

450/9625
Thursday, May 09, 2024
4:24 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39M
Regn.: 39M

गावाचे नाव: लोखर परेल
दस्तऐवजाचा अनुक्रमांक: बबई3-9625-2024
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: विजय शांताराम सुर्वे --

पावती क्र.: 10435 दिनांक: 09/05/2024

नोंदणी फी	₹. 30000.00
दस्त हाताळणी फी	₹. 1100.00
पृष्ठांची संख्या: 55	
एकूण:	₹. 31100.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
4:44 PM ह्या वेळेस मिळेल.

Vally
सह दुय्यम निबंधक, मुंबई-3

वाजार मूल्य: ₹.5332553.4/-
मोबदला ₹.5850000/-
भरलेले मुद्रांक शुल्क : ₹. 351000/-

DELIVERED

सह दुय्यम निबंधक
मुंबई शहर क्र. ३,

- 1) देयकाचा प्रकार: DHC रक्कम: ₹.1100/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0524097515488 दिनांक: 09/05/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001736621202425M दिनांक: 09/05/2024
बँकेचे नाव व पत्ता:

मूल्यांकन पत्रक (बांधणी क्षेत्र - बांधणी)

Valuation ID

202405096577

(7) May 2024 03:08:26 PM

मूल्यांकनाचे वर्ष	2024
जिल्हा	मुंबई (पश्चिम)
मूल्य विभाग	12-लोअर परेल डिप्टीजन
उप मूल्य विभाग	भूभाग : उत्तरेस राव साहेब : पोले मार्ग व जावळे मार्ग, पूर्वेस पीएम रेल्वे लाईन, दक्षिणेस सयाजी रोड व भातनकर मार्ग यांमधील त्रिकोनी भूभाग
सर्व्हे नंबर / न. भ. क्रमांक :	सि.टी.एस. नंबर#1414

वार्षिक मूल्य दर तक्क्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनावे एकक
110080	241620	277860	310210	241620	चौरस मीटर

बांधणी क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	22.07 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधणी
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे सध्या-	0 10 2 तरे	बांधकामाचा दर -	Rs. 30250/-
उपवाहन सुविधा-	आहे	मजला -	Ground floor		

रस्ता सन्मुख -
Sale Type - First Sale
Sale/Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) + घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
	= ((241620-110080) * (100 / 100)) + 110080)
	= Rs. 241620/-
मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
	= 241620 * 22.07
	= Rs. 5332553.4/-

Applicable Rules - 4

एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + निर्दिष्ट मजला क्षेत्र मूल्य + लागतचा गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बांधिल वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती आवतीच्या खुल्या जागेचे मूल्य + बांधिल बाळकणी + मॅकेनिकल वाहनतळ
	= A + B + C + D + E + F + G + H + I + J
	= 5332553.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
	= Rs. 5332553.4/-

Home Print

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सह दुय्यम नियंत्रक,
मुंबई शहर क्र. ३,



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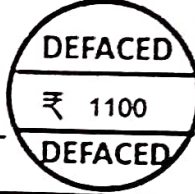
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0524097515488

Receipt Date 09/05/2024

Received from Dhc, Mobile number 9820219282, an amount of Rs.1100/-, towards Document Handling Charges for the Document to be registered on Document No. 9625 dated 09/05/2024 at the Sub Registrar office Joint S.R. Mumbai City 3 of the District Mumbai District.



Payment Details

Bank Name SBIN

Payment Date 09/05/2024

Bank CIN 10004152024050914484

REF No. 413018151867

Deface No 0524097515488D

Deface Date 09/05/2024

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



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AGREEMENT FOR SALE

Meeta

V.V. Surve

THIS AGREEMENT made and entered into at Mumbai on this 9th day of May, 2024 BETWEEN M/s. AMTrex NatureCare PVT. LTD. [PAN NO. AAHCA9089R] Through their Ex-Directors and their Directors (1) MR. PARESH P. VAKHARIA [PAN NO. AATPV1899F] (2) MRS. MEETA P. VAKHARIA [PAN NO. AAWPV4971H] both residing at 501, Avarsekar Residency, Ganesh Peth Lane, Near Plaza Cinema, Dadar (West), Mumbai-400028, hereinafter called the "VENDORS" (which expression unless repugnant to the context or meaning thereof shall be deemed to mean and include their heirs, Directors, Successors, executors, representatives, administrators, assigns etc.) of FIRST PART,

Vakharia

AND

(1) Mr. VIJAY SHANTARAM SURVE [PAN NO. ANIPS6043A] & (2) Mrs. VANASHREE VIJAY SURVE (PAN NO. DQGPS5123D) both adult Indian Inhabitants presently staying at Flat No.33, Samatadeep C.H.S. Ltd. Wing A-2, 25th Road, TPS-III, Bandra (West), Mumbai-400050, hereinafter called the "PURCHASERS" (which expression unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their heirs, executors, administrators and assigns etc.) of the SECOND PART;



WHEREAS property all that piece or parcel of freehold situate, lying and being at Baburao Parulekar Marg. Dadar, Bombay in the Registration District and sub-district of Bombay City and Bombay suburban admeasuring 1700 square yards equivalent to 1421 square metres or thereabouts registered in the Books of the Collector of Land Revenue under Rent Roll No. A/1136, last Rent Roll No. 1A/4231 (part), Laughton's Survey No. 1A/1857 and Cadastral Survey No. 1A/1414 of Lower Parel Division and bearing Original Pict No. 441 and Final Plot No 441 of Town Planning Scheme Bombay City No. IV Mahim Area and assessed to Municipal Taxes under G Ward Nos. 3312(2) and 3312 (2A), Street

AMTrex NATURE CARE PVT. LTD.

Meeta P. Vakharia

MANAGER / DIRECTOR

Vakharia

N.V. Surve

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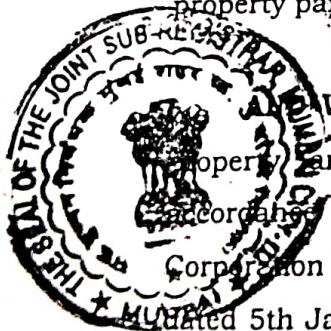
Nos. 10 and 10A, Nardul Tank Road, and bounded as follows, that to say, on or towards the East by Final Plot Nos. 442 and 443, on or towards the North by Final Plot No. 382, on or towards the West by final Plot No.440 and on or towards the South by Baburao Parulekar Marg, Dadar and shown surrounded by a red coloured line on the plan annexed thereto.

AND WHEREAS under a Conveyance dated 25th August 1988 registered with the Sub-Registrar of Bombay under Serial No. PBBE-1268 of executed by the said Sitabai Venkata Ramarao Chalasani in her capacity as the Administratrix of the estate of her deceased husband Venkata Ramarao Chalasani in her personal capacity and her children Jyothi Chitanani, Vishnuprasad Chalasani, Suguna Venigalla and Sumati Chalasani as the confirming parties in favour of the Builders abovenamed, the Builders have purchased and have become owners of land bearing **Final Plot No. 441** of Town Planning Scheme No IV, Bombay City. Mahim Area, admeasuring 1700 square yards equivalent to 1421 square meters or thereabouts particularly described in the

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schedule thereunder written and shown surrounded by red line on the plan hereto annexed and marked Annexure-I and thereafter referred to as "the said property".

AND WHEREAS in the premise the Builders are seized and possessed of or otherwise well and sufficiently entitled to the said property particularly described in the schedule thereunder written.



WHEREAS the Builders Propose to redevelop the said property and construct multi-storeyed buildings thereon in accordance with building proposals sanctioned by the Municipal Corporation of Greater Bombay under No. EB/1635/A of 1991-92 dated 5th January 1991 for construction of building 'B' consisting of ground and four upper floors and under No. EB/ 1634/A of 1991-92 dated 19th January 1991 for construction of building 'A' consisting of stilt and seven upper floors on the said property.

MANAGER / DIRECTOR CARE PVT. LTD.

M. A. P. Vaidya
MANAGER / DIRECTOR

V. V. Surve

V. V. Surve

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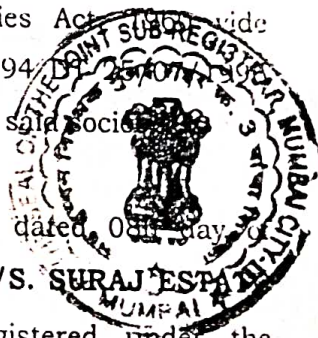
AND WHEREAS Residential blocks in the new building 'B' under construction on the said property have been allotted on ownership to persons who were in occupation of premises in the old building and structures standing on the said property demolished for the purpose of redevelopment of the said property.

AND WHEREAS the Builders alone have the sole and exclusive right to sell the flats, parking spaces and premises in the buildings under construction by the builders on the said property and to enter into agreements with the purchasers of flats, and premises on the said property and to receive the sale price in respect thereof.

AND WHEREAS the Builders are desirous of selling flats, parking spaces and premises in the buildings under construction on the said property by the Builders to different parties on ownership basis with a view ultimately that the purchasers and allottees of premises on the said property should become members of a Co-operative Housing Society.

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AND WHEREAS there is a Co-operative Housing Society formed subsequently and registered, on the name of **RAHUL APARTMENT-I CO-OPERATIVE HOUSING SOCIETY LIMITED**, under the Maharashtra Co-operative Societies Act, Registration No. BOM/W(G- N)/HSG/(T.C./5794/1996) (Year 1996-1997) (hereinafter referred to as the said Society).



AND WHEREAS under the agreement dated 08th day of February, 1996, entered into and between, **M/S. SURAJ ESTE DEVELOPERS PVT LTD**, A Company registered under the Companies Act, 1956, having its registered office at 901, Silver Cascade, Mount Mary Road, Bandra, Mumbai-400050, hereinafter referred to as "**the BUILDERS**", and **SHRI VILAS KASHINATH SANAP**, And whereas, **SHRI. VILAS KASHINATH SANAP**, has purchased and acquired, the **Flat No. C-19**, of the Building, known as, "**Rahul Apartment-I**", presently Known as "Rahul

AMTREX NATURE CARE PVT. LTD.

Mita-P. Valchanan

MANAGER / DIRECTOR

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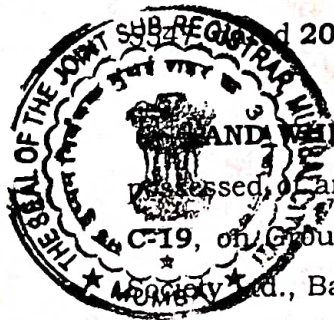
Appartments-1 Co-operative Housing Society Lad", situated at, Baburao Parulekar Marg, Dadar (w), Mumbai- 400 028, (hereinafter referred to as "the said flat") admeasuring about 237.5 sq. ft. Builtup Area equivalent to 22.064 sq. meters. Built up Area and the said Agreement was registered in the office of Sub-registrar, Mumbai under Regd. No. **2204000**, on **17 October, 1997**.

AND WHEREAS, the Transferor, therein was accepted as the member and shareholder in the **Rahul Apartment-1 Co-operative Housing Society Ltd**, having address at, Baburao Parulekar Marg, Dadar (W), Mumbai-400 028. (thereinafter referred to as the said Premises) and is holding 5 (Five) shares of Rs. 50 each bearing

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distinctive No. 91 to 95 as evidenced by **Share Certificate No.19** (thereinafter referred to as the said shares) allotted by the said Society.

AND WHEREAS SHRI VILAS KASHINATH SANAP sold out his Flat No. C-19 to incoming Purchaser/ Transferee and executed Agreement for Sale on 12th July 2004 between **SHRI VILAS KASHINATH SANAP** as Transferor and (1) **Mr. LENISH NANJI CHHEDA** & (2) **Mrs. SANGEETA LENISH CHHEDA** as Transferees and the said Agreement was registered with the Sub-Registrar of Assurances under document No. BBE-2/05386/2004, Receipt No.



20/07/2004.

AND WHEREAS Transferees were well & sufficiently seized & possessed, of and is in possession and occupation of the **Flat No. C-19**, on Ground Floor, **Rahul Apartment-I Co-operative Housing Society Ltd.**, Baburao Parulekar Marg, Dadar (W), Mumbai-400028 admeasuring about **237.5 sq.ft.** (Built-up) area equivalent to 22.064 sq.mtrs. (built-up) area.

AND WHEREAS thereafter (1) **Mr. LENISH NANJI CHHEDA** & (2) **Mrs. SANGEETA LENISH CHHEDA** sold out to incoming purchasers and executed Sale Deed on **9th March 2012**, between (1) **Mr. LENISH NANJI CHHEDA** & (2) **Mrs. SANGEETA LENISH CHHEDA** For **AMTrex NATURE CARE PVT. LTD.**

Mita P. Valcarlos
MANAGER / DIRECTOR

V.V. Surve

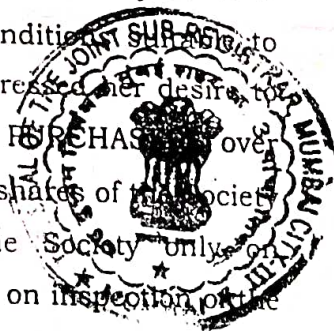
CHHEDA as Vendors and **M/s. AMTREX NATURECARE PVT. LTD.** through its Directors (1) **Mr. PARESH P. VAKHARIA** and (2) **Mrs. MEETA P. VAKHARIA** as a Purchasers and the said Sale Deed was registered with the Sub Registrar of Assurances, Mumbai City No.3 under document No. BBE-3/2161-2012, Receipt No. 2608 on **09/03/2012**.

AND WHEREAS Transfer is well & sufficiently seized & possessed of and is in possession and occupation of the **Flat No. C-19**, on Ground Floor, Rahul Apartment-I Co-operative Housing Society Ltd., Baburao Parulekar Marg, Dadar (W), Mumbai-400028 admeasuring about 237.5 sq.ft. (Built-up) area equivalent to 22.064 sq.mtrs. (built-up) area.

AND WHEREAS the VENDORS /Transferor over here is a bonafide member of the said Co-operative Housing Society had issued/transfer holding **Share Certificate No.19** of 5 (Five) shares of Rs. 50 each bearing distinctive No. 91 to 95 (both inclusive) and enjoying the all services and facilities as are being given to other members of the Society by the Society.

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AND WHEREAS the VENDORS /TRANSFERORS due to personal and domestic reasons decided to sell, transfer the said shares and interest in the capital property of the Society to some intending PURCHASERS on the terms and conditions to the VENDORS. Accordingly, the transferor expressed her desire to her closed personnel in that respect and the PURCHASER over here expressed his desire to purchase the said shares of the Society and interest in the capital property of the Society only on verification of all original documents as well as on inspection of the particular flat in the building of the Society. Thereafter, the PURCHASERS negotiated with the VENDORS in respect of the consideration to be paid alongwith other Articles being furniture and fixtures and then finally respective parties arrived at a unanimous decision to sale the said property and to purchase the



AMTREX NATURE CARE PVT. LTD.

Meeta P. Vakharia

MANAGER / DIRECTOR

Vakharia

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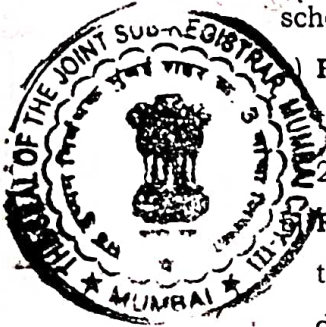
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[Signature]

said property and then also decided to reduce the said terms and conditions in writing as follows:-

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:-

- 1) THAT the VENDORS shall sell transfer assign and assure to the PURCHASERS their rights, title and interest benefit in the said Residential Flat on what is known as Ownership Basis being **Flat No. C-19**, Ground Floor, Rahul Apartment-I Co-operative Housing Society Ltd., Baburao Parulekar Marg, Dadar (W), Mumbai-400028, admeasuring **237.5 square feet** built-up alongwith **Share Certificate No.19** of 5 (Five) shares of Rs. 50 each bearing distinctive No. 91 to 95 (both inclusive) and for the price of **Rs. 58,50,000/- (Rupees Fifty Eight Lakhs Fifty Thousand only)** being a full & final consideration for the said Residential flat. Details of payment schedule as follows:-



a) **Rs.10,00,000/- (Rupees Ten Lakhs only)** as Token amount through RTGS SBINR52024022103799638, dated 21/02/2024.

b) **Rs.25,00,000/- (Rupees Twenty Five Lakhs only)** paid through RTGS/NEFT No.SBINR52024031107875791 dated 11/03/2024.

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c) **Rs.2,91,500/- (Rupees Two Lakh Ninety One Thousand Five Hundred only)** shall paid through Demand Draft No. 228954 S.B.I. Bank dated 07/05/2024 in the name of AMTRES NATURE CARE PVT. LTD. This payment should be paid immediately on the day of registration of Agreement for Sale.

d) **Rs.29,250/- (Rupees Twenty Nine Thousand Two Hundred and Fifty only)** part payment towards 1% TDS amount.

e) **Rs.29,250/- (Rupees Twenty Nine Thousand Two Hundred and Fifty only)** remaining part payment towards total 1% TDS amount [both TDS receipts attached herewith]

f) **Rs.20,00,000/- (Rupees Twenty Lakhs only)** shall be paid by the PURCHASERS pursuant to the registration of this For AMTRES NATURE CARE PVT. LTD.

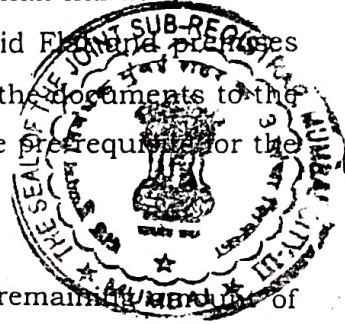
M. A. P. Vachare
MANAGER / DIRECTOR

[Handwritten Signature]
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Sale Agreement and on the decided date wherein the Loan of the said amount is sanctioned by the BANK within 30 days after registration of Agreement for Sale.

2) It has also been agreed by and between the parties that the party of the second part of this indenture shall deduct 1% **TDS** of total consideration and it shall immediately be deposited with the respective department of Income Tax and obtain receipt to that effect and copy of it shall be retained by the party of the Second part and receipt shall be produced to the party of the first part of this indenture without any excuse.

3) It is hereby agreed that the VENDORS shall handover all the original documents in relation to the said Flat and preferences to the PURCHASERS in order to submit the documents to the BANK for verification as the same are the prerequisites for the sanction of aforesaid Loan.



4) THAT the PURCHASERS shall pay the remaining amount of the total consideration value to the VENDORS on the sanctioning of the loan amount and disbursed by the BANK to the PURCHASERS and payment shall be done within a time frame of 30 days maximum.

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5) THAT on execution of this Agreement for Sale the VENDORS shall put the PURCHASERS into a possession after receiving the pending sale consideration of Rs. 20,00,000/- (Rupees Twenty Lakhs only) as the same are pending for sanctioned from the BANK. The VENDORS shall provide all the documents alongwith all the rights of the said Residential Flat to the PURCHASERS on or before the Execution of this Agreement and the PURCHASERS shall be entitled to all the times hereinafter peacefully and quietly to enter upon, live, occupy, possess and enjoy the benefit of the said Flat as well as the share certificate.

of AMTREX NATURE CARE PVT. LTD.

Mita P. Valavan

MANAGER / DIRECTOR

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6) THAT the VENDORS shall execute this Agreement for Sale of Transfer in the approved form as required by the Society in favour of the PURCHASERS.

7) THAT the VENDORS declares that the said Flat is free from encumbrances with clear & marketable title and of nature and kind and that the VENDORS have not mortgaged, charged, encumbered, dealt with or disposed off the said Flat and the said share certificate and that the said Flat is free from all claims, charges, disputes and encumbrances whatsoever and the VENDORS shall pay all outgoings in respect of the said Flat upto the month of **May, 2024** and indemnify and keep indemnified the PURCHASERS free from all claims of the Society against the same. The PURCHASERS shall pay any and all contributions towards the said Flat hereinafter i.e. from **June, 2024** and thereafter.

8) THAT the VENDORS further agrees & be available to sign papers of transferring the said Flat in the name of the PURCHASERS in the records of the said Society on making appropriate applications and other legal formalities as are required to be completed in the interest of procedure of the Society in all respect.

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9) THAT the VENDORS agrees to save, defend, keep harmless and indemnify the PURCHASERS of and from and against all the former and other estates, titles, charges and encumbrances whatsoever made, executed, occasioned or suffered by the VENDORS or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust from them and against all actions, proceedings, claims, damages. The PURCHASERS shall have right to release the said claim, charges, costs, damages and losses that they may sustain, incur or be liable in consequence of having got the ownership of the said Flat purchased in their name from the For AMTrex NATURE CARE PVT. LTD.



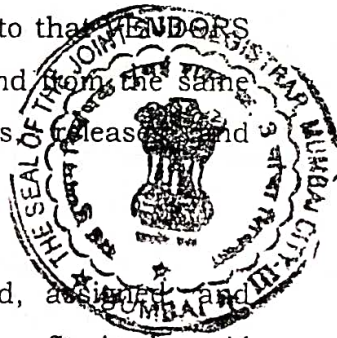
M. J. P. Valchane Vakhari
MANAGER / DIRECTOR

V.V. Sune

VENDORS personally or their heirs executors or administrators or their proprietaries as the case may be.

- 10) THAT the VENDORS declares that hereinafter they and their all heirs and legal representatives shall have no right, title, interest or claim of any kind or nature whatsoever in the said Flat of the said Society.
- 11) THAT the VENDORS upon execution of this agreement & shall put the PURCHASERS in vacant and peaceful possession of the said Flat whereupon the PURCHASERS/ Transferee shall pay to the VENDORS the full and final consideration sum of **Rs. 58,50,000/- (Rupees Fifty-Eight Lakhs Fifty Thousand only)** for which separate receipts shall be given by the VENDORS to the PURCHASERS.
- 12) It is further agreed that the transfer fees required to be paid to the said Society for transfer of the said Flat, the same shall be borne and paid by the VENDORS and the PURCHASERS on **equal proportion ratio**.
- 13) In pursuance of this Agreement the PURCHASERS had already paid **Rs. 38,50,000/-** against the total consideration of **Rs. 58,50,000/-** and pending amount towards the total consideration shall be paid by the PURCHASERS after the execution of this Agreement and pursuant to that the VENDORS hereby admits and acknowledges and of and from the same and every part thereof forever acquits, release and discharges the PURCHASERS.
- 14) The VENDORS have thus hereby granted, assigned and transferred all their rights, titles, interest, benefits in the said Flat of the said Society.
- 15) The VENDORS agree to pay and admits having paid all their dues to the Society on account of Society charges towards

PURCHASERS		M
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AMITREX NATURE CARE PVT. LTD.
Mrida-P. Valchanan
MANAGER / DIRECTOR

Vakhane
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maintenance taxes and all Society charges shall be borne by the PURCHASERS.

16) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Flat or of the said plot and building or any part thereof. The PURCHASERS shall have no claim save and except otherwise in respect of the said Flat hereby agreed to be sold to them and all open spaces, parking spaces, lobbies staircases, terraces, recreation spaces etc. will remain the property of the Society.

17) The PURCHASERS shall present this agreement at the proper registration office for registration within the time limit prescribed by the Registration Act 1908 under Article 25 and



the VENDORS will attend such Office and admit execution thereof on being informed by the PURCHASERS in writing to the VENDORS.

18) The stamp duty, registration charges, out of pocket expenses, connection with the preparing and execution of this agreement and other documents shall be borne, shared and

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paid by the PURCHASERS of the premises in the said building in proportion to the PURCHASERS's price of their respective Flat and other premises and/or paid by the cooperative Society.

SCHEDULE OF THE PROPERTY

ALL THAT piece or parcel of freehold land situate, lying and being at Baburao Parulekar Marg. Dadar, Bombay in the Registration District and sub-district of Bombay City and Bombay suburban admeasuring 1700 square yards equivalent to 1421 square metres or thereabouts registered in the Books of the Collector of Lard Revenue under Rent Roll No. A/1136, last Rent Roll No. 1A/4231 (part), Laughton's Survey No. 1A/1857 and Cadastral Survey No.1A/1414 of Lower Parel Division and bearing Original Pitch No.

NATURE CARE PVT. LTD.
Mita P. Valankar
MANAGER / DIRECTOR

Vakht
10 N. Sume

441 and Final Plot No 441 of Town Planning Scheme Bombay City No. IV Mahim Area and assessed to Municipal Taxes under G/Ward Nos. 3312(2) and 3312 (2A), Street Nos. 10 and 10A, Nardul Tank Road, and bounded as follows:-

On or towards the East by : Final Plot Nos. 442 and 443,
On or towards North by : Final Plot No. 382
On or towards West by : Final Plot No.440
On or towards South by : Baburao Parulekar Marg



SCHEDULE OF THE FLAT

Residential Flat No. C-19, admeasuring 237.5 square feet built-up on Ground Floor, Rahul Apartment-I Co-operative Housing Society Ltd., Baburao Parulekar Marg, Dadar (W), Mumbai-400028, bearing Plot No. 441 of T.P.S. IV, C.S. No. 1A/1414 of Lower Parel Division in the Registration District and sub-district of Bombay City and Bombay suburban.

Building Constructed in the year 1993

Building consists of Ground + 4 Upper Floor without lift.

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For AMTREX NATURE CARE PVT. LTD.

Mita P. Vachare
MANAGER / DIRECTOR

Vachare

V.V. Surve

IN WITNESS WHEREOF the parties hereto and have hereunto subscribed their respective hands at Mumbai in the manner hereinabove mentioned the day and year first hereinabove written.

SIGNED & DELIVERED by the
withinnamed "VENDORS"
M/s. AMTrex NATURECARE PVT. LTD.

Through its Ex-Directors and Directors For AMTrex NATURE CARE PVT. LTD.
(1) **MR. PARESH P. VAKHARIA**



Vakharia
NAGER / DIRECTOR

(2) **MRS. MEETA P. VAKHARIA**



For AMTrex NATURE CARE PVT.
Meeta P. Vakharia
MANAGER / DIRECTOR

in the presence of

SIGNED & DELIVERED by the
withinnamed "PURCHASERS"

ANASHREE VIJAY SURVE

Anashree



(2) **MR. VIJAY SHANTARAM SURVE**

in the presence of

WITNESSES:

1) *Nilesh* *Surve*

2) *[Signature]*

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THE RAHUL APARTMENT - I CO-OPERATIVE HOUSING SOCIETY LIMITED (Registered under M. C. S. Act 1960/Registration No. 1960/1244-N) H.S.G. (T.C.)/57950 and Date 25/07/66

No. 19

Authorised Share Capital Rs. 14000/-

Shares each of Rs. 50/- only

Member's Register No. C19



THIS IS TO CERTIFY that Shri / Smt. VILAS K.

SANAP

of MUMBAI is the Registered Holder of Shares [FIVE] from No. 91

to 95 of Rs. 250/- (RS. TWO HUNDRED FIFTY ONLY)

in THE RAHUL APARTMENT - I CO-OPERATIVE HOUSING SOCIETY LTD.

DADAR, MUMBAI - 28 subject to the Bye-laws of the said Society and that upon each of

such Shares the sum of Rupees Filly has been paid.

GIVEN under the Common Seal of the said Society at MUMBAI this 19th MARCH

V of 1999



[Signature] Chairman
[Signature] Hon. Secretary
 P D Bagre Member of the Committee

RAHUL APARTMENT-I CO-OP.HSG.SOCIETY LTD.

Reg.No.BOM/AY (G-M) HSG.(TC)5794 Year 96-97
Plot No.441, T.P.S.4, Mabim Ward, Daburao Parulekar Marg,
Dadar (W), Mumbai-400 028.

Ref No.

Date : 16 / 01 / 2024

INTERNAL

With reference to your letter dtd. 15/1/2024 regarding clarify the allocation of flats number in each wing of the Society as required by the Bank / Authorities.

We hereby state that as per the Occupation Certificate bearing No. EB/1635/A dated 20/4/1993 & 14/12/1994 of Municipal Corporation of Greater Bombay regarding occupation of existing tenants the numbering of wings of the society are mentioned building " B1, B 2 & B 3.

After formation of Society for the purpose of convenience the numbering was changed to Wing 'B' 'C' and 'D ' instead of B 1, B2 & B 3 respectively. Accordingly in B wing having flat No.1 to 18, C wing Flat No. 19 to 38 And D wing flat No. 39 to 56.

Yours faithfully,

For Rahul Apartment I Co-op Hsg.Soc.Ltd.

M.P. Seingadi P.H. Vankar
Chairman / Secretary / Treasurer



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MUNICIPAL CORPORATION OF GREATER BOMBAY

No. EM/1635/A

M. Corp. Bldg. Form No. 2-B
1st Floor, 2nd & 3rd Floors
Municipal Corporation Bldg.

Date: 20/4/93

To
Shri P.C. Parakh
M/s. J.P. Parakh & Son
102, Maryland Corner
Plot 39, Sion (East),
Bombay-400 022.

Sub: Proposed building 'B' on F.P. No. 641 of TPS-IV
Mahim at Baburao Parulekar Marg, Dadar,
Bombay-28.

Ref: Your letter. w/nó. SI/171/1093/H/C/92-93
dtd. 30.3.93 and 12.4.93

Sir,

WITHOUT PREJUDICE

With reference to your above cited letter, this is to inform you that by direction, there is no objection to occupy wings "B2 & B3" only of bldg.-B for part ground/part stilt + 4 upper floors to reaccommodate 33 Nos. of existing tenants on plot as per the plans submitted by you, subject to following conditions -

1. That the conditions laid vide I.O.D. issued under even No. dtd. 5.1.1991, shall be complied with for the remaining work of the proposal under reference.
2. That the conditions laid vide letter of approval for amended plans under even no. dtd. 4.10.91 shall be complied with for the remaining work of the proposal under reference.
3. That an amount of Rs.95,000/- towards balance amount for premium for staircase and lift shall be paid before C.C. for further remaining work of the proposal under reference.
4. That the temporary transit sheds occupied by the existing tenants at present shall be demolished immediately after reaccommodating them in the constructed/completed B2 & B3 wings of Bldg.-B.

This occupation permission is granted without prejudice to the rights of Municipal Corporation of Greater Bombay to take action under Sec. 253-A of the B.M.C. Act if found necessary.

224 28 44	

Yours faithfully,
[Signature]
Executive Engineer
Building Proposals-(City).



Ug/-19:4.

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10th Floor, Municipal Office,
Municipal Corporation of Greater Bombay,
Municipal Office, 10th Floor, Maharashtra State,
Bombay, India-400022

बृहन्मुंबई महानगरपालिका

MUNICIPAL CORPORATION OF GREATER BOMBAY

No. EB/1635/A of

Date: 14/12/74

To
Shri P.C. Parekh
M/s. J.P. Parekh & Son
Architects,
102, Maryland Corner,
Plot 30, Cion (East),
Bombay-400022.

Sub: Proposed building 'B' on F.P.No.441
of T.P.D.IV, Malim at Deburao Parulekar
Marg, Dadar, Bombay-20.

Ref.: No:SH/171/700/LMC/94-95 dt. 14th Nov. 74.

Sir,

WITHOUT PREJUDICE.

With reference to your above cited letter, this is to inform you that by direction, there is no objection to occupy Building 'B' i.e. Wing B-1 and B-2 (Part) only for part ground floor, part stilt + 4 upper floors to accommodate the existing tenants on plot as per the plans submitted by you, subject to the following conditions:-

1. That the remaining work of building 'B' shall be completed within period of one month.
2. That the transit sheds shall be removed and access to Building 'B' shall be constructed within one month.
3. That Certificate under Section 270A from Rd Hydraulic Engineer shall be submitted before occupation/D.C.C. of both buildings 'A' & 'B'.
4. That all the conditions of layout approval under No.EB/9877/A shall be complied with before D.C.C./occupation of both buildings.

This occupation permission is granted without rights of Municipal Corporation of Greater Bombay to Section 353-A of the B.M.C.Act, if found necessary.

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14/12/74		

Yours faithfully,

Executive Engineer,
Building Proposals (City)



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MUNICIPAL CORPORATION OF GREAT BOMBAY

No. EB/1635/A

W. P. No. 1142 of 1993
-17-
10 St. Halizuddin Mulla
Browlie, Bombay-400 022.

Date: 20/4/93

To
Shri P.C.Parekh
M/s.J.P.Parekh & Son
102, Maryland Corner
Plot 39, Sion(East),
Bombay-400 022.

Sub: Proposed building 'B' on F.P.No.441 of TPS-IV
Mahim at Baburao Parulskar Marg, Dadar,
Bombay-28.

Ref: Your letter u/no. SN/171/1093/BMC/92-93
dtd. 30.3.93 and 12.4.93

Sir,

WITHOUT PREJUDICE

With reference to your above cited letter, this is to inform you that by direction, there is no objection to occupy wing "B2 & B3" only of bldg.-B for part ground/part stilt + 2 upper floors to reaccommodate 33 Nos. of existing tenants on plot as per the plans submitted by you, subject to following conditions:

1. That the conditions laid vide I.O.D. issued under dtd. 5.1.1991, shall be complied with for the remaining work of the proposal under reference.
2. That the conditions laid vide letter of approval of plans under even no. dt. 4.10.91 shall be complied with for the remaining work of the proposal under reference.
3. That an amount of Rs.95,000/- towards balance amount for premium for staircase and lift shall be paid before for further remaining work of the proposal under reference.
4. That the temporary transit sheds occupied by the existing tenants at present shall be demolished immediately after reaccommodating them in the constructed/completed B2 & B3 wings of Bldg.-B.



This occupation permission is granted without prejudice to the rights of Municipal Corporation of Greater Bombay to take action under sec. 79-A of the M.C. Act, if found necessary.



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Yours faithfully,
sd/
Executive Engineer
Building Proposals (City).

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20/4/93		

Ug/-19.4.93

No. EB/1635/A OF 20/4/93

C.C.: 1) Owner, Shri Thomas Rajan
M/s.Suraj Estate Developers
C/o. Architect.

2) W.O.G/North, (3) A.A.&C. G/North (4) B.H.&A.D.Board,
5).

sd/
M.E.E.F. (City).

112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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MUNICIPAL CORPORATION OF GREATER BOMBAY

No.Es/1635/A of

Dated:- 14/2/94

To

Mrs. P.C. Parekh
M/s. P.C. Parekh & Son
Architects,
102, Maryland Corner,
Plot 20, Zion(East),
Bombay-400022.

Sub.: Proposed building 'B' on F.P.No.441
of T.P.S.IV, Mahim at Baburao Perulekar
Marg, Dader, Bombay-29.

Ref.: No.SN/171/709/BMC/94-95 dt. 14th Nov. 94.

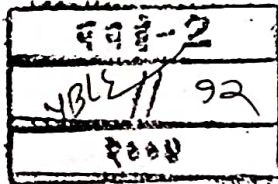
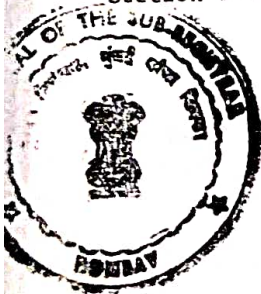
Sir,

WITHOUT PREJUDICE

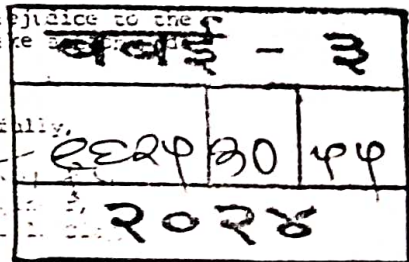
With reference to your above cited letter, this is to inform you that by direction, there is no objection to occupy Building 'B' i.e. Wing B-1 and B-2(Part) only for part ground floor, part stairs & upper floors to reaccommodate the existing tenants on plot as per the plans submitted by you, subject to the following conditions

1. That the remaining work of building 'B' should be completed within period of one month.
2. That the transit sheds shall be removed and access to Building 'B' shall be constructed within one month.
3. That Certificate under Section 27A from M.E Hydraulic Engineer shall be submitted before occupation/B.C.C. of both buildings 'A' & 'B'.
4. That all the conditions of layout approval under No.Es/9877/A shall be complied with before B.C.C./occupation of both buildings.

This occupation permission is granted without prejudice to the rights of Municipal Corporation of Greater Bombay to take action under Section 353-A of the S.M.C.Act. if found necessary.



Yours faithfully,



MUNICIPAL CORPORATION OF GREATER MUMBAI

No. BN/1654/GN/A

Ex. Engr. Bldg. Proposals (City)
M. C. C. M., 3rd Floor,
'E' Ward Municipal Office,
Shaikh Hafizuddin Marg,
Byculla, Mumbai. 400 006

To

Dated:- 14/07/97

Shri. Rajan Thane,
C.A. to Sitabai Chalgani & Others
C/o M/s. Euraaj Estate Developers,
79, Near Farina Road, Churchgate,
Mumbai.

Sub:- Proposed building on F.P.No.441 T.P.Schone-IV
Mahim Division, Baburao Paralkar Marg, Mumbai.

Re: Your architect's letter dated 24.1.97 under
No. BN/171A/1005/MMC/96-97.

Sir,

WITHOUT PREJUDICE

With reference to above, I have to inform you that so far as this office is concerned, there is no objection for occupation of the entire building i.e. stilt + 7 upper floors, completed under the supervision of Licensed Architect Shri Parimal C. Parakh (Reg. No. CA/75/581) and structural Engineer Shri A. Chitalia (Reg. No. STR/C-3), on the plot number mentioned above subject to the following conditions:

- 1) That the certificate under sec. 270-A of B.M.C. Act shall be submitted to this office before B.C.C.
- 2) That part of plot of temple ~~of the plot~~ under reference shall be demolished within 3 months of date of B.C.C. which is earlier.

- This occupation permission granted without prejudice to the rights of Municipal Corporation of Greater Mumbai to take action under sec. 353 of the B.M.C. Act, if found necessary.

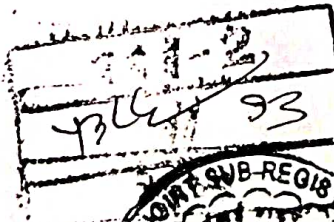
A set of occupation permit shall be duly signed and stamped is returned herewith.

Yours faithfully,

Dy. Chief Engineer
Building Proposals (City).

Acc: Plan.

Md. 30. 97.



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10/05/2024

सूची क्र.2

दुय्यम निबंधक : गृह, नि. मुंबई महार 3

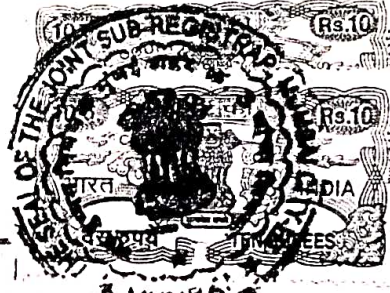
दस्त क्रमांक : 9625/2024

मोबिली :

Regn 63m

गावाचे नाव : सोअर परेल

(1) विनोदना प्रकार	करारनामा
(2) मोबदला	5850000
(3) बाजारभावा(भाडेपट्ट्याच्या बाबत नपट्टाकार आकारणी देतो की पट्टेदार ते नमुद कराचे)	5332553.4
(4) घू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव मुंबई मनपा इतर वर्णन : सदनिका नं: सदनिका क्र सी/19, माळा नं: तळमजला, इमारतीचे नाव: राहुल अपार्टमेंट 1 को ऑप हो सोसा लि, ब्लॉक नं: दादर पश्चिम मुंबई - 400028, रोड : बाबुराव परळेकर मार्ग ((C.T.S. Number : 1A/1414 ;))
(5) क्षेत्रफळ	1) 22.07 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पसकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स एमट्रेक्स नेचरकेअर प्रा लि चे संचालक परेश वखारिया - - वय:-62; पत्ता:-प्लॉट नं: सदनिका क्र 501, माळा नं: 5 वा मजला, इमारतीचे नाव: अवसेकर रेसिडेन्सी, ब्लॉक नं: दादर पश्चिम मुंबई - 400028, रोड नं: गणेश पेठ लेन PAN NO-AAHCA9089R, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:- 2): नाव:-मेसर्स एमट्रेक्स नेचरकेअर प्रा लि च्या संचालिका मिता वखारिया - - वय:-55; पत्ता:-प्लॉट नं: सदनिका क्र 501, माळा नं: 5 वा मजला, इमारतीचे नाव: अवसेकर रेसिडेन्सी, ब्लॉक नं: दादर पश्चिम मुंबई - 400028, रोड नं: गणेश पेठ लेन PAN NO-AAHCA9089R, महाराष्ट्र, MUMBAI. पिन कोड:-400028 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विजय शांताराम सुर्वे - - वय:-50; पत्ता:-प्लॉट नं: सदनिका क्र 33, माळा नं: -, इमारतीचे नाव: समतादीप को ऑप हो सोसा लि, ब्लॉक नं: वांद्रे पश्चिम मुंबई - 400050, रोड नं: टीपीस ३, २५ वा रोड PAN NO-ANIPS6043A, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:- 2): नाव:-बनशी विजय सुर्वे - - वय:-45; पत्ता:-प्लॉट नं: सदनिका क्र 33, माळा नं: -, इमारतीचे नाव: समतादीप को ऑप हो सोसा लि, ब्लॉक नं: वांद्रे पश्चिम मुंबई - 400050, रोड नं: टीपीस ३, २५ वा रोड PAN NO-DQGPS5123A, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	09/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	09/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	9625/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	351000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

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

Integrated Governance enabling You to Do Business Easily
It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 09/05/2024) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

खरी प्रत

सह दुय्यम निबंधक मुंबई
शहर क्र. ३;