	HAVING address at 1 st Floor, Nisarg Apt, Besant Road, Vile Parle West, Mumbai 400056

2. Title Deeds in Original seen by us.

Serial No.	Description of Documents	Parties / Authority
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B/703, Odyssey Bldg., Lodha Paradise Complex, Majiwade, Thane - 400 601.

Email : rajkumar_adv77@rediffmail.com. 📞 9820474421, ☎ 022-25360554

Website : www.mrlegal.co.in

Rajkumar & Co.

THANK YOU FOR ENTRUSTING YOURSELF TO US!



1.	ORIGINAL Registered Agreement dated 04.12.2002 bearing Serial No. BDR-1/06554/2002	BETWEEN Darshan Builders & Developers AND [1] Vallabhbhai Savjibhai Vadodaria [2] Manjula Vallabhbhai Vadodaria
2.	ORIGINAL Registration Receipt dated 11.12.2002 for payment of Registration Fees of Rs.20000/-	Issued by Sub-Registrar, Andheri -1
3.	ORIGINAL Index II dated 11.12.2002	Issued by Sub-Registrar Andheri-1
4.	ORIGINAL Registered Deed of Transfer dated 18.01.2012 bearing Serial No. BDR-9-2025-2012	BETWEEN [1] Vallabhbhai Savjibhai Vadodaria [2] Manjula Vallabhbhai Vadodaria AND [1] Paresh Mulji Kariya [2] Arvind Mulji Kariya
5.	ORIGINAL Registration Receipt No. 2023 dated 14.03.2012 for payment of Registration Fees of Rs.30000/-	Issued by Sub-Registrar, Andheri -3
6.	ORIGINAL Index II dated 14.03.2012	Issued by Sub-Registrar Andheri-3
7.	SCAN DOWNLOADED COPY Registered Deed of Gift dated 31.08.2020 bearing Serial No. AND-1-6256-2020	BETWEEN Arvind Mulji Kariya AND Paresh Mulji Kariya
8.	SCAN DOWNLOADED COPY Registration Receipt dated 31.08.2020 for payment of Registration Fees of Rs.30000/-	Issued by Sub-Registrar, Andheri -1
9.	SCAN DOWNLOADED COPY Index II dated 31.08.2020	Issued by Sub-Registrar Andheri-1

3. **Description of immovable property:** Flat No.402 admeasuring about 932 sq.ft carpet, 4th Floor, Nisarg Apartment, Nisarg Co-op Hsg. Soc. Ltd, Besant Road, Vile Parle West, CTS No. 1234, 1234/1 to 4, corresponding F.P. No.9 TPS III Village Vile Parle, Taluka Andheri Mumbai Suburban District

Survey No.	Extent Areas In	Location as per Agreement
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	Acres / Hectares	
CTS No. 1234, 1234/1 to 4	719.06 sq.mts	Village Vile Parle Taluka Andheri MSD
Towards North		By Public Road No.8
Towards South		By Plot bearing No.15B
Towards East		By Plot bearing Nos. 11 & 12
Towards West		By Plot bearing TS No.9

4. Search in Sub-Registrar's Office: Sub-Registrar office, Andheri MSD

i) **Location of Property** : Flat No.402 admeasuring about 932 sq.ft carpet, 4th Floor, Nisarg Apartment, Nisarg Co-op Hsg. Soc. Ltd, Besant Road, Vile Parle West, CTS No. 1234, 1234/1 to 4, corresponding F.P. No.9 TPS III Village Vile Parle, Taluka Andheri Mumbai Suburban District

ii) **Investigation, Flow / Tracing of Title and Search**

a) Search in the office of Sub- Registrar of Assurances

Search in respect of aforesaid property was carried out by us in the office of Sub-Registrar for the year from 1994 to 2024 i.e last 31 years .

1994] NIL

1995] NIL

1996

AND-1-493

Confirmation dated 12.12.1996 RD 27.02.1996

1996

A.V. ₹/- M.V. ₹/-

S.D. ₹/- Reg. Charges ₹/-

Dileep K. Purohit

To

.....

Schedule :

Property at Village Vileparle Taluka Andheri MSD, land together with Building CTS No. 1234. Admeasuring about 719.06 sq.mts

1996

Dileep K. Purohit



AND-1-494
1996

Confirmation dated 12.12.1996 RD 27.02.1996

A.V. ₹/- M.V. ₹/-

S.D. ₹/- Reg. Charges ₹/-

Dileep K. Purohit

To

Schedule :

Property at Village Vileparle Taluka Andheri MSD, land together with Building CTS No. 1234, 1234/1 to 4. Admeasuring about 19.6 sq.mts

1996

AND-1-1271
1996

Affidavit dated 25.04.1996 RD 13.05.1996

A.V. ₹/- M.V. ₹/-

S.D. ₹.60/- Reg. Charges ₹/-

Dileep K. Purohit

To

Schedule :

Property at Village Vileparle Taluka Andheri MSD, land together with Building CTS No. 1234, 1234/1 to 4

1997] NIL

1998] NIL

1999] NIL

2000] NIL

2001

AND-1-553
2001

Affidavit dated 31.01.2001

A.V. ₹/- M.V. ₹/-

S.D. ₹.100/- Reg. Charges ₹/-

Praveen Viram Satra

Madhukar B. Chavan

Darshan Builders & Developers

Schedule :

Property at Village Vileparle Taluka Andheri MSD, land together with Building Veena Vihar Plot No.9 Town Planning Scheme III, 719.06 sq.mts 5, Basant Road, Vileparle CTS No. 1234, 1234/1 to 4



2002

AND-1-6554

2002

Agreement dated 04.12.2002 RD 11.12.2002

A.V. ₹.26250000/- M.V. ₹.5020302/-

S.D. ₹.360500/- Reg. Charges ₹.20000/-

Pravin Viram Satra Director

Darshan Builder & Developers

To

Vallabhbhai Savjibhai Vadoriya

Manjula Vallabhbhai Vadoriya

Schedule :

Property at Village Vileparle Taluka Andheri MSD, Flat No. 402
admeasuring about 103.94 sq.mt Built up, 4th Floor, Nisarg
Apartment, CTS No. 1234 Vile Parle West,

2003] NIL

2004] NIL

2005] NIL

2006] NIL

2007] NIL

2008] NIL

2009] NIL

2010] NIL

2011] NIL

2012

AND-3-2025

2012

Conveyance dated 18.01.2012 RD 14.03.2012

A.V. ₹.12500000/- M.V. ₹.12255000/-

S.D. ₹.607600/- Reg. Charges ₹.30000/-

Vallabhbhai Savjibhai Vadoriya

Manjula Vallabhbhai Vadoriya

To

Paresh Mulji Kariya

Arvind Mulji Kariya

Arvind Mulji Kariya



Schedule : Property at Village Vileparle Taluka Andheri MSD, Flat No. 402 admeasuring about 103.94 sq.mt Built up, 4th Floor, Nisarg Apartment, . 5 Besant Road, Plot No. 9, CTS No. 1234 Vile Parle West,

2013

AND-3-141

2013

Notice of Intimation regarding Mortgage by way of deposit of title deeds Loan ₹.60000000/- dated 25.02.2014 RD 19.03.2014 S.D. ₹.120100/- Reg. Charges ₹.1300/-

Paresh M Kariya

Arvind M Kariya

To

Bank of India – Stock Exchange

Schedule :

Property at Village Vileparle Taluka Andheri MSD, Flat No.103 admeasuring about 103.94 sq.mts 1st Flr Flat No. 402 admeasuring about 103.94 sq.mts 4th Flr Flat No.101 admeasuring about 92.11 sq.mts 1st Flr Nisarg Apartment CHSL, CTS No. 1234 Vile Parle

2014] NIL

2015] NIL

2016] NIL

2017] NIL

2018] NIL

2019] NIL

2020

AND-1-6256

2020

Gift dated 31.08.2020

A.V. ₹.0/- M.V. ₹.210856533/-

S.D. ₹.325700/- Reg. Charges ₹.30000/-

Arvind Mulji Kariya

To

Paresh Mulji. Kariya



Schedule : Property at Village Vileparle Taluka Andheri MSD, Flat No.402 admeasuring about 51.97 sq.mt [out of 104.61 sq.mts i.e 50% undivided share], 4th Floor, Nisarg Apartment, Nisarg Apartments Co-op Hsg. Soc. Ltd, CTS No. 1234, 1234/1 to 4 Plot No.9 of TPS III Vile Parle West,

2021

AND-6-1724

2021

Conveyance dated 31.08.2020

A.V. ₹.0/- M.V. ₹.1/-

S.D. ₹.602400/- Reg. Charges ₹.30000/-

Sumatibai Kailashnath Purohit, & others

Darshan Builders & Developers

To

Nisarg Co-op Hsg. Soc. Ltd

Schedule :

Property at Village Vileparle Taluka Andheri MSD, Land together with Building Nisarg Co-op Hsg. Soc. Ltd , CTS No. 1234, 1234/1 to 4 Final Plot No.9 of TPS III Vile Parle West, admeasuring about 719.06 sq.mts comprising of Ground Floor, + 4 Floor, [2 basements, 4 Shops, 16 Flats]

2022] NIL

2023] NIL

2024] NIL

Copy of Search Challan is annexed to the Report

b) Investigation, Flow / Tracing of Title

As per revenue records, Bai Sumati Kailashnath Purohit was owner and/ or otherwise entitled to land together with bungalow - "Veena Vihar" bearing CS No. 1234, 1234/1 to 4 corresponding F.P. No. 9 TPS No.III of Vile Parle, lying being and situated at 5, Basant Road, Village Vileparle Taluka Andheri MSD. Hereafter referred to as Said Property for sake of brevity and understanding.



Said Property was acquired by Bai Sumati Kailashnath by and under Registered Deed of Conveyance dated 08.10.1940 lodged for registration under Serial No. 1104-1940 Book No.1.

In or about 1945, dispute and differences arose between Sumati Kailashnath Purohit, and her sons [1] Vinayak Kailashnath Purohit [2] Dileep Kailashnath Purohit

As a result mediation amongst the family members, relatives and friends, an oral partition was effected amongst Bai Sumati Kailashnath Purohit, her sons [1] Vinayak Kailashnath Purohit, [2] Dileep Kailashnath Purohit [3] Veena Purohit-unmarried daughters [4] Seeta Purohit -unmarried daughters as a result whereof in consideration of payments made to the said Vinayak Kailashnath Purohit by the said Dileep Kailashnath Purohit, one half share in the aforesaid Property was given to Dileep Kailashnath Purohit;

Consequent to the said oral partition, [1] Dileep Kailashnath Purohit [2] Bai Sumati Kailashnath Purohit became entitled to the aforesaid property and accordingly property records were mutated.

Bai Sumati Kailashnath Purohit expired on 17.11.1969 leaving behind following legal heirs.

- [1] Vinayak Kailashnath Purohit
- [2] Dileep Kailashnath Purohit
- [3] Veena Indravadan Shroff
- [4] Seeta Naren Bhatt

50% undivided share in the property of Bai Sumati Kailashnath Purohit devolved upon in accordance with her Last Will and Testament dated 28.05.1960. Said Will



was probated vide Bombay High Court Order dated 02.12.1974, whereby 50% undivided share in the aforesaid property devolved upon Dileep Kailashnath Purohit

By and under Deed of Transfer dated 25.01.2000 lodged for registration under Serial No. BBR-1-583-2000, the aforesaid property was transfer by Dileep Kailashnath Purohit as Executor of Last Will & Testament of Bai Sumati Kailashnath Purohit in favor of Dileep Kailashnath Purohit.

By and under Agreement of Exchange dated 28.01.2000 r/w Registered Deed of Exchange dated 21.12.2000 lodged for registration under Serial No. BDR-1-490-2001 Dileep Kailashnath Purohit exchanged with Darshan Builders & Developers, the aforesaid property on terms and conditions as set out therein.

In accordance with approvals, sanctions and permissions, Darshan Builders & Developers constructed Building complex **Nisarg**, including but not limited to following permissions.

1. Permission No. Desk-VI/A/SR-6[1]/IV-124 dated 18.01.1982
2. IOD No. EB/CE/5590/WS/AK dated 15.07.1995
3. Commencement Certificate No. CE/5590/BH/WS/AK dated 05.06.1999
4. Part Occupancy Certificate No. CE/5590/WS/ AK dated 07.10.2002

By and under Registered Agreement dated 04.12.2002 lodged for registration under Serial No. BDR-1/6554/2002, Darshan Builders & Developers sold to [1] Vallabhbbhai Savjibhai Vadoriya [2] Manjula Vallabhbbhai Vadoriya, Flat No.402 admeasuring about 932 sq.ft carpet, 4th Floor, Nisarg Apartment, Besant Road, Vile Parle West, CTS No. 1234, 1234/1 to 4, corresponding F.P. No.9 TPS III Village Vile Parle, Taluka Andheri Mumbai Suburban District for consideration and on



terms and conditions as set out therein. Hereafter referred to as Subject Flat for sake of brevity and understanding.

Subject Flat is sold under provisions of Maharashtra Ownership of Flats (Regulation of the Promotion, Construction, Sale, Management and Transfer) Act, 1963.

[1] Vallabhbhai Savjibhai Vadoriya [2] Manjula Vallabhbhai Vadoriya, became member of Nisarg Co-op Hsg. Soc. Ltd [bearing Registration No.BOM/WKW/WEST/ HSG/ [TC]/ 12795 2004-2005]

Transfer of Shares is governed under provisions of the Maharashtra Co-Operative Societies Act 1960 and Maharashtra Co-Operative Societies Rules, 1961

By and under Registered Deed of Transfer dated 26.06.2014 lodged for registration under Serial No. BDR-9-2025-2012, [1] Vallabhbhai Savjibhai Vadoriya [2] Manjula Vallabhbhai Vadoriya sold to [1] Paresh Mulji Kariya [2] Arvind Mulji Kariya, the Subject Flat on terms and conditions as set out therein.

[1] Paresh Mulji Kariya [2] Arvind Mulji Kariya offered the aforesaid Subject Flat as Collateral Security to loan facilities availed from Bank of India

MASTER DATA OF ANUGRAH STOCK & BROKING PVT LTD

CIN	U67120MH1996PTC102072
Company / LLP Name	Anugrah Stock & Broking Pvt Ltd
ROC Code	RoC Mumbai
Registration Number	102072
Company Category	Company limited by Shares
Company SubCategory	Non- Government Company
Class of Company	Private
Authorised Capital(Rs)	49900000
Paid up Capital(Rs)	49750000



Number of Members(Applicable in case of company without Share Capital)	-
Date of Incorporation	22.02.1996
Registered Address	1 st Floor, Nisarg Apt, Besant Road, Vile Parle West, Mumbai 400056
Email Id	jigneshtrivedi@anugrahsb.com
Whether Listed or not	-
Date of last AGM	-
Date of Balance Sheet	31.03.2019
Company Status(for efilng)	-

DETAILS OF DIRECTORS OF ANUGRAH STOCK & BROKING PVT LTD

DIN/PAN	Name	Begin date	End date
00215937	Paresh Mulji Kariya	13.05.1997	-
02380399	Sadhana Paresh Kariya	08.09.2012	-

INDEX OF CHARGES

Charge ID	Charge Holder	Date of Creation / Modification	Amount
10156423	Bank of India	16.04.2009 24.02.2014	60000000
10548527	Bank of India	19.01.2015	100000000

Thus we conclude that [1] Paresh Mulji Kariya [2] Arvind Mulji Kariya derives valid, legal, clear and marketable title for Flat No.402 admeasuring about 932 sq.ft carpet, 4th Floor, Nisarg Apartment, Nisarg Co-op Hsg. Soc. Ltd, Besant Road, Vile Parle West, CTS No. 1234, 1234/1 to 4, corresponding F.P. No.9 TPS III Village Vile Parle, Taluka Andheri Mumbai Suburban District, subject to claim of Bank of India

Anugrah Stock & Broking Pvt Ltd has been facing several litigations involving accusations of cheating Investors involving trading derivative portfolio. As a result, inquiry was carried out by Bombay High Court, SEBI, NSE, NSE Clearing Corporation and Edelweiss Custodial Services etc . Pursuant to Bombay High Court, Economic Office Wing registered FIR against Anugrah Stock & Broking Pvt Ltd for duping an investor. In Furtherance thereof, SEBI suspended operation of Anugrah Stock & Broking Pvt Ltd till the completion of enquiry proceedings,

Anugrah Stock



after finding it in violation of several market norms. Further the findings of forensic audit report submitted by NSE included mis-statement about debtors and creditors, shortfall of client funds and client securities, payments made to clients having running debit balance and discrepancies in maintenance of records, among others.

Post-disablement of the trading terminals of Anugrah Stock & Broking Pvt Ltd by NSE, SEBI has received 2,352 complaints under the SEBI complaints redress system (SCORES).

IT IS INFORMED TO US THAT Anugrah Stock & Broking Pvt Ltd defaulted repayment of Financial Facilities, thus Bank of India can enforce the mortgage in accordance with provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Securities Interest Act, 2002 & / or put for claim as secured creditor before appropriate forum.

We therefore conclude that Bank of India would pass to PROSPECTIVE BUYER / SUCCESSFUL BIDDER valid, legal, clear and marketable title for Flat No.402 admeasuring about 932 sq.ft carpet, 4th Floor, Nisarg Apartment, Nisarg Co-op Hsg. Soc. Ltd, Besant Road, Vile Parle West, CTS No. 1234, 1234/1 to 4, corresponding F.P. No.9 TPS III Village Vile Parle, Taluka Andheri Mumbai Suburban District, subject [1] to sale by e-auction [2] registration of Sale Certificate

Explanatory Note 1 : By and under conveyance Deed [Deemed / Unilateral] dated 08.02.2021 bearing Serial No. BDR-17-1724-2021, Sumatibai Kailashnath Purohit, & others with confirmation of Darshan Builders & Developers sold, transferred and conveyed to Nisarg Co-op Hsg. Soc. Ltd, Land together with Building Nisarg Co-op Hsg. Soc. Ltd , CTS No. 1234, 1234/1 to 4 Final Plot No.9



at TPS III Vile Parle West, admeasuring about 719.06 sq.mts comprising of Ground Floor, + 4 Floor, [2 basements, 4 Shops, 16 Flats] for consideration and on terms and conditions as set out therein

Explanatory Note 2 By and under registered Gift Deed dated 31/3/20 Arvind Mulji Kariya gifted to Paresh Mulji Kariya, his 50% undivided share interest and right in the Subject Flat on terms and conditions as set out therein. **[SAID DEED OF GIFT IS NOT IN CUSTODY OF BANK]**

Abbreviations: U/c – Under Construction, N/a – Not applicable N/p – Not provided		
a.	Promoters / Land owner's title to the land / building	Owner
b.	Development Agreement / Power of Attorney	N/a
c.	Independent title verification of the land and / or building in question	Yes
d.	Agreement for sale (duly registered)	Yes
e.	Payment of proper stamp duty	Yes
f.	Approval of Building Plan, Permission of appropriate / Local Authority etc.	Yes
g.	Availability Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder	Yes
h.	IOD No.	Issued by Municipal Corporation
i.	Commencement Certificate No.	Issued by Municipal Corporation
j.	Occupation Permission No.	Issued by Municipal Corporation
k.	Copy of Property Card / 7/12 Extract evidencing ownership right of land	Annexed to Agreement
l.	Copy of Title Certificate dated 01.02.2001 ascertaining right of Darshan Builders & Developers on the aforesaid property	Issued by Vimla & Co – Advocates & Solicitors



m.	Copy of Layout plan	Annexed to Agreement
n.	Copy of approved Floor Plan	Annexed to Agreement
o.	Formation of Society	N/p
p.	Conveyance in favour of society / condominium concerned	Yes
q.	membership details in the society etc.	N/p
r.	Share Certificate	N/p
s.	No objection letter from the society	N/p
t.	all legal requirements under the local / municipal laws, regarding ownership of flats/ apartments / building regulations, development control regulations, co-operative Societies law etc.	Yes
u.	RERA registration	N/a
v.	Validity of RERA Registration	N/a
<i># Contravention to provisions of The Real Estate (Regulation and Development) Act, 2016, the Promoter / Developers shall be liable for penalty / Fine / prosecution under CHAPTER VIII of Act</i>		
w.	Litigation	N/a
<i># Section 4 [i] of The Real Estate (Regulation and Development) Act, 2016, – it is obligation of the Promoter / Developer to make Legal, clear, marketable title of the Real Estate Project (defined under section 2(zn)), free from all encumbrances.</i>		
<i># Section 18[2] of The Real Estate (Regulation and Development) Act, 2016, the promoter shall compensate the allottees in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in the manner as provided under this Act, and the claim for compensation under this subsection shall not be barred by limitation provided under any law for the time being in force</i>		
x.	Project Loan / Finance	N/a
y.	Mortgage Details / Developer Loan	N/a
<i># Section 11 [4] (g) of The Real Estate (Regulation And Development) Act, 2016, the Promoter shall pay all outgoing until he transfers the physical possession of the real estate project to the allottee or the associations of allottees, as the case may be, which he has collected from the allottees, for the payment of outgoing (including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project):</i>		
z. Requirement for noting Bank charges on the records of the Housing society etc. and comment		
a) Bank has obtained NoC from Society ascertaining charge on subject Flat in favour of Bank of India.		

iii) Confirm and state that the Original title deeds submitted are the Originals registered before the Registrar of Assurances. [We examined original [1] Registered Agreement dated 04.12.2002 bearing Serial No. BDR-1/06554/2002 [2]



Registered Deed of Transfer dated 26.06.2014 bearing Serial No. BDR-9-2025-2012 from Bank's Custody. Said Title Deeds are verified to be original and genuine]

iv) Whether the property is ancestral and /or under joint ownership. If so, details of the Co-purchasers / Karta and / or the Co-Developers. The respective shares should be incorporated specifically : **Not Applicable.**

v) Minor's Interest (Any minor's interest if involved in the property proposed to be mortgaged or any other claims. If minor's interest is involved what precautions are to be taken to protect bank's interest as a mortgagee to be stated. Please note that if the property belongs to a minor, permission of Court is generally required to create the mortgage of the property).**NOT APPLICABLE**

vi) Documents pending for registration : **NOT APPLICABLE**

5. Whether Urban Land(Ceiling and Regulation) Act 1976 is applicable in the State where the property is located. If applicable whether the immovable property(ies) fall(s) within the purview of the Act, verification and investigation should be made under sections 26, 27 and 28 of the Act to ensure that mortgagor(s) has/have obtained necessary permission from the competent authority under the Act. Documentary evidence showing such permission is obtained has to be attached with the report. **NOT APPLICABLE.**

6. Whether the property is acquired under land Acquisition Act, 1894 / 2014 and applicability of other State Legislations. **NOT APPLICABLE.**

7. Leasehold immovable property (Where land/building is leasehold, please verify the terms of lease, Whether any permission/ NOC from the lessors/competent



authority is required for creation of mortgage of such leasehold property in mortgage. :

Title of Land	Freehold
Title of Unit	Freehold

8. Investigation under Income Tax act 1961, pending litigation related to the Property, if any. : N/a

[Any permission of the Concerned Assessing Officer under any of the provisions of I.T. Act is required for creating mortgage or any certificate to be submitted to the Bank to show that no dues are outstanding to Income Tax Dept]

9. Investigation in regard to agricultural land : Not Applicable.

[Investigate and search the necessary records etc with specific reference to the land if it is surplus, self cultivated, if consolidation of holdings / acquisition proceedings etc is in progress in the area, whether Government loan / any loan raised against the land and details about the charges / encumbrances may be specified, specifically with reference to the Agricultural Land Laws]

10. The details of the certified copies of the revenue records obtained to confirm that no dues are outstanding by the Mortgagor. : Not Applicable.

11. Any other special enactment which is applicable to the property proposed to be mortgaged and affects the title. : **NO.**

12. Whether the records of Sub-Registrar office or revenue authorities relevant to the Property in question are available for verification through any online portal or computer system. if so, whether any verification or cross checking are made and the comments/ findings in this regards.: Index II of the Title Agreement is obtained from website of Department of Registration and stamps, Government of

Alum Books



Maharashtra - igrmaharashtra.gov.in by paying appropriate charges. Same is compared with the agreement copy provided by Bank. We do not find any deviation in the same.

13. In case of **Partition** / Family Settlement deeds, whether the Partition made is valid in law, whether the original deed is available for deposit, whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his / her/ their share. The Modality/ Procedure to be followed to create a valid and enforceable mortgage. Whether any of the documents in question are executed in counterparts or in more than one set ? if so, additional precautions to be taken for avoiding multiple mortgages. **NOT APPLICABLE**
14. whether the property belongs to any **Trust** or is subject to the rights of any trust ? Whether the Trust is a private or public Trust and whether trust deed specifically authorizes the mortgage of the property? is there any bar under local laws for creation of Mortgage ? The additional precautions / permissions to be obtained for creation of valid mortgage as per the respective state / central laws ? **NOT APPLICABLE**
15. In case of partnership firm, whether the property belongs to the firm and the partnership deed is properly registered. Whether the Partners have authority to create mortgage for and on behalf of the Firm. -- **NOT APPLICABLE**
16. If the property belongs to a **Limited Company**, Advocate to check the Borrowing power, Board Resolution and authorization to create mortgage / execution of documents, registration of any prior charges with the Company Registrar [ROC], Memorandum of Association and Articles of Association etc and submit details. **APPLICABLE**



Loan facilities are advanced to Anugrah Stock & Broking Pvt Ltd and thus it is necessary to obtain and keep on record, constitutional and financial documents of Anugrah Stock & Broking Pvt Ltd in bank file

17. In case of **Societies, Association**, Check the required authority/ power of borrow and whether the mortgage can be created as per their constitutional documents and applicable laws, and their requisite resolutions, bye-laws, etc. The additional precautions / permissions to be obtained for creation of valid mortgage as per the respective state/ central laws to be stated. - NOT APPLICABLE
18. if the property is flat / apartment or residential / commercial complex, Advocate to interalia check / verify

a.	Promoters / Land owner's title to the land / building	Discussed in 4(ii)b
b.	Development Agreement / Power of Attorney	Discussed in 4(ii)b
c.	Independent title verification of the land and / or building in question	Discussed in 4(ii)b
d.	Agreement for sale (duly registered)	Discussed in 4(ii)b
e.	Payment of proper stamp duty	Discussed in 4(ii)b
f.	Approval of Building Plan, Permission of appropriate / Local Authority etc	Discussed in 4(ii)b
g.	Conveyance in favour of society / condominium concerned	Discussed in 4(ii)b
h.	Occupancy Certificate / allotment Letter / Letter of Possession	Discussed in 4(ii)b
i.	membership details in the society etc	Discussed in 4(ii)b



j.	Share Certificate	Discussed in 4(ii)b
k.	No objection letter from the society	Discussed in 4(ii)b
l.	all legal requirements under the local / municipal laws, regarding ownership of flats/ apartments / building regulations, development control regulations, co-operative Societies law etc	Discussed in 4(ii)b
m.	requirement for noting Bank charges on the records of the Housing society etc and comment	Discussed in 4(ii)b

19. Advocate also to check whether the name of the mortgagor is reflected as owner in the Revenue/ Municipal / Village Records, whether the property offered as security is clearly demarcated in the title documents, whether the property has clear access as per documents ? Index II verified
20. Any bar / restriction for creation of mortgage under any local or special enactments. details of proper registration of documents, payment of Stamp duty etc. No
21. Whether the governing law, the constitutional documents of the mortgagor [other than natural persons] permit creation of mortgage and additional precautions , if any to be taken in such cases. Not applicable

CERTIFICATE

We have examined the original Title Deeds deposited relating to the aforesaid property and offered as security by way of Equitable Mortgage and that the documents of Title referred to in the Opinion are valid evidence of right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage.



We hereby certify that we have caused searched in respect information furnished in this Report and have compared the title deeds given to us with the records / copies of it with the office of Sub-Registrar and have found both tallying with each other. We confirm having made search in the land / revenue records. We also confirm of having verified and checked the records of the relevant Government Offices / Sub-Registrar offices, Revenue Records, Municipal / Panchayat office, Land Acquisition office, Registrar of Companies office. We do not find anything adverse which would prevent the title holders from creating a valid mortgage. The statements and other information given in the report are correct and true.

We certify that there are no prior mortgage / charges / encumbrances whatsoever, EXCEPT CLAIM OF BANK OF INDIA as could be seen from the Encumbrance Certificate for the Period from 1994 to 2024 pertaining to the immovable property covered by the above said Title Deeds.

We certify that BANK OF INDIA would pass **valid, clear, absolute and marketable title over property** shown above free of any encumbrances, charge or claim, subject to execution and registration of Sale Certificate in favor of Prospective Buyer / Successful Bidder. There is no legal impediments for creation of the mortgage under any applicable law / rules in force. We certify that the mortgage over the said property can be enforced through process of law including under the provisions of SARFAESI Act for recovery of dues to the Bank.

On 03.05.2024, We have verified [1] Registered Agreement dated 04.12.2002



bearing Serial No. BDR-1/06554/2002 [2] Registered Deed of Transfer dated 26.06.2014 bearing Serial No. BDR-9-2025-2012 from Bank's Custody – Mumbai Stock Exchange Branch in presence of BANK OFFICER – Rupesh Sinha and on visual inspection / verification, notify as under .

1. The Title document is intact
2. All pages of Title Deeds from beginning to end are paginated & in proper order
3. Signature of Parties on title deeds are in original ink. Pressure of the signature is visible and can be felt on respective pages of the title deeds
4. signatures of the parties are slightly different from each other, which happens in normal routine course of execution of documents. i.e to say that they are not exact replica, which eradicates possibility of forgery.
5. Rubber Stamp of Sub- Registrar affixed on all pages of registered Document in original ink.
6. Title Deeds are typed and not photocopy as can be felt from visual inspection.
7. The registered documents are adequately stamped with the prevalent norms and prescribed rates.

we accordingly verified genuiness of the aforesaid Title Deeds & certify it to be **Original & genuine**, subject to bank retaining the same with them & without returning back to the Borrower.

A] We have examined following documents from Bank's Custody in respect to the Subject Flat of Sadhana Paresh Kariya. [for loan facilities provided to Anugrah Stock & Broking Pvt Ltd]

- a. Registered Agreement dated 04.12.2002 bearing Serial No. BDR-1/06554/2002
- b. Registered Deed of Transfer dated 26.06.2014 bearing Serial No. BDR-9-2025-2012

B] Following other documents obtained by Branch & kept in File

1. Board Resolution of Anugrah Stock & Broking Pvt Ltd dated 15.04.2009
2. Board Resolution of Anugrah Stock & Broking Pvt Ltd dated 20.02.2014
3. Board Resolution of Anugrah Stock & Broking Pvt Ltd dated 19.11.2014
4. Board Resolution of Anugrah Stock & Broking Pvt Ltd dated 01.09.2016



5. Board Resolution of Anugrah Stock & Broking Pvt Ltd dated 30.09.2016
6. Board Resolution of Anugrah Stock & Broking Pvt Ltd dated 15.02.2017
7. Board Resolution of Anugrah Stock & Broking Pvt Ltd dated 03.01.2020
8. Nisarg Co-op Hsg. Soc. Ltd NoC dated 15.04.2009
9. Nisarg Co-op Hsg. Soc. Ltd NoC dated 05.10.2011
10. Nisarg Co-op Hsg. Soc. Ltd NoC dated 23.02.2014

C] Following other documents to be obtained by Branch & kept in File

- a. Letter from Nisarg Co-op Hsg. Soc. Ltd ascertaining charge of Bank of India on Subject Flat.
- b. Original Share Certificate
- c. Original Registered Deed of Gift dated 31.08.2020 bearing Serial No. AND-1-6256-2020

We hereby return the documents forwarded to us vide your above said Letter.

Yours Faithfully,
For M.Rajkumar & Co.

Rajkumar R Mishra
Advocate High Court

Encl : [1] Search Challan

[2] Index II

[3] Scan Copy of Registered Deed of Transfer dated 26.06.2014 bearing Serial No. BDR-9-2025-2012 downloaded from <https://esearchigr.maharashtra.gov.in> bearing Rubber Stamp of Advocate together with Receipt

[4] Scan copy of Registered Deed of Gift dated 31.08.2020 bearing Serial No. AND-1-6256-2020 downloaded from <https://esearchigr.maharashtra.gov.in> bearing Rubber Stamp of Advocate together with Receipt



CHALLAN
MTR Form Number-6



GRN	MH001656400202425E	BARCODE			Date	06/05/2024-21:53:19	Form ID			
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Search Fee			TAX ID / TAN (If Any)						
	Search Fee			PAN No.(If Applicable)						
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1			Full Name	M Rajkumar and Co					
Location	MUMBAI									
Year	2024-2025 From 01/05/1994 To 06/05/2024			Flat/Block No.	B703 7th flr Odyssey Bldg Lodha Paradise					
				Premises/Building	complex					
Account Head Details				Amount In Rs.						
0030072201 SEARCH FEE				775.00						
				Road/Street	Majiwade					
				Area/Locality	Thane					
				Town/City/District						
				PIN	4	0	0	6	0	1
				Remarks (If Any)	31yr search for Paresh Mulji Kariya Flat 402 Nisarg CHSL Vill Vileparle Tal Andheri MSD					
				Amount In	Seven Hundred Seventy Five Rupees Only					
Total				775.00	Words					
Payment Details				BANK OF INDIA						
				FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	02202292024050705034	169201401			
Cheque/DD No.				Bank Date	RBI Date	06/05/2024-21:53:19	Not Verified with RBI			
Name of Bank				Bank-Branch	BANK OF INDIA					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

Department ID :

Mobile No. : 9820474421

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

संदर्भ चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.

6554322	सूची क्र.2	दुय्यम निबंधक : अंधेरी 1 (बांद्रा)
06-05-2024		दस्त क्रमांक : 6554/2002
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : विलेपार्ले		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	रु.26250000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 5020302	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - विलेपार्ले (अंधेरी), उपविभागाचे नाव - 33/183 - भुभाग: उत्तरेस गावाची हद्द, पूर्वेस रेल्वे लाईन, दक्षिणेस वॉर्ड हद्द व पश्चिमेस स्वामी विवेकानंद रोड. सदर मिळकत सि.टी.एस. नंबर - 1234 मध्ये आहे. सदनिका नं.402 चौथा मजला निसर्ग अपा	
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 103.94 चौ.मी. आहे.	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-	
(7) दस्तऐवज करून देणाऱ्या/लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रवीण विराम सत्रा दर्शन बिल्डर्स व डेव्ह. तर्फे वय:-38पत्ता:--पिन कोड:-५७पॅन नं:-	
(8)दस्तऐवज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-वल्लभभाई एस वडोदरीया वय:-41पत्ता:-बी ४६पिन कोड:-५८पॅन नं:- 3): नाव:-मंजुळा व्ही वडोदरीया वय:-38पत्ता:-वरीलप्रमाणेपिन कोड:-पॅन नं:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/12/2002	
(10)दस्त नोंदणी केल्याचा दिनांक	11/12/2002	
(11)अनुक्रमांक,खंड व पृष्ठ	6554/2002	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	360500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	20000	
(14)शेरा	-	

2025378

सूची क्र.2

दुय्यम निबंधक : अंधेरी 3 (अंधेरी)

04-05-2024

दस्त क्रमांक : 2025/2012

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

नोंदणी :

Regn:63m

गावाचे नाव : विलेपार्ले

(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	रु.12500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 12255000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :सदनिका क्रं 402, चौथा मजला, प्लॉट नं 9, 5 बेसंट रोड, निसर्ग अपार्टमेंट, विलेपार्ले प मुं. 56
(5) क्षेत्रफळ	103.94 चौ मि बिल्टअप
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- वल्लभभाई सावजीभाई वदोदरीया - - वय:-51पत्ता:- ४०२, निसर्ग अपार्ट, विलेपार्ले मुं. ५६पिन कोड:-पॅन नं:- ACRPP 8071 H 2): नाव:- मंजुला वल्लभभाई वदोदरीया - - वय:-48पत्ता:-पिन कोड:-पॅन नं:-ACRPP 8070 G
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	3): नाव:-परेश मुलजी कारीया - - वय:-43पत्ता:-९०२, विजया निवास, जे व्ही पी डी , जुहू, गुलमोहर , अंधेरी प मुं. ५८पिन कोड:-पॅन नं:- AAEPK 0469 M 4): नाव:-अरविंद मुलजी कारीया - - वय:-46पत्ता:-पिन कोड:-पॅन नं:- AAEPK 0468 L
(9) दस्तऐवज करुन दिल्याचा दिनांक	18/01/2012
(10)दस्त नोंदणी केल्याचा दिनांक	14/03/2012
(11)अनुक्रमांक,खंड व पृष्ठ	2025/2012
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	607600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	-

6256322

04-05-2024

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Module,For original report please
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 1

दस्त क्रमांक : 6256/2020

नोंदणी :

Regn:63m

गावाचे नाव : विलेपार्ले

(1)विलेखाचा प्रकार	बक्षीसपत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10856533
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 402, माळा नं: 4, इमारतीचे नाव: निसर्ग अपार्टमेंट,निसर्ग अपार्टमेंट्स को हो सो लि, ब्लॉक नं: विले पार्ले पश्चिम,मुंबई-400056, रोड : 5,बेसेंट रोड, इतर माहिती: एकूण क्षेत्रफळ 104.61 चौ. मी मधून 50% अविभाजित हिस्सा((C.T.S. Number : 1234, 1234/1-4 ; Plot Number : 9 of TPS III ;))
(5) क्षेत्रफळ	51.97 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अरविंद मूलजी कारिया वय:-55 पत्ता:-प्लॉट नं: बी/601, माळा नं: -, इमारतीचे नाव: भूमि टॉवर , ब्लॉक नं: सांताक्रूझ पूर्व , रोड नं: बनारसी शॉप लेन, महाराष्ट्र, MUMBAI. पिन कोड:-400055 पॅन नं:-AAEPK0468L
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-परेश मूलजी कारिया वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: 9, इमारतीचे नाव: वीज्यस निवास, ब्लॉक नं: विलेपार्ले पश्चिम, रोड नं: गुलमोहर क्रॉस रोड नं.1, जेवीपीडी स्कीम, महाराष्ट्र, MUMBAI. पिन कोड:-400056 पॅन नं:-AAEPK0469M
(9) दस्तऐवज करुन दिल्याचा दिनांक	31/08/2020
(10)दस्त नोंदणी केल्याचा दिनांक	31/08/2020
(11)अनुक्रमांक,खंड व पृष्ठ	6256/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	325700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(:4)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	within family

MH001500428202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
04 May 2024	Receipt	Receipt no.: 1113428518
	Name of the Applicant :	Rajkumar Rammilan Mishra
	Details of document has to be downloaded :	Dist :Mumbai Sub-urban District SRO :Andheri 3(Andheri) Scanned Document No. : 2025 RequestID :6bac278e09af4769
	Year :	2012
	Received Fee :	100
The above mentioned Search fee has been credited to government vide GRN no :MH001500428202425E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

h02

TRUE COPY OF RECEIVED BY
M. S. KUMAR & CO. ADVOCATES

TRUE RECEIVED COPY

 M. S. KUMAR & CO.
 ADVOCATES

मूल्यांकन पत्रक

मूल्यांकनाचे वर्ष	2012	दिनांक	3/14/2012
जिल्हा	मुंबई(उपनगर)		
प्रमुख मूल्य विभाग	- 37-विलेपार्ले पश्चिम (अंधेरी)		
उपमूल्य विभाग	- 37/189-भूभाग. उत्तरेस गावाची हद्द, पूर्वेस रेल्वे लाईन, दक्षिणेस वॉर्ड हद्द व पश्चिमेस स्वामी विवेकानंद रोड.		
मिळकतीचा क्रमांक	सि.टी.एस. नंबर -- 1234		
नागरी क्षेत्राचे नाव	मुंबई(उपनगर)		
मिळकतीचे वर्गीकरण	वांधीय		

बाजार मूल्य दर तक्त्यानुसार. प्रति चौ. मीटर. मूल्यदर.

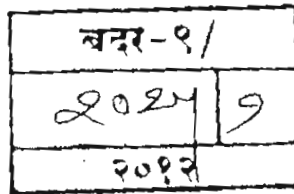
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
78,500	131,000	167,100	202,400	131,000

मिळकतीचे क्षेत्र	103.94	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा धारण	निवासी सदनिका		उदवाहन सविधा	आहे
मिळकतीचे वय	6 to 10	(Rule 5)	मजला	4

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=	घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * घसारा टक्केदारी	(Rule 5 or 8)
	=	131,000.00 * 90.00 /100	
	=	117,900.00	

A) मुख्य मिळकतीचे मूल्य	=	घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र	* मजला निहाय घट/वाढ	(Rule 19 or 20)
	=	117,900.00	* 103.94	* 100.00 /100
	=	12,254,526.00		

एकत्रित अंतिम मूल्य	=	मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बँदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + गरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य	
	=	A + B + C + D + E + F + G + H	
	=	12,254,526.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00	
	=	12,254,526.00	



Customer's Copy

THE KAPOL CO-OP. BANK LTD.
FRANKING DEPOSIT SLIP

Branch: 185521

Pay to: Acct. Stamp Duty Date: 18/1/2012

Franking Value	Rs 607600/-
Service Charges	Rs. 20/-
TOTAL	Rs 607600/-

Name & Address of the Stamp duty paying party
 Paresb M Kariya & Arvind M Kariya
 902 Vijaya Niwas JVPD Bahu,
 Gulmohar Road, Andhera W
 Mumbai - 400058
 Tel./ Mobile No. 9323588006

Desc. of the Document

DD/Cheque No.: 270268 270269
 Drawn on Bank: Bank of India
 1st Ex. Branch
 (For Bank's Use Only)

Tran ID: A254 Rs.
 PL-546 Rs. 2

Franking Sr. No. 4287

Cashier _____ Officer _____

KAPOL CO-OP. BANK LTD. (Incorporated Bank) VILE PARLE BRANCH

CLEARING



बदर-९/
2024 2
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Customer's Copy

THE KAPOL CO-OP. BANK LTD.
FRANKING DEPOSIT SLIP

Branch: 185522

Pay to: Acct. Stamp Duty Date: 18/1/2012

Franking Value	Rs
Service Charges	Rs. 10/-
TOTAL	Rs. 10/-

Name & Address of the Stamp duty paying party
 Paresb M Kariya & Arvind M Kariya
 902 Vijaya Niwas JVPD Bahu,
 Gulmohar Road, Andhera W
 Mumbai - 400058
 Tel./ Mobile No. 9323588006

Desc. of the Document

DD/Cheque No.: 270268, 270269
 Drawn on Bank: Bank of India
 Stock Exchange Br.
 (For Bank's Use Only)

Tran ID: A254 Rs.
 PL-546 Rs. 2

Franking Sr. No. 4287

Cashier _____ Officer _____

The Kapol Co-operative Bank Ltd.
Vile Parle (East) Branch,
107/108, D-Shikhar Kamal Building,
Near B.N. Agrawal Market,
Vile Parle (East), Mumbai - 400 057
D-5/STP, C.R. 1061/05/1989-92

For The Kapol Co-operative Bank Ltd.
Authorised Signatory

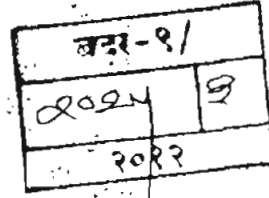


SPECIAL ADHESIVE
महाराष्ट्र
JAN 18 2012

11:00
R. 0607600/-PB5503

उपट मुद्रांक प्रक्रींग अल्ट्रा क्वालिटी कॅम्प खाली तपासले व एत.एम.एस./संबंधित
प्रसिध्कृत अधिकार्यांशी दुरव्खनीवरून संपर्क साधून, मेळ बरोबर जाऊकून आला.

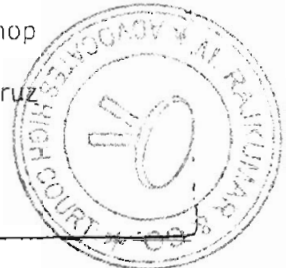
सह. वृत्तम निबंधक अंधेरी - ३



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THIS DEED OF TRANSFER is made and entered into at
Mumbai on this 18th day of January, 2012 BETWEEN **SHRI
VALLABHBHAI SAVJIBHAI VADODARIA AND 2) SMT.
MANJULA VALLABHBHAI VADODARIA** both adults, Indian
Hindu Inhabitants of Mumbai, presently residing at 402, Nisarg
Apartment, Besant Road, Vile Parle (West), Mumbai - 400 056,
hereinafter referred to as "**TRANSFERORS**" (which expression
shall unless repugnant to the context or meaning thereof be
deemed to include its successors and assigns) of the **ONE PART
AND 1) SHRI PARESH MULJI KARIYA** aged 43 years residing
at 902, Vijaya Niwas, JVPD Juhu, Gulmohar Road, Andheri West,
Mumbai-400058 and 2) **SHRI ARVIND MULJI KARIYA** aged
46 years residing at 601, B-Wing, Bhoomi Tower, Banarasi Shop
Lane, Off Nehru Road, Opp. Kalikund Jain Temple, Santacruz

PKC
Kariya





दस्तावाचा प्रकार (Nature of Document)	Sale Agreement
दस्तावाची नोंदणीची तपशील (Registration Details) Registrable Name of S. R. O.	Registrable / Non Registrable
दस्तावाचा युनिक वेबर (Franking Unique No.)	
संपत्तीचे संक्षेपित वर्णन (Property Description in Brief)	
संविदाची रक्कम (Consideration Amount)	1 25 00 000/-
पुस्तक खरेदीदाराचे नाव (Stamp Purchaser's Name)	PARESH M KARIYA ARVIND M KARIYA
दस्तावातील दुसऱ्या पक्षाचा नाव (Name of the other Party)	VALLABHBHAI S. VADODARIA
इमने प्रामाण्यता देणारे नाव व पत्ता (If through Name & Address)	
पुस्तक शुल्काची रक्कम (Stamp Duty Amt.) अक्षरे (in words)	6 07 600/- Six Lacs Seven Thousand Six Hundred only
प्राधिकृत व्यक्तीचा पूर्ण स्वाक्षरी शिक्का (Authorised Person's full Signature & Seal)	

बंद-९/

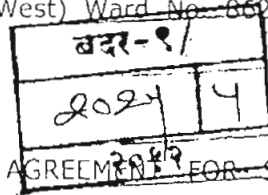
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(East), Mumbai – 400055, both adults Indian Hindu inhabitants of Mumbai, hereinafter called "THE TRANSFEREES" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the **OTHER PART**.

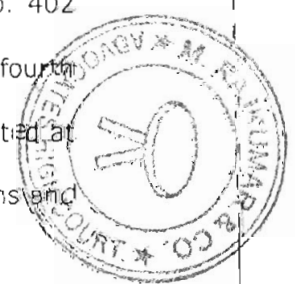
WHEREAS a Building known as "Nisarg Apartments" was constructed by Darshan Builders and Developers on the plot of land bearing Plot No. 9 of Town Planning Scheme No. III of Vile Parle (West) bearing City Survey No. 1234, 1234/1 to 4 admeasuring 719.06 sq. mtrs. Or thereabouts situate lying and being at 5, Besant Road of Village Vile Parle (west), Taluka Andheri, in the Registration District and Sub District of Mumbai City and Mumbai Suburban, bearing Municipal "K" (West) Ward No. 8624(1) Street No. 6 and "K" (West) Ward No. 8624(2) Street No. 7.

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Handwritten signature

WHEREAS by and under an AGREEMENT FOR SALE executed at Mumbai on 4th day of December, 2002 by and between M/S. DARSHAN BUILDERS AND DEVELOPERS, therein referred to as "the BUILDERS" of the ONE PART and 1) SHRI VALLABHBHAI SAVJIBHAI VADODARIA AND 2) SMT. MANJULA VALLABHBHAI VADODARIA (Vendors herein) thereinafter referred to as "PURCHASERS" of the OTHER PART the Builders therein sold for consideration sold, transferred and assigned to the purchasers therein acquired on what is regularly known as OWNERSHIP BASIS, Residential Premises bearing Flat No. 402 admeasuring about 932 square feet carpet-Up area on the fourth floor in the Building known as "NISARG APARTMENT" situated at Besant Road, Vile Parle (West), Mumbai – 400 056 on terms and



condition mentioned therein and the Builders therein on receipt of entire agreed consideration from purchasers therein, put the purchasers therein physical possession of flat No. 402 on Fourth Floor of Building known as "NISARG APARTMENT and confirmed allotment of the said Flat in favour of the Purchasers, at or for the consideration terms and conditions recorded there under and same was Registered in the office of the Sub-Registrar of Assurances, Andheri taluka, Bandra, Mumbai, under Serial No. BDR-1/06554/2002 on 9th day of December, 2002, same was Registered and indexed on 9th day of December, 2002.

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AND WHEREAS the said Agreement dated 4th day of December, 2002 is duly registered with Sub Registrar of Assurances at Bombay under No. 39M

[Handwritten signature]

AND WHEREAS all flat Purchasers of the above referred building viz. "Nisarg Apartments" have formed Co-operative Housing Society, registered under Maharashtra Co-operative Societies Act, 1960 under No. BOM/W/K/W/HSK/TC/12795/2004-

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AND WHEREAS the Transferees are Members and share holders in respect of Flat No.402, 4th Floor, admeasuring about 932 sq. ft. (Carpet area) situated in "Nisarg Apartments" Co-operative Housing Society Ltd, Final Plot No.9, 5, Basant Road, Vile Parle (West), Mumbai-400 056 bearing City Survey No.1234, 1234/1 to 4 admeasuring 719.06 sq. mtrs. or thereabouts situate lying and being at 5, Basant Road of Village Vile Parle (west), Taluka Andheri, in the Registration District and Sub District of Mumbai City and Mumbai

Suburban, bearing Municipal "K" (West) Ward No.8624 (1) Street No.6 and "K" (West) Ward No.8624 (2) Street No.7 , having distinctive Shares Nos. ___ to ___ both inclusive bearing Share Certificate No. ___ issued on _____ of the total value of ___/- more particularly described in the schedule hereunder written (hereinafter called "the said Flat").

मिशन
अधिकारी

PK
[Signature]

AND WHEREAS the Transferors have agreed to sell transfer and assign the shares with rights, title and interest whatsoever they have in the said Flat No. 402, FOURTH FLOOR, admeasuring 932 sq. ft. (Carpet area) situated in "Nisarg Apartments" Co-operative Housing Society Ltd Fina' Plot No.9, 5, Basant Road, Vile Parle (West), Mumbai-400 056, to the Transferees above named at or for the total consideration of Rs.1,25,00,000/- (One Crore Twenty Five Lacs only).

AND WHEREAS at the request of the Transferees the Transferors are executing this Deed in the manner hereinafter appearing.



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NOW THIS DEED OF TRANSFER WITNESSETH :

1. In pursuance to the above Agreement and in consideration of a sum of Rs 1,25,00,000/- (One Crore Twenty Five Lacs only) paid by the Transferees to the Transferors prior to execution of this Deed, being full and final payment (the payment and receipt whereof the Transferors doth hereby admit and acknowledge at the foot of these presents and of and from the same and every part thereof forever acquit, release and



discharge the Transferees) the Transferors doth hereby convey, transfer and assign unto the Transferees the said shares together with all rights and benefits attached thereto and accruing from the ownership of the said shares including the right to use, occupy, enjoy and possess the Residential premises viz. Flat No. 402, fourth floor, admeasuring 932 sq. ft. (Carpet area) situated in "Nisarg Apartments" Co-operative Housing Society Ltd Final Plot No.9, 5, Basant Road, Vile Parle (West), Mumbai-400 056, and more particularly described in the Schedule hereunder written and the amounts standing to the Transferors' credit on this day in the books of the Society towards deposit stock, sinking fund, dividend and other amounts to which the Transferors are legitimately entitled to by virtue of it being members of the said Society free from all encumbrances claims and demands.

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[Signature]

2. The Transferors hereby declare, represent and warrant and confirm as follows:



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- (a) That the Transferors are absolutely and exclusively seized and possessed of the said Residential Premises otherwise well and sufficiently entitled to the said shares and the said Residential Premises in the manner hereinbefore recited and that save and except the Transferors, no other person or persons have any right, title, interest, claim or demand of any nature whatsoever in or upon the said shares and the said Residential Premises either by way of sale, charge, lien, gift, trust, inheritance, lease, easement or otherwise whatsoever or howsoever;

(b) That the Transferors have not till date sold, transferred, alienated, mortgaged, charged or given on lease or leave and licence or let or sublet or created any third Parties rights or interest of any nature whatsoever in respect of the said Residential Premises nor have entered into any agreement or arrangement to do so with any person;

(c) The said shares and the said Flat are not a subject matter of any litigation, legal proceedings or disputes and are not affected by any notice or order of requisition, acquisition or injunction or attachment either before or after any judgment;

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(d) The Transferors have not committed any breach of the terms of the bye-laws rules and regulations of the Society or any statutory enactment till date and have paid all outgoing dues, rates, taxes, cesses etc. due and payable by them in respect of the said premises to the Society and all other public bodies and authorities;

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(e) The Transferors have good right, full power and absolute authority to grant, convey, transfer and assure the said shares and the said Residential Premises hereby transferred, conveyed, granted and assured or intended so to be upto and to the use of the transferees;



(f) The Transferors are in absolute use, occupation and enjoyment of the said Residential Premises and are in a position to hand over vacant, quiet and peaceful possession thereof to the Transferees;



(g) No notice is received either from local authorities or from the Government or any other authority for requisition and/or acquisition of the said Residential Premises or any part thereof by the Transferors or any person on their behalf and the Transferors are in a position to sell, assign or transfer the said Residential Premises and every part thereof to the Transferees;

(h) There are no prohibitory or any attachment orders or otherwise any liabilities in respect of the said Residential Premises or any part thereof;

Handwritten notes in Hindi: 'एक लिखित', 'सोदा. ला.', and a signature.

(i) The title of the Transferors to the said shares and the said Residential Premises are clear, marketable and free from all encumbrances;

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3. The Transferors have put the Transferees in quiet vacant and peaceful possession of the said Flat/Residential Premises from the date of execution of these presents and it shall be lawful for the Transferees from time to time or at all time thereafter to peacefully and quietly hold, occupy, possess and enjoy the said Flat hereby transferred, granted and assured for their own use and benefit without any suit, lawful eviction, interruption, claim, objection and/or demand whatsoever from or by the Transferors or their successors or from any person lawfully or equitably claiming or to claim by, from under or in trust, or them.



4. The Transferors agree that they shall indemnify and keep indemnified the Transferees and keep them saved and defended

harmless and indemnified of, from and against all claims and demands of third parties as to the title of the Transferors, to the said shares and the said Flat and of from and against all claims, demands, suits or proceedings of whatsoever nature arising from the above transaction of in relation thereto owing to defect in title or any act or default of the Transferors relating to the said shares or the said Flat.

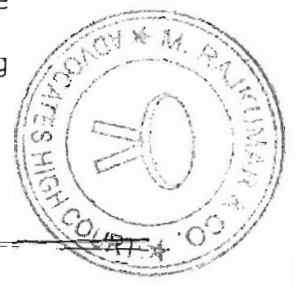
5. The Transferors agree and covenant with the Transferees that they shall and will from time to time and at all time hereafter, at the request and cost of the Transferees do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things conveyances and assurances in law whatsoever, for the better, further and more perfectly and absolutely granting unto and to the use of the Transferees the said shares and the said Flat in the manner aforesaid as shall or may be reasonably required by the Transferees or their successors or assigns or their counsel in law for assuring the said shares and the said Flat and every part thereof hereby transferred, granted and assured.

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6. The Transferors, having handed over to the Transferees the documents of title and other connected documents such as Original Share Certificates, Original Allotment Letter, Original Receipts of all the payments made towards the purchase of the said Flat and all other relevant title documents alongwith the last original Electricity Bill, Telephone Bill and the Society Maintenance Bill, paid upto the date of giving possession of the said Flat.



7. The Transferors shall whenever required by the Transferees do and execute or cause to be done and executed all such acts, deeds and things including the execution of such documents as may reasonably be required by the Transferees for more perfectly securing the interest of the Transferees in the said shares and in the said Flat. The Transferors shall also sign all applications, affidavits, statements and other writings necessary for effectually transferring the electric meters including transferring the deposit to the name of the Transferees.

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2504. 11.

PK


8. It is expressly agreed that if any amount is standing to the credit of the Transferors being in refundable or non-refundable deposit and any other amount or amounts in the books of the said Society shall belong to the Transferees and the Transferors shall cause to be executed necessary documents, writings etc. for effectual transfer of the said deposits in the name of the Transferees at the same and shall not require the Transferees to reimburse the same to the Transferors.

सदर-१/	
2024	92
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9. The Transferees agree and undertake and covenant to pay and discharge all the outgoings, rates, taxes etc. previously payable by the Transferors in respect of the said Flat from the date of execution of these Transferees. However, any liability before this date shall be borne by the Transferors.



10. The Transferors that they have paid the full consideration payable in respect of the said shares and the said Flat and nothing remains due and payable by the Transferors to

the said Society or the Bombay Municipal Corporation or any persons in respect thereof.

11. The Transferors agree to procure consents and no objections of all the persons and authorities necessary for completion of this transaction and for the purpose of bringing the name of the Transferees on the record of the Society and any other concerned authority. The transfer charges payable to the Society in respect of the transfer of the said shares and the said Flat to the name of the Transferees shall be paid by the Transferors and Transferees equally.

12. The stamp duty and registration charges for this document shall be borne and paid exclusively by the Transferees.

Handwritten signature and initials.

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

बदा-९/	
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THE SCHEDULE ABOVE REFERRED TO: २०१२	

THE SCHEDULE ABOVE REFERRED TO:

ALL THOSE Flat No. 402, on fourth floor in Building known as Nisarg Apartment, situate at Final Plot No.9, 5, Besant Road, Vile Parle (West), Mumbai - 400 056, admeasuring 932 sq. ft. (Carpet area) of the Town Planning Scheme No.III, of Vile Parle (West), bearing C.S. No 1234/1 to 4 of Vile Parle Division in the Registration District and Sub-District of Bombay City and Suburban.





1) SHRI VALLABHBHAI SAVJIBHAI VADODARIA)

2) SMT. MANJULA VALLABHBHAI VADODARIA)

મનજુલા વલ્લભભાઈ વાડોદરિયા

The "TRANSFERORS" above named



and in the presence of

1. Vishram U. Kambli)

2.)

1) SHRI PARESH MULJI KARIYA)

Pareesh Kariya

2) SHRI ARVIND MULJI KARIYA)

Arvind Kariya

The "TRANSFEREES" above named



and in the presence of

1. Vishram U. Kambli)

2.)

વકત્ર-૦/ 2024 96 2082



Received of and from within named Transferees a sum of Rs.1,25,00,000/- (Rupees One Crore Twenty Five Lacs Only) towards full payment in respect of Flat No. 402, on 4th Floor in Building known as Nisarg Apartment, 5, Besent Road, Vile Parle (West), Mumbai – 400 056 as per following details:

Date	Chq no.	Amount
24/12/2011	000054	62,50,000/-
24/12/2011	000074	62,50,000/-
Total =		1,25,00,000/-

Rs.1,25,00,000/-

WE SAY RECEIVED

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कमला. म. मणजुला

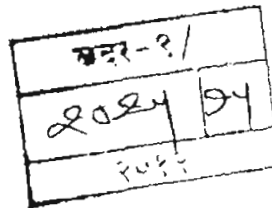


(SHRI VALLABHBHAI SAVJIBHAI VADODARIA AND SMT. MANJULA VALLABHBHAI VADODARIA)

WITNESSES:

- 1.
- 2.

Ushran G. Kamble



Y. P. P.-1,00,000-1-64-WCAS-(C4)
U. B. R. D., No. 8516, dated 16-2-73.

विलेपले-पश्चिम

RULED CARD



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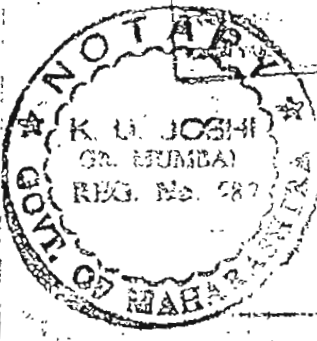
१. अधिकाः मुमाली लाली कलाय बाबा मुमाली लाली
२. अधिकाः कौन्डीच कलाय बाबा मुमाली लाली

बदा-१/
२०२५ १६
२०१९

27.10.1970

भा. स. प्या. (२०१९) च्या कलम १०१ मधील बाबतच्या दि. १०
म. रा. स. प्या. (२०१९) च्या कलम १०१ मधील बाबतच्या दि. १०
मार्च १९७० मधील बाबतच्या दि. १० मार्च १९७० मधील बाबतच्या दि. १०

१२५३१००
१२५३१००
१२५३१००



२७.१०.१९७०

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Y. P. 10000-4.61-WG1-(C)
O. R. 1- N. 101, dated 16.5.75.

1975

किलेपाले-पश्चिम KILLED CARD

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वि. श. म. 2231/3

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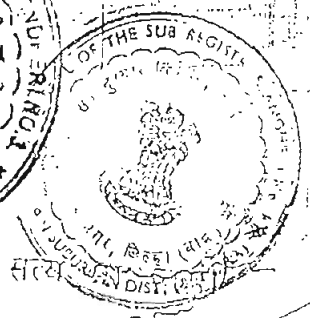
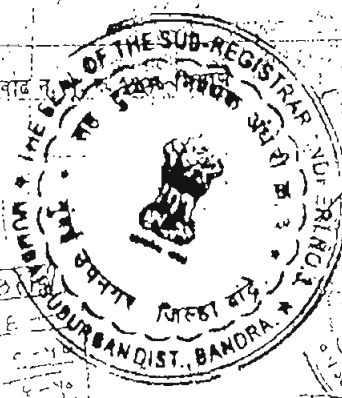
संशोधनार्थी सुभाषीनाथ कोटावाला मुंबई १
उ. २२३१/३ - नं. १२३१/३

ब-२-९/
२०२५ १०
२०११

27 JAN 1970

१२३१/३

वि. श. म. मुंबई



मो. नं. १२३१/३
२३१२/३
३०१२/३



4989

X. P. F. - 1,00,000 - 1-61 - WC16 - (C)

विलपाले-पश्चिम RULED CARD

१२३४/२ ३०-०१ २३-३१-१९३४

१-श्रीमती-सुमतीबाई श्री. लक्ष्मणराव सुरेबीर खोशने -
२-श्री. श्री. लक्ष्मणराव सुरेबीर -

चक्र-९/
२०२५ १८
२०४२

27 JAN 1934 सा. सं. १२३४/२ मज. माले फायदागुज
म. रा. स. पं. १२३४/२ मज. माले फायदागुज
माले संवदी लागू

१२३४/२
१२३४/२
३०४२/२
१२३४/२



१२३४/२ मज. माले फायदागुज

Y.F.P. 100011-161-2015-16
 O. R. J. No. 2615, dated 16.4.25.

RULED CARD

विलेपाले-पश्चिम

4990

१२०४/३

[३०५२६]

पश्चिम-पं १२३४५६

११४४.१

प्रमाणित कृतुवादिनाई कैदवाक्य पुरोहीना। खरवाके
 प्रमाणित कृतुवादिनाई कैदवाक्य पुरोहीना। खरवाके

27 JAN 1970

पं. नं. १०१/१९७० का मूल माली कायदा के अधीन
 प्रमाणित कृतुवादिनाई कैदवाक्य पुरोहीना। खरवाके

१-२३-१०७ दि. से. शा. मु. द. नं. १०१/१९७० प्रमाणित कृतुवादिनाई कैदवाक्य पुरोहीना। खरवाके

पं. नं. १०१/१९७०
 पं. नं. १०१/१९७०
 पं. नं. १०१/१९७०
 पं. नं. १०१/१९७०

१०१	१९
२०१	१९
२०१२	

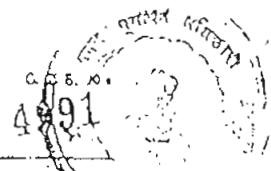


सत्यं प्रमाणितं

दस्तावेज-१/
10/10/17

Y. P. F. - 1,00,000-1-61-WEAS-(C)
O. R. R. No. 1676, dated 16-2-25.]

विलेपाले-पश्चिम RULED CARD



१२३४/५	१२.६	८	१२३४/५
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१०००

१) अंशदारी: पुर्णानी बाई, कैलाश नारायण पुणेकरा
 २) अंशदारी: खोशीरव कैलाश नारायण पुणेकरा

27 JAN 1970

मा. का. पत्रांक १२३४/५ मधील बांधणी प्रमाणपत्राच्या अंशदारीबाबतचे
 न.रा.प.च्या अंशदारीबाबतचे नोंद घेतल्या जात आहेत. या नोंदीच्या अंशदारीबाबतचे
 बांधणी प्रमाणपत्राच्या अंशदारीबाबतचे नोंद घेतल्या जात आहेत.

१२३४/५ मध्ये मा. का. पत्रांक नं. १२३४/५ मधील

२०२५	२०
२०२५	२०



सत्य प्रतिष्ठा
मुंबई पुरबाण जिल्हा, बंगरा

NISARG CO OP HOUSING SOCIETY LTD

Reg. No. BOM/WKW/WEST/HSG/(TC)/ 12795 2004 -2005
ANNIE BESANT ROAD, VILE PARLE (W), MUMBAI - 400 053

TO WHOM SO EVER IT MAY CONCERN

NO OBJECTION CERTIFICATE

This is to certify that, **Mr. Vallabhabhai S. Vadodaria & Ms. Manjula V. Vadodaria** - Flat No. 402, is a Bonafied Member of the said society. The Said building constructed in the year 2002 and has Stilt + four Upper floor with Lift and is situated in "K" west Ward. The Area of the said Flat is admeasuring 932 sq.ft. carpet area, situated at village- Vile Parle (West), Taluka Andheri, bearing C.T.S. No.1234, 1234/1 to 4 in registration district and sub district of Mumbai City and Mumbai suburban.

The above said Flat Purchased **Mr. Arvind M Kariya & Mr. Paresh M kariya** and we have no objection towards selling of the above referred flat.

The Certificate issue as per the request Letter of **Mr. Vallabhabhai S. Vadodaria**.

This is Certifying accordingly.

Thanking you,

Yours Faithfully,

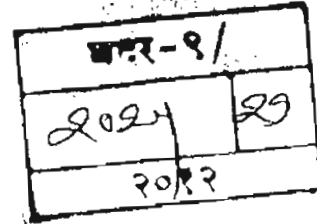
For Nisarg Co operative Housing Society Ltd.

For Nisarg Co-op. Hsg. Society Ltd.

Secretary / Chairman / Chairman

Date: February 14, 2012

Place: Mumbai



MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/5590/11/WSA/142 of
COMMENCEMENT CERTIFICATE

Ex. Engineer Shlg. Proposal [W]
H and R. [W]
Municipal Office, B. K. Pathar Marg,
Bandra (West), Mumbai-400 052

To, Deep Purohit
Mumbai

This certificate is issued in accordance with the provision of Urban Land Ceiling and Regulation Act, 1974

Sir,
With reference to your application No. 7746 dated 22/12/94 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Proposed Res bldg... CIS No 1234, 1234 (1+4)
at premises of Street Besant Road... village Vile parne west, Plot
F.P. No. 9 situated at Vile parne west... Ward 10 West

The Commencement Certificate/Building Permit is granted on the following conditions:-
1. The land vacated in consequence of the endorsement of the set back / road widening line shall form part of the public street.

2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted

3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue

This permission does not entitle you to develop land which does not vest in you

This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

(a) This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:-
(i) The Development work in respect of which permission is granted under this certificate is not carried out to the use thereof is not in accordance with the sanctioned plans.

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

(c) If the Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, assigns, administrators and successors and every person deriving title through or under him

The Municipal Commissioner has approved and signed S. V. JOSHI

Authority under section 44 of the Maharashtra Regional and Town Planning Act, 1966

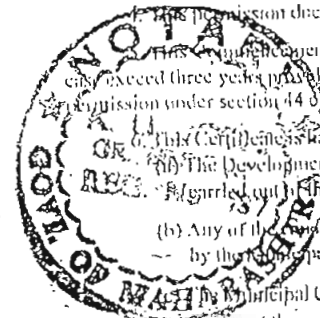
This Certificate is valid upto

This Commencement Certificate is valid upto 31/12/95 carrying out the work upto 31/12/95

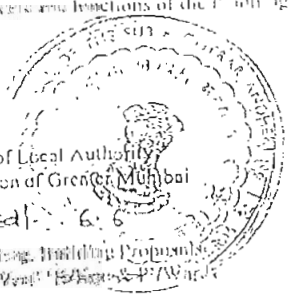
10.8.5 A.G.L. CP

5590

10.8.5 A.G.L. CP



Handwritten signature and date: 2024 22



MUNICIPAL CORPORATION FOR GREATER MUMBAI

11/5/01
2002

valid up to 5/6/2007

11 MAY 2001

5590 ...
Further C.C. is now extended ^{renewed} above A.G.L. as per approved amended plan dtd 4.3.2001
for top of ... height 3.00

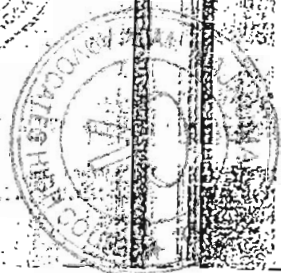
11/5/01
Asst. Engr. P. (WS). K/M/VICS

TRUE COPY CERTIFIED BY

[Signature]
(K. U. ...)



11-5/01
2002



MUNICIPAL CORPORATION OF GREATER MUMBAI

IND. DEVT. / 22 / VNS / 07 / 01

7 OCT 2002

PART OCCUPANCY CERTIFICATE

To,
Shri. Pravin Satra, Owner,
8/A, Nand Prem Shopping Centre,
Nehru Road, Vileparle (East),
Mumbai-400057.

बदर-४/	
३४९०	२५
२००६	

Sir,

The part development work i.e. Still + 2 upper floors of building on plot bearing I.C.P.No.13298, 2004, in Lot of T.P.S.III, Vileparle (West) situated at Bandra Road, Village Vileparle (West) Mumbai completed under the supervision of Shri. Kinnes Nayak Licensed Architect License No.CA/90/13298 may be occupied on the following conditions:

- 1) That the Cft. under section 270-A of B.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupants cft.
- 2) That all the conditions of I.C.P. shall be complied with for the remaining work.
- 3) That the lift will not be operated without obtaining Lift Inspector's certificate.

Note: Please also note that if any of the user mentioned the approved plans are found changed without prior permission from the Municipal Corporation of Greater Bombay, this occupation cft. granted to your premises will be treated as cancelled and steps will be taken to cut off the water connection granted to your premises.

A set of certified completion plan is attached herewith.

Yours faithfully,

U. S. Shinde
7/10/2002
Executive Engineer, (Bldg. Proposals)
Western Subs. K/W & F. Ward.

F:\WS\JKS\DCCL\5590AX 2792002

CERTIFIED TRUE COPY

Ashish Solanki
ASHISH SOLANKI
(G. O. Arch. - CA/26252/2000)

बदर-९/	
२०२५	२५
२०१२	



Kanchanb. Mehtal

Ashish Solanki



110952	50	31/03/2004	157507	01/04/2004	01/04/2004	50580	2106
2004-2005		200410	01/04/2004				

KW-8624 (1) 6-BESANT RD. VILEPARLE (W). HOUSE WITH ROOF
 SHI SUMATIBAI KAILASNAITH

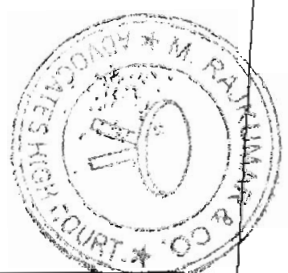
01/04/2004-30/09/2004	687930	0	472835	234195
12.50CR 30802	7.50CR 18481	12.00 41222	62H 14755	0.502 2712
252HR 34274	15.00HR 14565		125MP 11652	

3008	3008	3008	3008
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बदर-९/
 2024 24
 2082

Kanchan. h. mehta



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAEPK0468L



नाम /NAME
ARVIND MULJI KARIYA

पिता का नाम /FATHER'S NAME
MULJI POPATLAL SHAH

जन्म तिथि /DATE OF BIRTH
23-04-1965

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पदाति)
DIRECTOR OF INCOME TAX (SYSTEMS)

आयकर विभाग
INCOME TAX DEPARTMENT
PARESH MULJI KARIYA
MULJI POPATLAL SHAH



भारत सरकार
GOVT. OF INDIA

02/02/1968
Permanent Account Number
AAEPK0469M

Signature



बदा-१/
२०१५ २६
२०१६



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MANJULABEN VALLABHBHAI
VAODDARIYA

POPATBHAI LADHABHAI RAMANI

24/10/1960

Permanent Account Number

ACRPP0070G


Signature



बदा-१/	
2021	20
२०६२	



आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA
 VALLABHBHAI VADODARIYA
 SAVJIBHAI DAHYABHAI VADODARIYA
 01/10/1961
 Permanent Account
 ACRPP807111
 Signature



बंदर - ९ /	
२०९५	९८
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ELECTION COMMISSION OF INDIA
 भारत विधानसूचक आयोग
 IDENTITY CARD
 ओळखपत्र

MIT/08/039/107026

Elector's Name: **Darshai Uday**
 मतदाराचे नाव: **देशकर लक्ष्मण**
 Father's/Mother's/Husband's Name: **Krushnar**
 वडील/आई/पतीचे नाव: **कृष्णा**
 Sex: **M** (Male) लिंग: **पुरुष**
 Age as on 1.1.55: **1.1.96** (सोयी वय)

वदर-१/
२०२५ **२९**
२०१९

९४०९
१४-१२२

MAHARASHTRA MOTOR VEHICLE LICENSING
 DL No. MH02 2010002444 DOI: 17-05-2006
 Valid Till: 15-06-2026 (MT) 04-01-2010 (TR)
 ACO: 05-01-2010

AUTHORITY TO DRIVE FOR THE CLASS OF VEHICLES THROUGHOUT INDIA
 COV: DOI
 MCVG: 17-09-2006
 EMV-TR: 05-01-2010

DOB: 23.08.1984 DG

Name: **GANESH KAMBLE**
 S/O/W OF: **ROHIDAS KAMBLE**
 Add: **HANUMAN CHAWL, R. NO. 16, JAYAHAR NAGAR, KHAR (E), MUMBAI**
 PIN: 400051
 Signature Issuing: **RUCHI DRAMAT**

Signature/Thumb Impression of Holder





14/03/2012

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

वदर9

दस्त क्र 2025/2012

1:11:44 pm

अधेरी 3 (अधेरी)

दस्त क्रमांक : 2025/2012

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाव: परेश मुलजी कारीया - - पत्ता: घर/फ्लॅट नं: 902, विजया निवास, जे व्ही पी डी जूह, गुलमोहर, अधेरी प मु 58 गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: -</p>	<p>लिहून घेणार वय 43 सही</p> <p><i>Parash Kariya</i></p>		
2	<p>नाव: अरविंद मुलजी कारीया - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: सदर ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: AAEPK 0468 L</p>	<p>लिहून घेणार वय 46 सही</p> <p><i>Karjibhai</i></p>		
3	<p>नाव: वल्लभभाई सावजीभाई वदोदरीया - - पत्ता: घर/फ्लॅट नं: 402, निसर्ग अपार्ट, विलेपार्ले मु 56 गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: AI</p>	<p>लिहून घेणार वय 51 सही</p> <p><i>Vallobhai Sawaji</i></p>		
4	<p>नाव: मंजुला वल्लभभाई वदोदरीया - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: सदर ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: ACRPP 8070 G</p>	<p>लिहून घेणार वय 48 सही</p> <p><i>Manjula Sawaji</i></p>		

वदर-९/
 २०२५ ३०
 २०१२





दस्त गोषवारा भाग - 2

बदर 9

दस्त क्रमांक (2025/2012)

दस्त क्र. [बदर 9-2025-2012] चा गोषवारा
गोषार मुख्य : 12255000 मायदला 1250000। भरलेले मुद्रांक शुल्क 607600

पावती क्र.: 2023 दिनांक: 14/03/2012

पावतीचे वषण

नाव: परेश मुलजी कारीया

दस्त हजार केव्हाचा दिनांक : 14/03/2012 01:03 PM

निष्पादनचा दिनांक : 18/01/2012

उपलब्ध असणाऱ्याची सही :

Peresh Kariya

30000 : नोंदणी फी

640 : नक्कल (अ 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2))

रुजवात (अ 12) व छायाचित्रण (अ 13) : एकत्रित फी

30640: एकूण

दस्ताचा प्रथम (25) अभिहस्तावर्णनाद

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 14/03/2012 01:03 PM

शिक्का क्र. 2 ची वेळ : (फी) 14/03/2012 01:11 PM

शिक्का क्र. 3 ची वेळ : (कवुली) 14/03/2012 01:11 PM

शिक्का क्र. 4 ची वेळ : (ओळख) 14/03/2012 01:11 PM

दस्त नोंद केव्हाचा दिनांक : 14/03/2012 01:11 PM

दु. निबंधकाची सही, अंधेरी 3 (अंधेरी)

वेळी

व्याक्तिक इसम अर्धे निबंधित करतात की, ते परतएवज करून देण-याना व्यक्तीस: ओळखतात, व रथांची ओळख घटवितात.

1) उदाय देवकर - घर/फ्लॅट नं. -

पावती/रस्ता: न्यु विकास सोसा, चार बंगला, अंधेरी मुं

ईमारतीचे नाव -

ईमारत नं. -

पेट/कसाहता: -

शहर/गाव: -

तालुका: -

जिल्हा: -

2) गणेश कांबळे - घर/फ्लॅट नं. -

पावती/रस्ता: सधर

ईमारतीचे नाव -

ईमारत नं. -

पेट/कसाहता: -

शहर/गाव: -

तालुका: -

जिल्हा: -



प्रमाणित करणेत घेते की, या दस्तामध्ये एकूण 39 घाने आहेत.

मुख्य निबंधक, अंधेरी क्र. 3,
मुंबई उपनगर जिल्हा

दु. निबंधकाची सही
अंधेरी 3 (अंधेरी)

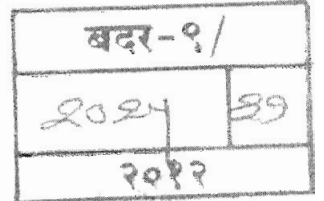


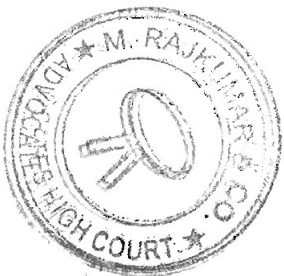
बदर-९/२०२५ / २०१२

पुस्तक क्रमांक १, क्रमांक.....घर

नं.दला. 14 MAR 2012
दिनांक :

मुख्य निबंधक, अंधेरी क्र. 3,
मुंबई उपनगर जिल्हा.



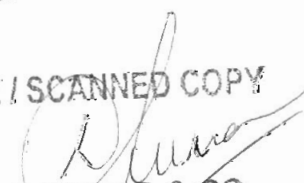


L.O

MH001607263202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
06 May 2024	Receipt	Receipt no.: 1113431523
	Name of the Applicant :	Rajkumar Rammilan Mishra
	Details of document has to be downloaded :	Dist :Mumbai Sub-urban District SRO :Andheri 1 (Bandra) Scanned Document No. : 6256 RequestID :dd98a977bd4f4330
	Year :	2020
	Received Fee :	100
The above mentioned Search fee has been credited to government vide GRN no :MH001607263202425E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		

Scan Copy Downloaded from
website on payment of
stipulated charges.

TRUE / SCANNED COPY

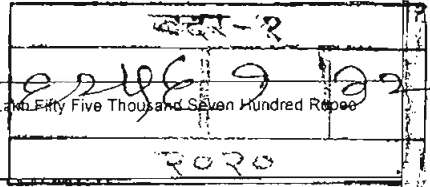
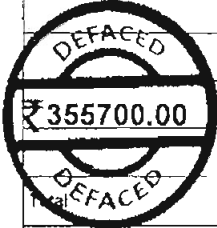

M. RAJKUMAR & CO.
ADVOCATES



CHALLAN
MTR Form Number-6



GRN	MH003783982202021E	BARCODE			Date	30/08/2020-20:47:08	Form ID	34	
Department				Inspector General Of Registration					
Type of Payment				Registration Fee					
Office Name				BDR1_JT SUB REGISTRAR ANDHERI NO 1		Payer Details			
Location				MUMBAI		Full Name			
Year				2020-2021 One Time		Flat/Block No.			
Account Head Details				Amount In Rs.		Premises/Building			
0030045501 Stamp Duty				325700.00		Road/Street			
0030063301 Registration Fee				30000.00		Area/Locality			
						Town/City/District			
						4 0 0 0 5 6			
						Second Party Name=ARVIND KARIYA-			
						Amount In Words			
				3,55,700.00		Three Lakh Fifty Five Thousand Seven Hundred Rupee			
						Amount In Words			
						s Only			
Payment Details				IOBI BANK					
Cheque/DD Details				FOR USE IN RECEIVING BANK					
Cheque/DD No.				Bank CIN		Ref. No.		69103332020083110132 2626270240	
Name of Bank				Bank Date		RBI Date		30/08/2020-20:47:53 Not Verified with RBI	
Name of Branch				Bank-Branch		IOBI BANK			
				Scroll No. , Date		Not Verified with Scroll			



Department ID: 9833919663
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन केवल दुर्यम निवृत्त कार्यालयत नोंदणी करायच्या दस्तासाठी लागू आहे. नोंदणी न करायच्या दस्तासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-322-6256	0001674312202021	31/08/2020-10:53:29	IGR186	30000.00
2	(iS)-322-6256	0001674312202021	31/08/2020-10:53:29	IGR186	325700.00
Total Defacement Amount					3,55,700.00

Digitally signed by DS DEPARTMENT OF REGISTRATION AND STAMPS
 Date: 2024.05.06 16:48:07 +05:30
 Reason: For security purpose
 Location: Pune





बदर-२		
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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 3008202001198

Receipt Date 31/08/2020

Received from PARESH MULJI KARIYA, Mobile number 9833919663, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered on Document No. 6256 dated 31/08/2020 at the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 640

DEFACED

Payment Details

Bank Name IBKL

Payment Date 30/08/2020

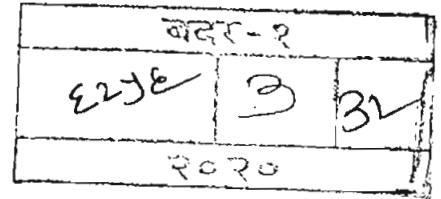
Bank CIN 10004152020083001047

REF No. 2627811324

Deface No 3008202001198D

Deface Date 31/08/2020

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





बदल-१		
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मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	20200831146			31 August 2020, 10:34:50 AM		
मूल्यांकनाचे वर्ष	2020					
जिल्हा	मुंबई उपनगर					
मूल्य विभाग	37, जलपार्ले पश्चिम (अंधेरी)					
उप मूल्य विभाग	37 अमुभाग: उत्तरेस गावाची हद्द, पूर्वेस रेल्वे लाईन, दक्षिणेस वॉर्ड हद्द व पश्चिमेस स्वामी विवेकानंद रोड.					
सर्व्हे नंबर / अ. भू. क्रमांक :	सि. 14 एस नंबर#1234					
वार्षिक मूल्य दर तक्त्यानुसार मूल्य	र. रु.	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
जमीन	निवासी र	निका	239500	290100	208900	चौरस मीटर
124100	208900					
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र (Built Up)	577 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिक	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1 पर सी	मिळकतीचे	0 TO 200	मूल्यदर/बांधकामाचा दर -	Rs 208900/-	
उद्वहन सुविधा-	3	मजला -	1st floor To 4th floor			
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ = 100% apply to rate= Rs.208900/-						
घसा-यानुसार मिळकतीचा प्रति चौरस मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((208900-124100) * (100 / 100)) + 124100) = Rs.208900/-						
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 208900 * 51.97 = Rs 10856533/-						
एकत्रित अंतिम मूल्य मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडन/नईन मजला क्षेत्र मूल्य + सगत्या बांधकामाचे मूल्य + तलाव क्षेत्र + वरील वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती बांधकामाचे मूल्य + इतर मूल्य + इतर मूल्य = A + B + C + D + E + F + G + H + I = 10856533 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.10856533/-						



Home Print

बदर-१
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बदर-१		
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बदर-१		
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CHALLAN
MTR Form Number-5



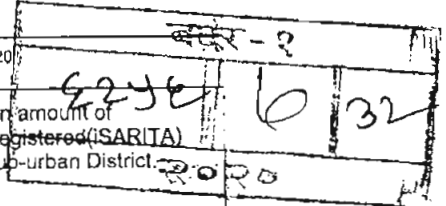
GRN	MH003783982202021E	BARCODE	[Barcode]		Date	30/08/2020-20:47:08	Form ID	34
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable)			
Office Name BDR1_JT SUB REGISTRAR ANDHERI NO 1					Full Name		PARESH KARIYA	
Location MUMBAI					Flat/Block No.		402, NISARG APARTMENT	
Year 2020-2021 One Time					Premises/Building			
Account Head Details				Amount In Rs.		Road/Street		VILE PARLE WEST
0030045501 Stamp Duty				326700.00		Area/Locality		MUMBAI
0030063301 Registration Fee				30000.00		Town/City/District		
						PIN		4 0 0 0 5 6
						Remarks (If Any)		SecondPartyName=ARVIND KARIYA-
						Amount In		Three Lakh Fifty Five Thousand Seven Hundred Rupee
Total				3,55,700.00		Words		s Only
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN		Ref. No. 64152020083001047	
Cheque/DD No.					Bank Date		RBI Date 30/08/2020	
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.
सदर चलन केवल मुख्य निबंधक कार्यालयत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 9833919863

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	3008202001198
Date	30/08/2020
Received from PARESH MULJI KARIYA, Mobile number 9833919863, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.	
Date 30-08-2020 08:48:04	
Payment Details	
Bank Name	IBKL
Date	30/08/2020
Bank CIN	10004152020083001047
REF No.	2627811324
This is computer generated receipt, hence no signature is required.	



Valuation Id : 2020083024

Valuation Report

Date :30/08/2020

Location Details

Division . Mumbai
District मुंबई(उपनगर)
Zone 37-विलेपार्ले पश्चिम (अंधेरी)
Attribute सि.टी.एस. नंबर
SubZone 37/189भुभाग: उत्तरेस गावाची हद्द, पूर्वेस रेल्वे लाईन, दक्षिणेस वॉर्ड हद्द व पश्चिमेस स्वामी विवेकानंद रोड.
Palika Mumbai subarbs
Land Type Built up land
Property Type Flat
Occupied By occupied

Rate Details

Open	Residence	Office	Shop	Industry	Unit
124100	208900	239500	290100	208900	Square Meter

Area Details

Build Area 51.97
Carpet Area 0
Unit चौ. मीटर
Depreciation 0 TO 2
Construction Type 1-आर सी सी
In Big Project/ Township No
Lift Available Yes
Floor 1st floor To 4th floor

Valuation Details

ASR Rate Rs.208900/-
Cost after applying Lift Rs.208900/-
Cost after applying depericiation Rs.208900/-
Final Valuation cost Rs.10856533/-
Cost of Build Rs.10856533/-
rate_flag Rs.act/-

S.O:- 325700
Reg:- 30000

बंदर-२		
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GIFT DEED

This Gift Deed is made and executed in Mumbai on the 31st day of August Two Thousand and Twenty **BETWEEN**

MR. ARVIND MULJI KARIYA aged about 55 years Having Pan Number AAEPK0468L, Aadhaar Card Number 939758965205, Passport Number M2378164, Adult, Indian Inhabitant residing at Flat No. B/601, Bhoomi Tower, Banarasi Shop lane, Santacruz (East), Mumbai-400055

Hereinafter known as the **DONOR** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs executors, administrators and assigns) of the **FIRST PART**;

AND

MR. PARESH MULJI KARIYA aged about 52 years Having Pan Number AAEPK0469M, Aadhaar Card Number 990115267014, Passport Number Z2286378, Adult, Indian Inhabitant residing at 9th Floor, Vajravs Niwas Gulmohar Cross Road No.1, JVPD Scheme, Vile Parle (west), Mumbai-400056



Hereinafter known as the **DONEE** (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs executors, administrators and assigns) of the **SECOND PART**

2022-23		
22/8	R	32

WHEREAS the Donor owns 50% Undivided Share in right title and interest of Flat No. 402 admeasuring about 932 sq. feet carpet area on 4th Floor in the Building known as Nisarg Apartment in the Society known as Nisarg Apartments Co-operative Housing Society Ltd., situated at 5, Besant road, Vile Parle (west), Mumbai-400056 Hereinafter called the said "Flat") which is more particularly described in Schedule written hereunder

AMKariya
Pareesh Kariya

MR. ARVIND MULJI KARIYA <i>AMKariya</i>	MR. PARESH MULJI KARIYA <i>Pareesh Kariya</i>
---	---

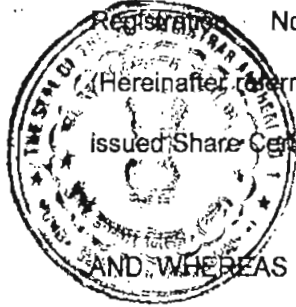


AND WHEREAS the Shri Vallabhbai S. Vadodaria & Smt. Manjula V. Vadadariya had purchased the said Flat from M/s Darshan Builders and Developers vide Agreement Dated 04/12/2002 by paying valuable consideration. Its Registration Number BDR1/6554/2002 Dated 09/02/2002.

AND WHEREAS the Donor had purchased the said Flat from Shri Vallabhbai S. Vadodaria & Smt. Manjula V. Vadadariya vide Agreement Dated 18/01/2012 by paying valuable consideration. Its Registration Number BDR9/2025/2012 Dated 14/03/2012.

AND WHEREAS the Donor and the Donee became the member of **Nisarg Apartments Co-operative Housing Society Ltd.**, Registered under the Maharashtra Co-operative Housing Societies Act, 1960 under Registration No. BOM/WKWWEST/HSG/(TC)/12795 2004-2005

(Hereinafter referred to as the said Society"). The Said Society has not issued Share Certificate till Date.



AND WHEREAS the Donor and Donee are entitled to use, possess, occupy the said Flat.

AND WHEREAS the Donor out of natural love and affection for his Brother desirous of making a Gift of his entire (50%) undivided share in the said Flat to the Donee and the Donee accepts the same.

NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS:

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That due to natural love and affection of the Donor for the Donees, the Donor does hereby grant and transfer by way of Gift

MR. ARVIND MULJI KARIYA

Arvind Kariya

MR. PARESH MULJI KARIYA

Pareesh Kariya

to the Donee his entire share (50%) undivided share in right, title claim and interest in the Flat No. 402 admeasuring about 932 sq. feet carpet area on 4th Floor in the Building known as Nisarg Apartment in the Society known as Nisarg Apartments Co-operative Housing Society Ltd., situated at 5, Besant road, Vile Parle (west), Mumbai-400056

2. The Said Flat described in the Schedule hereunder is given/gifted by the Donor to the Donee in consideration of the natural love and affection which the Donor had and still has for the Donees, without any consideration. The Donor does hereby grant, convey, transfer, give and assure unto and to the use of the Donees, freely and voluntarily, his entire (50%) undivided share in said Flat described in the Schedule hereunder and delivers possession and ownership of the same unto and in favour of the Donee and TO HAVE TO HOLD the same unto and for his sole use and benefit absolutely and unconditionally forever AND FURTHER that the Donor and/or his heirs, executors, administrators and/or persons acting lawfully for or in trust for the Donor shall and will from time to time and at all times hereafter at the request and cost of the Donees do and execute or cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances in law whatsoever for better and more perfectly assuring the title of the Donees to the said Flat.

3. The Donees shall hereafter regularly pay property taxes/maintenance charges, etc. to the Society.

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regularly pay	property
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MR. ARVIND MULJI KARIYA

AMKariya

MR. PARESH MULJI KARIYA

Pareesh kariya



4. The Donee shall transfer names in the electric meter by applying to Adani Power / TATA Power.
5. The Donee shall pay for common maintenance charges. The Donee shall get his name recorded in the Records of Society as a member and also in the concerned records of the Government Flats. The Donor shall fully co-operate for the same.
6. The Stamp duty, registration and other incidental charges have been paid by the Donee alone.
7. This deed has been executed by the Donor in a fit and proper state of mind.

8. After the execution of this Gift Deed **MR. PARESH MULJI KARIYA** shall be 100% owner of the said Flat



SCHEDULE OF THE PROPERTY

90% undivided share in Flat No. 402 admeasuring about 932 sq. feet carpet area on 4th Floor in the Building known as Nisarg Apartment in the Society known as Nisarg Apartments Co-operative Housing Society Ltd., situated at 5, Besant road, Vile Parle (west), Mumbai-400056 bearing CTS Number 1234, 1234/1-4 of Village Vile Parle west, Taluka Andheri, Mumbai Suburban District.

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MR. ARVIND MULJI KARIYA

Arvind Kariya



MR. PARESH MULJI KARIYA

Pareesh Kariya

In WITNESS WHEREOF, the parties hereto have hereunto set and subscribed his hands and seals the day and the year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED

By the withinnamed "DONOR"

<p><i>Arvinda Kariya</i></p> <p>MR. ARVIND MULJI KARIYA</p>		
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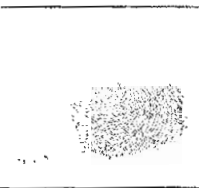
In the presence of

- 1. Adv. Mitesh Shah- *MShah*
- 2. Mr. Moulik Kirjat- *MKirjat*



SIGNED, SEALED AND DELIVERED)

By the withinnamed "DONEE")

<p><i>Pareesh Kariya</i></p> <p>MR. PARESH MULJI KARIYA</p>		
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In the presence of

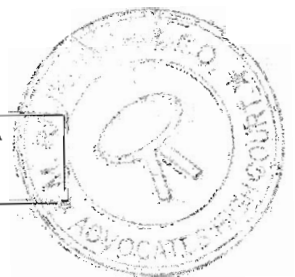
- 1. Adv. Mitesh Shah- *MShah*
- 2. Mr. Moulik Kirjat- *MKirjat*

2020

22/11/20

2020

<p>MR. ARVIND MULJI KARIYA</p> <p><i>Arvinda Kariya</i></p>	<p>MR. PARESH MULJI KARIYA</p> <p><i>Pareesh Kariya</i></p>
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Y. F. P. - 100, Dh. - 1.01 - WCA - (C.)
(U. P. R. No. 8619, dated 10-9-26.)

विलेपाले-पश्चिम RULED CARD



7237 [६५१] ५
यु.०.२
[३०-५५] र. म. प. म. पु. -
[३०-५५] र. म. प. म. पु. -

श. स. नं. १००/१९७० दि. १०/११/७०
२. ३०-५५ दि. १०/११/७०

27 JAN 1970

भा. स. प. १००/१९७० दि. १०/११/७०
भा. स. प. १००/१९७० दि. १०/११/७०
भा. स. प. १००/१९७० दि. १०/११/७०

३२३११२७
प्रमाणं गदतपाडीची दि. से. साल नोंब बरुला



१६/१२/६६	१२/१२
२३/१२/६६	६-०
३०/१२/६६	६-५०
३०/१२/६६	६-३०

सत्य प्रालालम्



बदर-१
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Y. F. P. - 1,00,000 - 4.51 - W.C.16 - (C)
G. R. R. 11. No. SC16, dated 16.5.25.

C.T. 8, 201

विलेपाले-पश्चिम RULED CARD

4988

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वि. सं. नं. १२३४ प्रमाण

C.T.

उपरोक्तानि अनुसूचीका अंतर्गत लाल रंगीत भूखंडासह अन्वेषणार्थी वि. सं. १२३४ प्रमाणे
२. अन्वेषणार्थी लाल रंगीत भूखंडासह अन्वेषणार्थी वि. सं. १२३४ प्रमाणे

27 JAN 1970

वि. सं. साच/मुदतवाड न. भू. क. १२३४ प्रमाणे

ध. प्र. अ. १
- १०९
ज. जि., मुंबई



बिल नं. १२३४
दि. १९/१२/७०
१२३४

सत्य प्रमाणित

अथ प्रमाणित करितवारी, विलेपाले



बंदर-१
६२३६ १६ ३२
२०२०

विलपाले-पश्चिम RULED CARD

4989

9237/2 [300] ... दि. सं. नं. 9237 ...
C.2

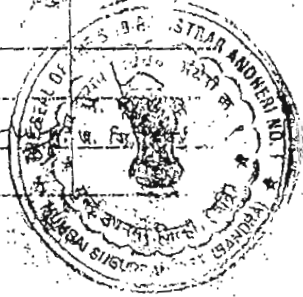
शुभमसि: सुभमसि वरिष्ठ ... पुणेदोम ...
शुभमसि: सुभमसि वरिष्ठ ... पुणेदोम ...

27 JAN 1971

आ. सं. ... द्वारा ...
म. सं. ...
...

9237/2 दि. सं. साया/पुणेदोम नं. नं. 9237 ...

...	981921	...
...	231921	...
...	301211	...



सत्य प्रतिलिप्री



...
...



विलेपाले-पश्चिम RULED CARD

9208/3 [६३१/३३] १९३७/३

१९४०.९

अभिमानि-सुभाषिनी-वि. सं. नं. १२३४/३३
अभिमानि-सुभाषिनी-वि. सं. नं. १२३४/३३

27 JAN 1970

वि. सं. नं. १२३४/३३
वि. सं. नं. १२३४/३३
वि. सं. नं. १२३४/३३

१२३४/३३ वि. सं. नं. १२३४/३३



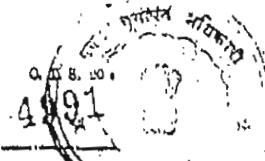
सत्य प्रतिकल्प
एकर धर्मान अधिकारी, विभाग



बदर-१
६२५६ १५/३२
२०२०

Y. F. P. - 100, C.M. - (41 - WC.13 - (C4)
D. R., R. D., No. 3610, dated 10.9.70.

विलेपाले-पत्रिम RULED CARD



१२३४/५ १२-९७ ८ को. नं. १२३४ प्रमाणे

१०००

१) अर्थान्वये सुवाती वळी को. नं. १२३४ प्रमाणे
२) २३० को. नं. १२३४ प्रमाणे

27 JAN 1970

मा. नं. १२३४ प्रमाणे सुवाती वळी को. नं. १२३४ प्रमाणे
१) २३० को. नं. १२३४ प्रमाणे
२) २३० को. नं. १२३४ प्रमाणे

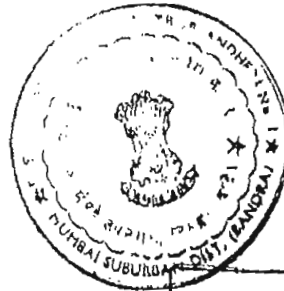
१२३४/५ वि. नं. १२३४ प्रमाणे



क्र. नं.	१२३४/५	३०००
मूल्य	२०००	६
रक्कम	३०००	६-५०
रक्कम	३०००	६-५०
रक्कम	३०००	६-५०

सत्य प्रतिलिपि

एवर प्रमाणन अधिकारी, विलेपाले



बंद-२
६२५६ १४ ३२
२०२०





बदर-२		
६२५६	२०	३१
२०२०		

NISARG

 <p style="text-align: center;">बृहन्मुंबई महानगरपालिका करनिर्धारण व संकलन खाते मालमत्ता करदेयक</p> <p style="text-align: center;">सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेले आहे.</p>			
नेषा क्रमांक KW2301080060000	मालमत्ता करवर्ष 2019-2020	देयक क्रमांक 201910BIL09390227 201920BIL09390228	देयक दिनांक 13/06/2019
पत्रकाराचे नाव व पत्ता : NISARG CHS LTD .BESANT RO VILEPARLE WEST,MUMBAI 56.		प्रत्येक - मत्ता. क. व सं/ विभाग: Asstt. Assessor & Collector, K West Ward, Municipal Office Building, Paliram Road, Off S. V. Road, Opp. Andheri Station, Andheri (West), Mumbai - 400 058.	
मानमत्ता क्रमांक, सदरनिका क्रमांक, दयारतीचे नाव/ विंग, श्री. टी. एस. क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, बागचिचे नाव, ठिकाण, मासप्रतिचे वर्णन, करदात्याची नावे. KW-8824(1),6-BEASANT RD VILE PARLE [W] HOUSE WITH BANK SMT SUMATIBAI KAILASNATH			
प्रथम करनिर्धारण दिनांक: 13/07/2002	असजोडणी क्रमांक: -	एकूण शोधवली मूल्य: ₹ 175298110	
एकूण शोधवली मूल्य: ₹ Seventeen Crore Fifty Two Lakh Ninety Eight Thousand One Hundred Ten Only (अक्षरी)			
देयक प्रसार करतवेळी 31/03/2010 या तारखेपर्यंतची घटकवली ₹ 0	01/04/2010 या तारखेनंतरची घटकवली ₹ 148413		
देयक कालावधी:	01/04/2019	ते	31/03/2020

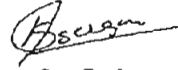
कराचे नाव	01/04/2019 ते 30/09/2019	01/10/2019 ते 31/03/2020
सर्वसाधारण कर	160509	160509
जल कर	0	0
जललाभ कर	100963	100963
मलनिःसारण कर	0	0
मलनिःसारण लाभ कर	62478	62478
म.न.पा. शिक्षण उपकर	59159	59159
राज्य शिक्षण उपकर	48514	48514
रोजगार हमी उपकर	8676	8676
वृक्ष उपकर	2960	2960
पथ कर	76117	76117
एकूण देयक रक्कम	519376	519376
कलम 152 अ नुसार दंडाची रक्कम	0	0
परतान्यावरील न्यायाची बसुली	0	0
आगाऊ अधिदानाचे समायोजन	0	0
अर्ली वर्ड योजनेनुसार लाभाची रक्कम	0	0
भरावयाची निव्वळ रक्कम	519376	519376
प्रतिदानाची निव्वळ रक्कम	0	0
* 30.06.2019 पर्यंत भरावयाची निव्वळ रक्कम	510191	5101007
* 31.07.2019 पर्यंत भरावयाची निव्वळ रक्कम	514784	505599
* 31.07.2019 नंतर भरावयाची निव्वळ रक्कम	519376	519376
अक्षरी रुपये	₹ Five Lakh Nineteen Thousand Three Hundred Seventy Six Only	₹ Five Lakh Nineteen Thousand Three Hundred Seventy Six Only
अंतिम देय दिनांक	21/09/2019	31/12/2019

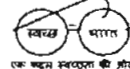


To make payment through NEFT:
IFSC - SBIN0COLLEC, Beneficiary A/C No:- 8MCPOKW2301080060000, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of "MCGM"

अर्ली वर्ड इन्वेन्टीव्ह स्कीम योजनेच्या भाहित्तीसाठी मागे पाहावे.

मासमत्ता देणा क्रमांकाप्रधील गहित्तीने !! अंक इमारतीची यु.आय.डी. (पुनिक आयव्हेंटिटी) असून, प्रत्येक इमारतीच्या दर्शनी भागावर यु.आय.डी. म्तीकर लावण्याचा प्रकल्प महापालिकेने हाती घेतला आहे. त्यामुळे महापालिकेच्या कोणत्याही कामासंबंधातील पत्रव्यवहारास सदर यु.आय.डी. क्रमांक नमूद करणे आवश्यक आहे याची कुपचा नोंद घ्यावी.


 वित्तियक्ष मि. लीटरनाम
 करनिर्धारक व संकलक (प.)


 एक वचन स्वच्छता की शक्ति



E & OE

बंदर-२

६२५६ २९ ३२

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MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. CE/3590/WB/AK of 7 OCT 2002

PART OCCUPANCY CERTIFICATE

बदर-४/	
३५९०	✓
२००६	

To,
Shri. Pravin Satra, Owner,
B/A, Nand Prem Shopping Centre,
Nehru Road, Vileparle (East),
Mumbai-400057.

Sir,
The part development work i.e. Silt + 3 upper floors of building on plot bearing C.T.S.No.1234, 1234/1 to 4 of T.P.S.III, Vileparle (West) situated at Anna Bazaar Road, of Village Vileparle (West) Mumbai completed under the supervision of Shri. Kinner Nayak Licensed Architect/ License No.CA/90/13298 may be occupied on the following conditions :-

- 1) That the Cft. under section 270-A of B.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupants cft.
- 2) That all the conditions of I.O.D. shall be complied with for the remaining work.
- 3) That the lift will not be operated without obtaining Lift Inspector's certificate.

Note : Please also note that if any of the user mentioned in the approved plans are found changed without prior permission from the Municipal Corporation of Greater Bombay, this occupation cft. granted to your premises will be treated as cancelled and steps will be taken to cut off the water connection granted to your premises.

A set of certified completion plan is attached herewith.

Yours faithfully,



U. S. ...
Executive Engineer, (Bldg. Proposals),
Western Subs. K/W & R. Ward.

F:WS ... 92002

CERTIFIED TRUE COPY
ASHISH SOLANKI
(G. D. Arch. - CA/26252/2000)

Kanchan L. Mehta
[Handwritten signatures]

बदर-१		
६२५६	२२	३२
२०२०		

दस्तावेज क्रमांक व वर्षः 2025/2012

Wednesday, March 14, 2012

1:11:54 PM

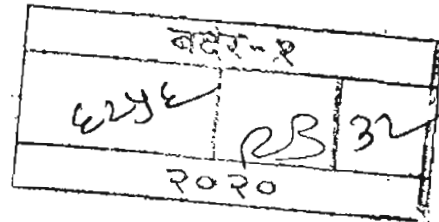
सूची क्र. दोन INDEX NO. II

नोंदणी 63 न.

Regn. 63 m.e.

गावाचे नाव : विलेपार्ले

- (1) विलेखाचा प्रकार, गोबदल्याचे स्वरूप अमिहस्तांतरणपत्र व राजारभाव (गडेपट्ट्याच्या बंधीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 12,500,000.00
मा.मा. रु. 12,255,000.00
- (2) गु-मापन, पोटहिरणा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 1234/1234/1 ते 4 वर्गना संदिनिका क्र 402, चौथा प्रजता, प्लॉट नं 9, 5 वेस्ट रोड, निर्सग अपार्टमेंट, विलेपार्ले प मु 56
- (3) क्षेत्रफळ (1) 103.94 चौ मि विल्टअप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) बल्लुभाई सावजीभाई-यदोदरीया - -; घर/प्लॉट नं: 402, निर्सग अपार्ट, विलेपार्ले मु 56; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ACRPP 8071 H.
(2) मंजिलीदल्लभाई-बदोदरीया - -; घर/प्लॉट नं: -; गल्ली/रस्ता: सपर, ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ACRPP 6070 G.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) परेश-मुलजी कारीया - -; घर/प्लॉट नं: 902, विजया निवास, जे व्ही पी डी, जुहू, गुलमोहर, अंधेरी प मु 50; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAEPK 0468 M.
(2) अरविंद-मुलजी कारीया - -; घर/प्लॉट नं: -; गल्ली/रस्ता: सपर, ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAEPK 0468 L.
- (7) दिनांक करून दिल्याचा 18/01/2012
- (8) नोंदणीचा 14/03/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 2025 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 607600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) चोरा





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

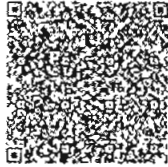
नोंदविण्याचा क्रमांक / Enrollment No 1067/17001/07301

To,
 अरविंद मुल्जी कारिया
 Arvind Mulji Kanya
 S/O Mulji Kanya
 B/6/1 Bhoom Tower
 Banarasi Snop Lane
 Opp Karkund Temple
 Mumbai
 Santacruz (East) Mumbai Mumbai
 Maharashtra 400055
 9323588056

Ref: 75 / 18J / 106330 / 107520 / P



SH412523646FT



आपला आधार क्रमांक / Your Aadhaar No. :

9397 5896 5205

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
 Government of India



अरविंद मुल्जी कारिया
 Arvind Mulji Kanya
 जन्म तारीख / DOB 23/04/1965
 पुरुष / Male

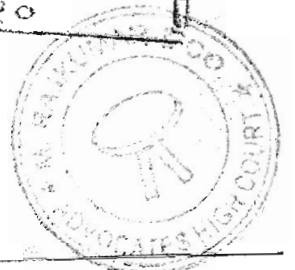
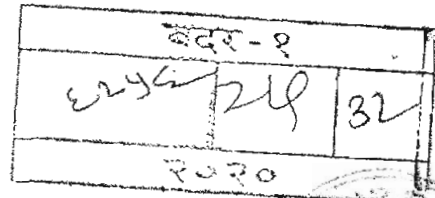


9397 5896 5205


आधार - सामान्य माणसाचा अधिकार



AMKanya



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
PARESH MULJI KARIYA
MULJI POPATLAL SHAH
02/02/1968
 Permanent Account Number
AAEPK0469M
Paresh Kariya
 Signature



Paresk Kariya

भारत सरकार
Government of India

परेश मुल्जी कारिया
Paresh Mulji Kariya
जन्म तिथि/DOB: 02/02/1968
पुरुष / MALE
9901 1526 7014

आर्य समाज
Unique Identification Authority of India

पता:
 आनंद मुल्जी कारिया, 9वां प्रसार
 वसुदेव निवास, गुलमोहर क्रांति रोड
 द-1, जेबीपीटी स्वयं, विले पार्ले
 वेस्ट, मुंबई, मुंबई,
 महाराष्ट्र - 400049

Address:
 S/O: Mulji Kariya, 9th Floor
 Vasujays Nilwas, Gulmohar
 Cross Road No-1, JVPO
 Scheme, Vile Parle West,
 Mumbai, Mumbai,
 Maharashtra - 400049

9901 1526 7014



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 २०२०




आधार - सामान्य माणसाचा अधिकार
 मिश्र कुवराजी शाह
 Milash Kuvareji Shah
 जन्म वर्ष: Year of Birth: 1987
 पुरुष / Male

पत्ता S/O कुवराजी शाह, व
 एन/ए/4/1, नुतन जेवण चौक, कृष्ण
 नगर रोड, वीए परा, विले पार्ले वेस्ट, मुंबई,
 महाराष्ट्र, 400056
 Address: S/O Kuvareji Shah, Flat
 N/A/4/1, Nutan Jeevan Chs, Krishna
 Nagar, S.V. Road, Vile Parle
 (West), Vileparle (West), Mumbai,
 Maharashtra, 400056

5108 6771 1235

आधार - सामान्य माणसाचा अधिकार

1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bangalore-560 077



आधार - सामान्य माणसाचा अधिकार
 राजकुमार रमेश यादव
 Rajkumar S. Yadav
 जन्म तारीख / DOB: 04/04/1982
 पुरुष / Male

पत्ता जयसुख बाळ, अर वन 1/4,
 घोषीघड: हरदा, गावसुख रोड, मुंबई,
 विलेपार्ले (वेस्ट), महाराष्ट्र, 400056
 Address: Jagesh Chai, R n 1/4, Dhadghal,
 Iria, Gavsukh Road, Mumbai, Vileparle
 (West), Maharashtra, 400056

9322 4277 1810

आधार - सामान्य माणसाचा अधिकार

1800 300 1947 help@uidai.gov.in www.uidai.gov.in


आधार - सामान्य माणसाचा अधिकार
 मलिक सुभाष किशोर
 Malik Subhash Kishor
 आई: सुवर्णा सुभाष किशोर
 Mother: Suvarna Subhash
 Kishor
 जन्म वर्ष: Year of Birth: 1997
 पुरुष / Male

पत्ता S/O सुभाष किशोर, व
 सिद्धिविनायक बिल्डिंग नं. 2/2,
 इंदुमान गार्ड, एम. ए. रोड, विलेपार्ले
 वेस्ट, मुंबई, महाराष्ट्र, 400056
 Address: S/O Subhash Kishor,
 Bldg. no 2/2, Siddhivinayak,
 Building No. 2/2, Indu Man
 Garden, S.V. Road, Vile
 Parle (West), Mumbai, Maharashtra, 400056

8488 8435 8908

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1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bangalore-560 077



बदर - १
 ६२५६ २१ ३२
 २०२०





बंदर - २		
६२५६	३०	३२
२०२०		

Summary I (Goshwari Bhag-1)

322/6256

सोमवार, 31 ऑगस्ट 2020 10:53 म.पू.

दस्त गोषवारा भाग-1

वदर1

दस्त क्रमांक: 6256/2020

दस्त क्रमांक: वदर1 /6256/2020

बाजार मूल्य: रु. 1,08,56,533/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.3,25,700/-

दु. नि. सह. दु. नि. वदर1 यांचे कार्यालयात

पावती:6897

पावती दिनांक: 31/08/2020

अ. क्र. 6256 वर दि.31-08-2020

सादरकरणाचे नाव: परेश भूलजी कारिया

रोजी 10:52 म पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

Parash Karia

दस्त हजर करणाऱ्याची सही

एकुण: 30640.00

सह. दुय्यम निबंधक, अंधेरी क्र. १

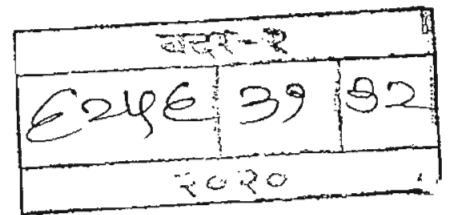
सह. दुय्यम निबंधक, अंधेरी क्र. १

दस्ताचा प्रकार: बक्षीसपत्र

मुद्रांक शुल्क: within family

शिफ्टा क्र. 1 31 / 08 / 2020 10 : 52 : 10 AM ची वेळ: (सादरीकरण)

शिफ्टा क्र. 2 31 / 08 / 2020 10 : 53 : 25 AM ची वेळ: (फी)



Summary-2(दस्ता गोपवारा भाग - २)



दस्ता गोपवारा भाग-2

वृद्ध 1

31/08/2020 11 15:37 AM

दस्ता क्रमांक: 6256/2020

दस्ता क्रमांक वदर 1/6256/2020

दस्ताचा प्रकार - नक्षीसपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	प्राधान्य	असतकाना क्रमांक
1	नाव: अरविंद्र मूलजी कारिया पत्ता: फ्लॉट नं. 4/601, माळा नं. 9, इमागरीचे नाव: भूमि टोवर ज्याक नं. माताडूज पूर्व, रोड नं. वनारमी ऑफ लेन, महाराष्ट्र MUMBAI पिन नंबर: AAEPK0468L	विहृत देणार वय: 55 स्वाक्षरी: AMKariya		
2	नाव: पणेश मूलजी कारिया पत्ता: फ्लॉट नं. 9, माळा नं. 9, इमागरीचे नाव: वीजघर निवाय, ज्याक नं. विलेपार्ले पश्चिम, रोड नं. गुजमोहर क्रॉस रोड नं. 1, बेबीगीटी स्कीम, महाराष्ट्र, MUMBAI. पिन नंबर: AAEPK0469M	विहृत देणार वय: 52 स्वाक्षरी: Pawesh Kariya		

दस्ता गोपवारा करण देणार तथाकथीत अधीसपत्र चा दस्ता पत्र करण दिवसाचे कडुल करणार
शिक्रा क्र.3 ची वेळ 31/08/2020 11 14.57 AM

ओळख -

पार्श्वील इमाम अने निवेदीत करणार की ते दस्तापत्र करण देणार-पार्श्वील आरक्षित: आरक्षित, व त्यांनी ओळख पत्रवित्त

अनु क्र.	पक्षकाराचे नाव व पत्ता	प्राधान्य	असतकाना क्रमांक
1	नाव: माणिक - विजय वय: 22 पत्ता: रुम नं. 1/4, त्रिगुल बाळ, विले पार्ले पश्चिम, मुंबई पिन कोड: 400056	स्वाक्षरी	
2	नाव: मितेश - शाह वय: 32 पत्ता: ए/4/1, कृष्ण नगर, विले पार्ले पश्चिम, मुंबई पिन कोड: 400056	स्वाक्षरी	

शिक्रा क्र.4 ची वेळ: 31/08/2020 11 15:32 AM

सह. दुय्यम निबंधक, अधीन क्र. १

वदर-१
६२५६/३२/२०

Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PARESH KARIYA	eChallan	69103332020083110132	MH003783982202021E	325700.00	SD	0001674312202021	31/08/2020
2		DHC		3008202001198	640	RF	3008202001198D	31/08/2020
3	PARESH KARIYA	eChallan		MH003783982202021E	30000	RF	0001674312202021	31/08/2020

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

6256/2020



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प्रमाणित करणेत येते की, या 32 दस्तामध्ये एकूण १/वदर-१/२०२० वर नोंदला, दिनांक 31 AUG 2020

सह. दुय्यम निबंधक, अधीन क्र.-१,
मुंबई उपाययंत्रिका.