



CHALLAN
MTR Form Number-6



GRN	MH016398688202324P	BARCODE			Date	28/02/2024-15:11:06	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BDR16_JT SUB REGISTRAR ANDHERI 5			PAN No.(If Applicable)	ALPPG3118B			
Location	MUMBAI			Full Name	MEENA NOEL GONSALVES			
Year	2023-2024 One Time			Flat/Block No.	Flat No. 10A, 1st Floor, Building No 22, Amar-Jyoti			
Account Head Details	Amount In Rs.			Premises/Building	Co-op. Hsg. Soc. Ltd.,			
0030045501	Stamp Duty	375000.00		Road/Street	Manish Nagar, Four Bungalows, Andheri West,			
0030063301	Registration Fee	30000.00		Area/Locality	Mumbai			
				Town/City/District				
				PIN	4 0 0 0 5 3			
				Remarks (If Any)	PAN2=AACPA8789N-SecpndPartyName=KIRAN RAVI ARORA-			
				Amount In	Four Lakh Five Thousand Rupees Only			
Total		4,05,000.00		Words	Four Lakh Five Thousand Rupees Only			
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	10000502024022805932		7575563953637
Cheque/DD No.		Bank Date	RBI Date	28/02/2024-15:12:40		Not Verified with RBI		
Name of Bank		Bank-Branch		STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				

Department ID : Mobile No. : 9870546097
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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GRN : MH016482869202324P Amount : 75,000.00

Bank : STATE BANK OF INDIA Date : 29/02/2024
Total Disbursement Amount

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CHALLAN
MTR Form Number-6



GRN	MH016402869202324P	BARCODE			Date	29/02/2024-15:00:39	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BDR16_JT SUB REGISTRAR ANDHERI 5			Full Name	MEENA NOEL GONSALVES			
Location	MUMBAI			Flat/Block No.	OFFICE NO 10A 1ST FLOOR BLDG NO 22 AMAR			
Year	2023-2024 One Time			Premises/Building	JYOTI CHS LTD			
Account Head Details		Amount In Rs.						
0030045501 Stamp Duty		75000.00		Road/Street	MANISH NAGAR 4 BUNGALOWS ANDHERI WEST			
				Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 5 3			
				Remarks (If Any)				
				SecondPartyName=KIRAN RAVI ARORA~				
				Amount In	Seventy Five Thousand Rupees Only			
Total	75,000.00		Words					
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	10000502024022906068		4512034625737	
Cheque/DD No.			Bank Date	RBI Date	29/02/2024-15:01:11		Not Verified with RBI	
Name of Bank			Bank-Branch		STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9870546097
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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SALE DEED

This SALE DEED is made and entered into at Mumbai on this on this 29th day of February, 2024

BETWEEN

MRS. KIRAN RAVI ARORA, Age: 67 years, having PAN No. AACPA8789N Adult, Indian Inhabitant, presently residing at Flat No. 301-302, 3rd floor, Vishwashanti C.H.S. Ltd, Seven Bungalows, Andheri (West), Mumbai-400061 hereinafter called "**the Transferor**" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean bind and include her legal heirs, successors, administrators and executors) of the **FIRST PART**;

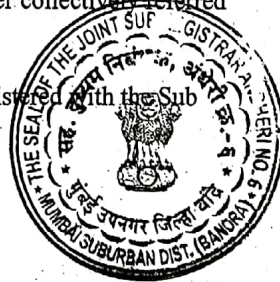
AND

MRS. MEENA NOEL GONSALVES, Age: 53 years, having PAN No. ALPPG3118B an Indian Inhabitant residing at Flat No. 62, 6th Floor, Ritu Apartments, Juhu Versova Link Road, Near HDFC Bank, Andheri (West), Mumbai-400053 hereinafter collectively referred to as "**the Transferee**" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and bind include his respective heirs, executors, administrators and assigns) OF THE **THIRD PART**:

WHEREAS:-

1. Mr. Ravi Hansraj Arora, (deceased member) was solely seized and possessed of and otherwise well and sufficiently entitled to Flat No. 10A on the 1st Floor, admeasuring 324 sq. ft. Built-up i.e. 30.11 sq metres built up area in the building known as Amar Jyoti Co-op. Hsg. Soc. Ltd., situated at Building No 22, Four Bungalows, Manish Nagar, Andheri (West) Mumbai-400053 ("the said flat").
2. Mr. Ravi Hansraj Arora, was solely registered member and shareholder of Amar Jyoti Co-op. Hsg. Soc. Ltd. (hereinafter referred to as "the said Society") and as such, was the registered holder of 5 (five) fully paid up shares of the face value of Rs.50/- (Rupees Fifty only) each, of the aggregate value of Rs. 250/- (Rupees Two hundred fifty only) vide Share Certificate No. 82 bearing Shares distinctive Nos. 246 to 250 (both inclusive) issued by the said society. Hereto annexed and marked as **Annexure 'A'** is a copy of the Share Certificate in respect of the flat. The Flat and the said shares are more particularly described in the First Schedule hereunder written and are hereinafter collectively referred to as "**the said Flat**".
3. By and under a Sale Deed, dated. 19th September 1994 which is registered with the Sub

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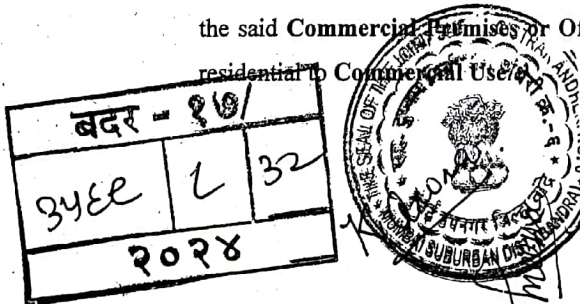


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Registrar of Assurances, Andheri Taluka, under Document No. BDR1-704-1994, dated 20/09/1994 made and entered into between the co-owners SMT. RAMA KHAMBE & MR. VINAIK RAMRAO PAWAR, therein referred to as "the Vendors" and MR. RAVI HANSRAJ ARORA & MR. HARESH LAXMAN PATEL herein referred to as "the Purchasers" therein agreed to purchase from "the Vendors" a residential flat, i.e. Flat No. 10, "the said Flat" on the basis of the document submitted.

4. By an M.O.U Agreement dated 30th September 1994, Mr. Ravi Hansraj Arora & Mr. Haresh Laxman Patel came to an understanding amongst them and mutually agreed that, after the partition/split/division between "the said Flat", Mr. Ravi Hansraj Arora was allotted Part 10A, and Mr. Haresh Laxman Patel was allotted Part 10B on the 1st floor of "the said Society".
5. Mr. Ravi Hansraj Arora, being the sole owner of Part 10A (i.e. Flat No. 10A) had the absolute possession of the Part 10A.
6. Mr. Ravi Hansraj Arora, being a member of "the said Society", was issued the share certificate of five fully paid up shares of Rs. 50/- each, bearing Share Certificate No- 82, having Distinctive numbers from 246 to 250, (both inclusive) dated 10th August, 2001 (hereinafter referred to as "the said Shares").
7. Originally, Part 10A & Part 10B of the said Flat was initially approved to be used for Residential purposes and only after an application made by the applicant/s (the Purchasers) to the "MCGM "H & K" Municipal Ward as per their letter dated 13/05/2002 to the Executive Engineer, Building Proposal for transfer the said Flat into two separate Flats 10A & 10B from the existing Residential use to be used as a Commercial Property or Office. The MCGM as per their permission letter dated 18th September 2002 and as agreed by the said Society, in an NOC letter dated 31st August 2001, approved the same and hence the said Flat (i.e. Flat No. 10), was to be used for Commercial Purposes or Office only. (Hereinafter to be referred to as the "said Commercial Premises or Office".)
8. WHEREAS the Transferor assures that the said Flat, originally intended for residential use, has been lawfully converted for Commercial Use or Office as in accordance with the applicable laws, regulations, and permissions from the competent authorities.
9. The Transferor further declares that all necessary permissions, consents, and sanctions required for such conversion from the competent authorities, including but not limited to the local municipal corporation, have been duly obtained and are in force and effect.
10. This deed is executed on the understanding that the Transferee has agreed to purchase the said Commercial Premises or Office for use is fully aware of its conversion from residential to Commercial Use.



11. Mr. Ravi Hansraj Arora, died intestate on dated. 15th December, 2012 leaving behind the following surviving heirs and legal representatives in respect of his rights, titles, interests and shares:

- i. Mrs Kiran Ravi Arora (Wife of the deceased)
- ii. Mr Rikhil Ravi Arora (Son of the deceased)

12. The Releasor and the Releasee herein are the only surviving legal heirs of Late Ravi Hansraj Arora. The Releasor and the Releasee are thus entitled to shares, rights, titles and interests in respect of the said Commercial Premises or Office in the following proportion:

Sr No	Name	Relation	Share in %
1.	Mr Rikhil Ravi Arora (Releasor)	Son	50%
2.	Mrs Kiran Ravi Arora (Releasee)	Wife	50%

13. The Releasor is desirous of relinquishing and releasing his shares, undivided rights, titles and interests in respect of "the said Commercial Premises" in favour of the Releasee without any consideration and the Releasee has agreed to accept the said Release.

14. By vide Registered Release Deed dated. 16/02/2024 which is registered with Sub Registrar of Assurances, Andheri Taluka, under document serial number BDR16-2535-2024, on dated. 16/02/2024 made and entered into between MR. RIKHIL RAVI ARORA therein referred to as the Releasor the party of the one part and MRS. KIRAN RAVI AROFA, the Transferor herein therein referred to as the Releasee of the other part, have release 50% ownership right by way of Release Deed on the terms and conditions therein mentioned and accordingly the Transferor herein is absolute sole and 100% owner of the said Commercial Premises and the said Shares i.e. Office No. 10A, on the 1st Floor and Share Certificate No. 82 bearing distinctive Nos. 246 to 250 (both inclusive), admeasuring 270 square feet carpet area i.e. 324 Sq. Ft. Built up area i.e. 30.11 square meters built up area (Actual release deed of 15.06 square meters built up area).

15. The Transferor has represented to the Transferee as under:-

1. The Transferor is good and title free from all encumbrances of any nature whatsoever in regards of the said Commercial Premises or Office and there are no outstanding estates or effects by way of lease, lien, charge, inheritance, sale, gift, trust or mortgage or otherwise howsoever and/or against the said Commercial Premises or Office.
2. There are no suits, litigation's, civil or criminal or any other proceeding pending as against the said Commercial Premises or Office affecting her ownership rights, titles and interests in the said Commercial Premises or Office and the said Shares.

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3. There are no attachments or prohibitory orders from the court of law against ownership rights and the said **Commercial Premises or Office**, which is free from all mortgages, loans, litigations or charges and/or is subject matter of any Lis Pendens.
4. The **Transferor** has not received any kind of notice either from the government, Brihanmumbai Municipal Corporation or any authorities regarding any proceeding with regards to the said **Commercial Premises or Office**.
5. The **Transferor** has paid all the necessary charges of all natures whatsoever in respect of the said **Commercial Premises or Office** to the said **Society**, Government or any other authorities before the execution of this **SALE DEED**.
6. The **Transferor** has not entered into any Agreement either in the form of Agreement for Sale, M.O.U., Lease Agreement, Mortgage or any other Agreement whatsoever in respect of the said **Commercial Premises or Office**.
7. The **Transferor** has exclusive use, occupation and possession of the said **Commercial Premises or Office** and every part thereof.
8. The **Transferor** is not restricted either in the Income Tax Act, Wealth Tax Act, or any other Statute from disposing of the said **Commercial Premises or Office** or any part thereof.
9. The **Transferor** have not done any act, deed, matter or thing whereby she is prevented from entering into this **SALE DEED**, and the **Transferor** has all right, title and interest to enter into this **SALE DEED**.

16. The **Transferor** has accepted the request of the **Transferee** herein and the parties hereto have issued notice to the said society about the **Transferor's** intention to transfer her rights, titles and interests in the said **Commercial Premises** and accordingly the said **Society** has issued therein N.O.C. letter, dated. 6th February, 2024 allowing the **Transferor** to sell the said **Commercial Premises** to **Transferee**.
17. Accordingly, the **Transferor** has agreed to execute this **SALE DEED** on the terms and conditions herein after appearing, for the total consideration of Rs. 75, 00,000/- (**RUPEES SEVENTY FIVE LAKHS ONLY**).

NOW THEREFORE THESE PRESENTS WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY THE PARTIES HERETO AS UNDER: -

1. The recitals form an integral part and parcel of this **SALE DEED**, and are not repeated in the operative part only for the sake of brevity and should be deemed to be incorporated in this operative part also as if the same were set out hereunder and reproduced verbatim.
2. The **Transferor** does hereby agree to transfer and assign absolutely all her rights, titles and interests in respect of the said **Commercial Premises** i.e. Office No. 10A, on the 1st Floor

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and Share Certificate No. 82 bearing distinctive Nos. 246 to 250 (both inclusive), admeasuring 270 square feet carpet area i.e. 324 Sq. Ft. Built up area i.e. 30.11 square meters built up area ("the said Commercial Premises"), together with the said Shares, for the sale consideration of Rs. 75,00,000/- (RUPEES SEVENTY FIVELAKHS ONLY).

3. The Transferee has agreed to pay the said afore mentioned sum to acquire the said Commercial Premises and the said Shares of the said Society, with the permanent and absolute right of use and occupation of the said Commercial Premises. The Transferor further agrees that proper 1% T.D.S. of Rs. 75,000/- (1% of Agreement value), shall be deducted by the Transferee at the time of execution of this SALE DEED, and appropriate receipt for the same shall be submitted to the Transferor within 30 days of registration of document.
4. The Transferor on or before execution hereof has received part payment of Rs. 5,00,000/- (Rupees Five Lakhs only), (the receipt whereof the Transferor hereby admits and acknowledges the part payment).
5. The Transferee has made full and final payment of Rs. 69,25,000/- (Rupees Sixty nine lakhs twenty five thousand only) to the Transferor on or before dated. 29/02/2024. Upon receipt of the final payment, the Transferor shall deliver to the Transferee all original documents for the said Commercial Premises. The Transferor represents and warrants to the Transferee that the Transferor is the legal owner of the Property, and that the Property is free from all liens and encumbrances, except as otherwise provided in this Agreement.
6. The possession of the said Commercial Premises and the further formalities under the bye-laws and M.C.S. Act, 1960 will be completed by the Transferor by signing necessary forms, letters, applications, possession letter, undertakings, etc.; on the fulfilment of the conditions for full payment of the sale consideration by the Transferee.
7. The Transferor agrees to deliver possession of the property to the Transferee on 29th February, 2024 subject to the terms and conditions of this Agreement. The Transferor shall ensure that the property is vacant and ready for occupation by the Transferee on the agreed date of possession. If the Transferor fails to deliver possession on the agreed date, the Transferee may, at their option, terminate this Agreement or seek specific performance and/or damages from the Transferor.
8. In consideration of the above, the Transferor hereby assigns and transfers all her rights, titles and interests of the said Commercial Premises along with its ownership/occupancy and possessory rights to the Transferee.
9. It is hereby confirmed and declared by the Transferor that the possession of the said Commercial Premises will be handed over to the Transferee after the full and final payment to the Transferor and the registration of the SALE DEED. Further formalities under the bye-laws and M.C.S. Act, 1960 will be completed by the Transferor and the

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Transferee on delivery of the vacant and peaceful possession of the said **Commercial Premises or Office** in the records of the said society.

10. In consideration of the above, the **Transferor** hereby assigns and transfers all her rights, titles and interests in the above said **Commercial Premises or Office** along with its ownership/occupancy and possessory rights to the **Transferee**.
11. The **Transferor** does hereby promises the **Transferee** that the said **Commercial Premises or Office** hereby sold is free from all encumbrances of any nature whatsoever and that the **Transferor** has the full and absolute right and power to sell, transfer and deliver the vacant and peaceful possession of the said **Commercial Premises or Office** to the **Transferee**.
12. The **Transferee** hereby agrees to become the members of the Amar Jyoti C.H.S. Ltd and abide by all the bye-laws, rules and regulations adopted by the Amar Jyoti C.H.S. Ltd or any law which it may adopt from time to time.
13. The **Transferee** hereby agrees to observe and perform rules, regulations and bye-laws of the Amar Jyoti C.H.S. Ltd, and regularly pay the dues payable to the said society, including the ground rent, Municipal Taxes, water charges, outgoing etc. in respect of the above said **Commercial Premises or Office**.
14. The **Transferor** hereby declares as follows:
 - a. She has not entered into any agreement with any other person/s in respect of the said **Commercial Premises or Office**.
 - b. The **Transferor** has not transferred and assigned her rights, title and interest in respect of the above said **Commercial Premises or Office** to any person/s.
 - c. The **Transferor** has not mortgaged, alienated or charged the said **Commercial Premises or Office** or any part thereof to/with any person/s and the same is free from all encumbrances.
 - d. The **Transferor** declares that except the **Transferor** no other person/s have any right in the said **Commercial Premises/Shares** and the **Transferor** being the owner of the said **Commercial Premises or Office** they have got full and absolute right to assign and transfer the right, title and interest in the said **Commercial Premises or Office** and the said **Shares** in favour of the **Transferee**.
 - e. That no suit, proceedings, litigation, etc.; are pending against the said **Commercial Premises or Office**, nor is the said **Commercial Premises or Office** a subject matter in any Court of law.

15. The **Transferor** do hereby promises the **Transferee** that they have agreed to pay and cleared all the dues of the said **Commercial Premises or Office** such as maintenance charges, taxes,

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electricity charges, etc up to date of possession in respect of the said **Commercial Premises or Office** and from the date of possession, the **Transferee** shall be responsible for the payment for all the dues, taxes, outgoing, society charges, electricity charges and all other amounts for the said **Commercial Premises**

16. The **Transferor** does hereby promises the **Transferee** that if any such outstanding amount is claimed by the said society or any other persons in respect of the said **Commercial Premises**, pertaining to the period, till giving possession to the **Transferee**, the **Transferor** does hereby undertake to pay and hereby indemnify the **Transferee** against any such amount, claim or demand by the said **Society** or any other person or persons in respect of the said **Commercial Premises or Office**.
17. That the Stamp duty, registration charges, out of pocket expenses and legal fees on this **SALE DEED** shall be payable by the **Transferee**, however the society transfer charges shall be borne and payable by both the parties equally.
18. The **Transferor** does hereby further promises the **Transferee** that after making full and final payments, the **Transferee** are entitled to quietly and peacefully possess and occupy the said **Commercial Premises or Office** without any let, hindrance, denial, demand, interruption, eviction or any other person/s lawfully claiming through or equitably claiming through the **Transferor**.
19. The **Transferee** after making final payment and receipt of vacant and peaceful possession of the said **Commercial Premises or Office**, she shall be entitled to have and hold the possession, occupation and use of the said **Commercial Premises** with her heirs, executors, successors and assigns forever without any claim, charges, right, interest, demand or lien of the **Transferor** or any person/s lawfully claiming through or under him subject to payment by the **Transferee** all the taxes, assessment charges and/or call made by the said Amar Jyoti C.H.S. Ltd, or other concerned authorities.
20. That the **Transferor** does hereby agree and undertake to keep the **Transferee** free from any liability and keep them indemnified against all action, charges, claims, demand and suits filed by any person/s claiming any interest in respect of the said **Commercial Premises**, including Government bodies and Statutory authorities towards any kind of past liabilities in respect of the said **Commercial Premises or Office**.
21. The **Transferor** does hereby further agree with the **Transferee** that she shall from time to time, hereinafter whenever called for by the **Transferee** at the cost and expenses of the **Transferee**, do and execute and caused to be done and executed all acts, deed, documents and thing whatsoever for more perfectly securing the interest of the **Transferee** in the said **Commercial Premises or Office** which shall or may be reasonably required at any time in future.

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22. That the **Transferor** have obtained from the said Society, necessary consent for the above sale and transfer of the said **Commercial Premises or Office** to get transferred to the name of the **Transferee** and also extend full co-operation in complying with the necessary society requirements.
23. It is further assured by the **Transferor** to the **Transferee** that they does not have any kind of objection if TATA POWER / Adani Electricity Mumbai Limited, transfers the Electric Meter in respect of Account number, in the favour of the **Transferee** along with existing deposits and they give the consent and do not object in this regard with the **Transferee**.
24. The **Transferor** has agreed to hand over all the original documents to the **Transferee**, 7 days on or after the disbursement of the full and final amounts receivable from bank, or any other financial institute or as demanded by the **Transferee** banker and after the registration of this Agreement.
25. The **Transferor** undertakes at the cost of the **Transferee** and her heirs, executors, and assigns shall reasonably require such other documents for perfectly transferring the said **Commercial Premises or Office** in the name of the **Transferee** and undertakes to present herself personally to register this **SALE DEED** before the Sub-Registrar of Assurances at Andheri-Taluka, Mumbai suburban for admission, signing and registration of this **SALE DEED**.
26. The **Transferee** alone shall bear the stamp duty, registration charges, legal fees and all other charges in respect and in pursuant to this **SALE DEED**.
27. The **Transferor** and the **Transferee** shall act in absolute good faith, however if any dispute or differences arises between them now or in the future the same shall be referred to the Arbitral body under the Arbitration and Conciliation Act, 1996. The court of law shall be the last resort.
28. Any dispute, controversy or claim arising out of or relating to this Agreement, or the breach, termination or invalidity thereof shall be settled by arbitration in accordance with the Arbitration and Conciliation (Amendment) Act, 2021 as at present in force. The place of arbitration shall be Mumbai. The arbitral tribunal shall consist of 1 (one) arbitrator. The language of the arbitration shall be English. The decision of the arbitrator shall be final and binding on both parties.

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SCHEDULE OF THE COMMERCIAL PREMISES

Office No. 10A, on the 1st Floor, and Share Certificate No. 82 bearing distinctive Nos. 246 to 250 (both inclusive), admeasuring 270 square feet carpet area i.e. 324 Sq. Ft. Built up area i.e. 30.11 square meters built up area in the building known as Amar Jyoti Co-op. Hsg. Soc. Ltd., situated at Building No. 22, Four Bungalows, Manish Nagar, Mumbai-400053 bearing C.T.S No. 826A in Revenue Village-Ambivali, Taluka-Andheri, in the Registration District of Mumbai Suburban.

Kanona
Meeha

PAYMENT RECEIPT

Received with thanks from Transferee, MRS. MEENA NOEL GONSALVES, following part payments as mentioned below, in respect of sale of my Commercial Premises i.e. Office No. 10A, on the 1st Floor, admeasuring 270 square feet carpet area i.e. 324 Sq. Ft. Built up area i.e. 30.11 square meters built up area in the building known as Amar Jyoti Co-op Hsg. Soc. Ltd., situated at Building No. 22, Four Bungalows, Manish Nagar, Mumbai-400053, admeasuring 270 square feet carpet area i.e. 324 square feet built up area i.e. 30.11 square meters built up area as described in the SALE DEED, Dated: 29th February, 2024

Cheque No/NEFT/RTGS	Drawn on	Dated	Amt in Rupees
074423	ICICI Bank	06/02/2024	5,00,000/-
	ICICI Bank	28/02/2024	69,25,000
T.D.S @1%			75,000/-
Total Amt. Rs.			75,00,000/=

(Received Rupees Seventy five lakhs only)

I Say Received,

Rs. 75,00,000/-

K Arora

MRS. KIRAN RAVI ARORA

Place: Mumbai

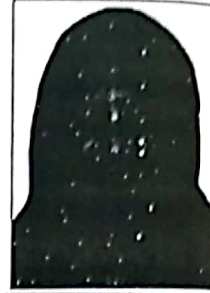
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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to this writing on the day, month and the year first herein above written.

Signed and Delivered by the Transferor

MRS. KIRAN RAVI ARORA



Kirana

Witnesses:

1. MR. GURUDAS MHASKE

Gurudas

2. ~~MR. BHAVIK SHAH~~

Soban Dhargo

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Signed and Delivered by the Transferee

MRS. MEENA NOEL GONSALVES



Meena

Witnesses:

1. MR. GURUDAS MHASKE

Gurudas

2. ~~MR. BHAVIK SHAH~~

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Member's Register No. 9/29

Certificate No. 82

SHARE CERTIFICATE

AMAR JYOTI CO-OPERATIVE HOUSING SOCIETY LTD.

(Registered No. BOM/HSG/286 of 1963 as amended vide memo No. BOM/HSG/286 of 1969)

Authorized Share Capital : Rs. 50,000/-

Divided into

1000 Shares of Rs. 50/- each



Registered Office :
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Andheri West, BOMBAY - 58.

This is to Certify that Smt./Shri R. H. ARORA
FLAT NO: 10A

Registered Holder of FIVE fully paid-up Shares
numbered 246 to 250 inclusive, of Rs. 50-00 each in
above named Society subject to the Bye-laws thereof.

Rs. 250/-

Given under the Seal of the
said Society of 1963
this 10th day of AUG 2001



[Signature]
Hon. Secretary

[Signature]
Chairman

बंदर - १७/		
34EE	90	32
२०२४		



मालमत्ता पत्रक

आधिकारी

तारुका/न.पु.मा.का. -- न.पु.अ.अंधेरी

जिल्हा --



क्र. ८२५

११४४१.५
-२५११

क्र. ११४४१.५
-२५११

पि.मा.क्र.११४५५.००

२०८५३.५

नविधाधिकार

स्वतंत्र मूळ धारक वर

[नेते]

द्वंद्व

खण्ड क्रमांक - १७/		
३५४८	९८	३२
२०२४		



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (भा) पट्टेदार (प) किंवा भार (भा)	साक्षीकरण
०४/१२/१९७१	आदेश क्र.८२६, ८२७ दि.१२/०४/१९७१	S.I.	(H) में जीम रसदीन	साक्षी - १३/०५/७१ न.पु.अ.क्र.४२५
०४/१२/१९७१	नोंदणी क्र.२०२४ दि.०४/०२/७१ अन्वये दि.१२/०५/६५ पासून ९८ वर्ष लिजने		(L) अशीश सहकारी गृहनिर्माण संस्था	साक्षी - १४/०५/७१ न.पु.अ.क्र.४२५
०६/०७/१९७२	मा.उपविभागीय अधि.मु.उप.मुंबई यांचेकडील क्रमांक डी.एल.एन.एल.एन.डी.वी.१५८ दि.१०/०७/७२ प्रमाणे विनशती साऱ्याची नोंद केली.		धारक माला एंटरप्रायजेस लि. पै क्षेत्र २९३१.६ चौ.मी.	साक्षी - ३१/०७/१९७२ न.पु.अ.क्र.४२५
०६/०२/२००८	मा.दुय्यम निबंधक मुंबई यांचेकडील र.व.क्र. एस.५८२/७८ दि.१४/०४/९२ र.क्र.८१५००/- अन्वये न.पु.क्र. ८२६ पै मूळड क्र.३८ चे क्षेत्र २९३१.६ चौ.मी.क्षेत्रावर खरेदी देणार यांचे नाव दाखल केले.		धारक मनिष सोनल को.ऑ.हो.सो.लि. पैकी क्षेत्र २५९६.०० चौमी.	के रकार क्र.२४७ प्रमाणे साक्षी - ०६/०२/२००८ न.पु.अ.अंधेरी
०६/०२/२००८	मा.दुय्यम निबंधक मुंबई यांचेकडील र.द.क्र.गी/बवज/५२७९/९० दि.०८/११/०५ र.क्र.२१८२८००/-अन्वये न.पु.क्र.८२६ पै मूळड क्र.३८ मधील २५९६.०० चौमी क्षेत्रावर खरेदी घेणाऱ्यांचे नाव दाखल केले.			के रकार क्र.२४७ प्रमाणे साक्षी - ०६/०२/२००८ न.पु.अ.अंधेरी
१३/०६/२००८	मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील पोटविभागन आदेश क्र.सी/कार्या-३क/पोवि/एसआरए/११४५ दि.३०/०४/०८ व इकडील पो.वि. मो.र.नं.२५२/०८ दि.२३/०५/०८ अन्वये न.पु.क्र. ८२६ व चौ.मी.क्षेत्राची नविन स्वतंत्र मिळकत पत्रिका उघडलेने तेवढे क्षेत्र मूळ मिळकत पत्रिकेमधून कमी केले व न.पु.क्र. ८२६ चा शेज बद्दल करण ८२६ अ असा नमूद केला. धारक व सत्ताप्रकार पुढीलप्रमाणे कायम केले व दि.०६/०२/०८ ची नोंद कमी केली.			के रकार क्र.२६४ प्रमाणे साक्षी - १३/०६/२००८ न.पु.अ.अंधेरी

समीक्षक करणार
नविधाधिकारी करणार

खरी नमूदकल

न.पु.अ.अंधेरी

मुंबई उपनगर जिल्हा

नविन भूभाषण अधिकारी
अंधेरी.

(पान नं.- 1)



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3488	20	32
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उत्तरक मिति
दिनांक २०२४

दफतरी मिति
दिनांक २०२४

मालमत्ता पत्रक

आधिकारी

तालुका/न.पु.मा.का. -- न.पु.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा



सो.मीटर
 ४४९९.०
 २०१४.९ न.पु.क्र.८२७/ब
 सो नवीन मिळकत
 पत्रिका उघडली.
 ३२६५१.१

सि.सि.मि.प्रमाणे

दुवेधाधिकार

हस्ताया मूळ धारक
 [शेती]

बंद - १७/

२०२४



दिनांक	व्यवहार	खंड क्रमांक	नमिन धारक (श्री) पट्टेदार (प) किंवा मार (म)	
०४/१२/१९७९	आदेश क्र.८२६, ८२७ दि.१२/०४/७४	S.I.	(H) मे.जीम रसदीन	सही - १३/०५/१९७९ न.पु.अ.क्र.४ मुंबई
०४/१२/१९७९	नोंदणी क्र.३०२४ दि.४.२.७९ अन्वये दि.२.५.६५ पासून ९८वर्ष लीजने		(L) अशीरा सहकारी गृह निर्माण संस्था	सही - १३/०५/१९७९ न.पु.अ.क्र.४ मुंबई
०६/०७/१९७२	बिन शेती आकार व मुक्त सिसन.८२६ प्रमाणे			सही - १३/०५/१९७९ न.पु.अ.क्र.४ मुंबई
१९/०३/२०१०	सह. दुय्यम निबंधक वर्ग २ (अभिलेख) मुंबई यांचे कडील नोंदणीकृत दस्त र. रु. ३५२५००० अन्वये मे.जीम रसदीन यांनी खरेदी दिल्याने २०१४.९ चौ. मि. क्षेत्र यावर खरेदी घेणार यांचे नांवाची नोंद केली.	बबज ५९९/७८ ०६/०६/२००८	H [मे. माला इंटरप्रायझेस]	के.रमणु क्र.३२८ प्रमाणे सही - १९/३/२०१० न.पु.अ.अंधेरी
१९/०३/२०१०	सह. दुय्यम निबंधक अंधेरी क्र.१ मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत दस्त र. रु. ९२७७७५०० अन्वये मे. माला इंटरप्रायझेस यांनी खरेदी दिल्याने २०१४.९ चौ. मि. क्षेत्र यावर खरेदी घेणार यांचे नांवाची नोंद केली.	बदर-१/८५२०/२ ००८ १९/०८/२००८	H [मे. बी. ४ यु. टेलीव्हिजन नेटवर्क इंडिया प्रा.लि.]	के.रमणु क्र.३२९ प्रमाणे सही - १९/३/२०१० न.पु.अ.अंधेरी
२२/०७/२०१०	मा. जिल्हाधिकारी, मुंबई उपनगर विभाग यांचे आदेश क्र. २६/५/२०१० इकडील पो.क्रि. मो.सं. ३३७/१० दिनांक १६/६/२०१० व न.पु.अ. अं यांचे आदेश क्र. न.पु.अ.अं/न.पु.आं/बोवलो/न.पु.क्र. ८२७/पो.वि./मो.र.नं. ३३७/१० दिनांक २२/७/२०१० अन्वये न.पु.क्र. ८२७ चे क्षेत्र ३४६६.०० चौ.मी. मधून पोटविभाजनाकडे वग होणारे क्षेत्र २०१४.९० चौ.मी. वजा करून शिल्लक क्षेत्र ३२६५.१ चौ.मी. कायम केले व न.पु.क्र. ८२७ ला ८२७/अ शेज दिसा व पोटविभाजनाकडे वग होणारे २०१४.९० चौ.मी. क्षेत्राची न.पु.क्र. ८२७/ब ची स्वतंत्र मिळकत पत्रिका उघडून धारक सदरी मे. बी. ४ यु टेलीव्हिजन नेटवर्क इंडिया प्रा.लि. दाखल व सत्ता प्रकार मूळ मिळकत पत्रिकेप्रमाणे दाखल करून मूळ मिळकत पत्रिकेवरील फ्रेन्ड्स क्र. ३२९ दि. १९/३/२०१० ची नोंद कमी करून जशीच्या तशी न.पु.क्र. ८२७/ब वर दाखल केली.			के.रमणु क्र.३२६ प्रमाणे सही - २२/७/२०१० न.पु.अ.अंधेरी

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1) CSTRC/400001/C/2127, Dated 04-04-1996

२) मुं. विं. का. नोंदणी क्रमांक

2) BSTRC/400001/S/1127, Dated 04-04-1996

बदर - १७/		
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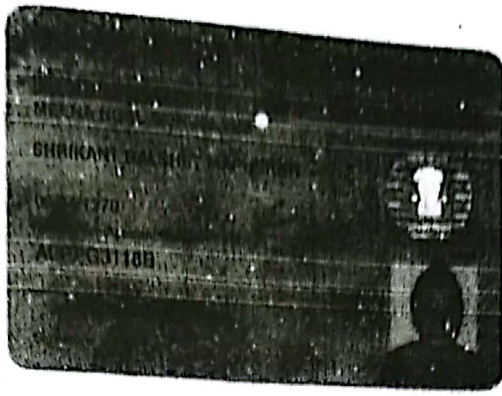
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(1) विलेखाचा प्रकार	रिलीज डीड
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : , इतर माहिती: मौजे आंबिवली,तालुका अंधेरी,सि.टी.एस. नं. 826 ए,येथील ऑफिस नं. 10 ए,पहिला मजला,बिल्डिंग नं. 22,अमर ज्योती को-ऑप. हौसिंग सोसायटी लिमिटेड,चार बंगला,मनिष नगर,जे. पी. रोड,अंधेरी पश्चिम,मुंबई 400053.,चे एकूण क्षेत्रफळ 270 चौरस फुट कारपेट म्हणजे 324 चौरस फुट बिल्टअप म्हणजे 30.11 चौरस मीटर बिल्टअप मधील 50% अविभाजित हिस्सा म्हणजे 15.06 चौरस मीटर बिल्टअप चे हक्कसोड पत्र आहे. तसेच सदर दस्तात नमूद केल्याप्रमाणे.((C.T.S. Number : 826 A ;))
(5) क्षेत्रफळ	15.06 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असे न तेव्हा.	
(7) दस्तऐवज करून देणाऱ्या/लिहून देवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रिखील रवी अरोरा (मयत रवी हंसराज अरोरा यांचा मुलगा) -- वय:-49 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. 301, तिसरा मजला, विश्वशांती को-ऑप. हौसिंग सोसायटी लिमिटेड, सात बंगला, जे. पी. रोड, अंधेरी पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AAAPA8183C
(8)दस्तऐवज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-किरण रवी अरोरा (मयत रवी हंसराज अरोरा यांची पत्नी) -- वय:-66; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. 301, तिसरा मजला, विश्वशांती को-ऑप. हौसिंग सोसायटी लिमिटेड, सात बंगला, जे. पी. रोड, अंधेरी पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AACPA8789N
(9) दस्तऐवज करून दिल्याचा दिनांक	16/02/2024
(10)दस्त नोंदणी केल्याचा दिनांक	16/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	2535/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14)शेरा	
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Prerna

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAGPA8789N

नाम / NAME
KIRAN RAVI ARORA

पिता का नाम / FATHER'S NAME
MUKUNDBHAI SHAICHANDBHAI MEHTA

जन्म तिथि / DATE OF BIRTH
28-02-1957

हस्ताक्षर / SIGNATURE
[Signature]

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

Karona

बदर - १७/		
3466	20	32
२०२४		



513 3569
बदर 29 फेब्रुवारी 2024 3 31 म.न.

बदर गोपबारा भाग-1

बदर 17
एन क्रमांक: 3569/2024

एन क्रमांक बदर 17 /3569/2024

कार्य मूल्य ₹ 73,16,128/-

मोबदला ₹ 75,00,000/-

अपन मूल्य मूल्य ₹ 4,50,000/-

बदर 17 मी. बदर 17 मी. कार्यालय

पावनी 3812

पावनी दिनांक: 29/02/2024

क्र. 3569 बदर 29-02-2024

मादर करणागचे नाव. मीना नोएल गोन्यालवीस - -

मिती 3 29 म.न. वा. हजर केला.

मोदणी फी

₹. 30000.00

उमन दानाळणी फी

₹. 640.00

पुण्यांची मळ्या: 32

एकूण: 30640.00

Meena

उमन हजर करणाग्याची मही:

2/9/2024
सह. निबंधक, अंधेरी क्र.-६,
मुंबई उपनगर जिल्हा.
मोबा क्रमांक: करणनामा

2/9/2024
सह. दुय्यम निबंधक, अंधेरी क्र.-६,
मुंबई उपनगर जिल्हा.

मूलांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालयन अयलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न
हलेल्या कोणत्याही नागरी क्षेत्रात

मिती क्र. 1 29 / 02 / 2024 03 : 29 : 25 PM ची वेळ: (मादरीकरण)

मिती क्र. 2 29 / 02 / 2024 03 : 31 : 05 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी क्र. १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणी
दाखल केलेला आहे. दस्तावील मजकूर, निष्पादक व्यक्ती, साक्षीदार व
सोळा जोडलेल्या दस्तावील सत्यता तपासली आहे. दस्तावी सत्यता वैधता
कारणकारक आहे. दस्तावील सत्यता व कबुलीधारक जे संपुर्णपणे जबाबदार राहतील

Kaona

Meena

लिहून घेणारे (दिनांकासहीत)

लिहून घेणारे (दिनांकासहीत)

प्रमाणित करण्यात येते की, या
दस्तावील सत्यता व कबुलीधारक जे संपुर्णपणे जबाबदार राहतील

2/9/2024
सह. दुय्यम निबंधक, अंधेरी क्र.-६,
मुंबई उपनगर जिल्हा

बदर - १७/		
34	39	32
२०२४		



29/02/2024 3:36:18 PM

दस्त गोपनाग्रा प्राग-2

नदर 17
दस्त क्रमांक 3569/2024

दस्त क्रमांक: नदर 17/3569/2024
दस्ताचा प्रकार: करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणात
1	नाम: मीना नोएल गोन्साल्वीस - - पत्ता: प्लॉट नं: ६२, माळा नं: ६, इमारतीचे नाव: रिगु अपार्टमेंट, ब्लॉक नं: एच डी एफ सी वीक ल्या बाजूला अंधेरी पश्चिम, रोड नं: जुहू बसोबास लिंक रोड, महाराष्ट्र, MUMBAI. पिन नंबर: ALPPG3118B	विहण देणार वय: 53 स्वाक्षरी: <i>Meena</i>		
2	नाम: किरन रवी अरोरा - - पत्ता: प्लॉट नं: २०१ - २०२, माळा नं: ३, इमारतीचे नाव: विश्वशांती सी एच एस सी, ब्लॉक नं: ७ बंगला अंधेरी पश्चिम, रोड नं: - महाराष्ट्र, मुम्बई. पिन नंबर: AACPA8789N	विहण देणार वय: 67 स्वाक्षरी: <i>Karona</i>		

बरीत दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कवून करतात.
शिका क्र.3 ची वेळ: 29 / 02 / 2024 03 : 32 : 39 PM

ओळख:-
क्रांतीत हसम असे निवेदीत करतात की ते दस्त ऐवज करून देणा-यांना स्वकीश: ओळखतात, व त्यांनी ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणात
1	नाम: गुरुदास म्हस्के - - वय: 42 पत्ता: २०२ गणेश निवास सी एच एस सी न्यु लिंक रोड आदर्श नगर मुंबई पिन कोड: 400102	स्वाक्षरी: <i>Gurudas</i>		
2	नाम: सावण्णा ए धनगर - - वय: 32 पत्ता: जुहू गल्ली कळडा स्कूल अंधेरी पश्चिम पिन कोड: 400058	स्वाक्षरी: <i>Savanna</i>		

शिका क्र.4 ची वेळ: 29 / 02 / 2024 03 : 33 : 18 PM

21/02/2024
सह: दुय्यम निबंधक, अंधेरी क्र.-६,
मुंबई उपनगर जिल्हा.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MEENA NOEL GONSALVES	eChallan	10000502024022906068	MH016482869202324P	75000.00	SD	0008705046202324	29/02/2024
2	MEENA NOEL GONSALVES	eChallan	10000502024022805932	MH016398688202324P	375000.00	SD	0008705025202324	29/02/2024
3		DHC		0224296613852	640	RF	0224296613852D	29/02/2024
4	MEENA NOEL GONSALVES	eChallan		MH016398688202324P	30000	RF	0008705025202324	29/02/2024

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

बदर-१७/ 3488 12024 3569/2024
 3488 3232 2024
 Know Your Rights as Registrants
 पुरातक क्रमांक १, क्रमांक 3488 वर/२०२४
 नोंदला.
 महिने २९ मार्च २०२४
 सह: दुय्यम निबंधक, अंधेरी क्र.-६,
 मुंबई उपनगर जिल्हा.

CamScanner



01/03/2024

पृची क्र.2

दुयम निबंधक : सह पु.नि. अंधेरी 6

पत्र क्रमांक : 3569/2024

मोडर्नी :

Regn 53m

CS CamScanner

गावाचे माघ : आविवली

(1)विशेषाचा प्रकार	क्रमांका
(2)मोबदला	7500000
(3) बाजारभावाभावेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नसूद करावे)	7316127.8
(4) भू-मापन,पोटहिरमा व घरक्रमांक(असल्यास)	1) पातिकेचे नाव:मुंबई मनपा इतर वर्गन .सदनिष्ठा नं: ऑफिस नं 10 ए विडिंग नं 22, माळा नं: 1, इमारतीचे नाव: अमर ज्योती सी एच एस सी, ब्लॉक नं: 4 बंगला मनीष नगर अंधेरी पश्चिम मुंबई 400053 PUI: KW3001870060000 ((C.T.S. Number : 826 A ;))
(5) क्षेत्रफळ	1) 30.11 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-किरन रवी अरोरा -- वय:-67; पत्ता:-प्लॉट नं: १०१ - १०२, माळा नं: १, इमारतीचे नाव: विचरगाती सी एच एस सी, ब्लॉक नं: ७ बंगला अंधेरी पश्चिम, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AACPA8789N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मीना नोएन गोन्सालवीस -- वय:-53; पत्ता:-प्लॉट नं: ६२, माळा नं: ६, इमारतीचे नाव: रिटू अपार्टमेंट, ब्लॉक नं: एच डी एफ सी बँक च्या बाजूला अंधेरी पश्चिम, रोड नं: जुहू बसॉबा लिंक रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-ALPPG3118B
(9) दस्तऐवज करून दिल्याचा दिनांक	29/02/2024
(10)दस्त नोंदणी केल्याचा दिनांक	29/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	3569/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	450000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)केरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



(Signature)
सह. दुयम निबंधक, अंधेरी - ६
मुंबई उपनगर जिल्हा.

Pre-Registration summary(नौदणी पूर्व गोपवारा)

Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MEENA NOEL GONSALVES	eChallan	10000502024022906068	MH016482869202324P	75000.00	SD	0008705046202324	29/02/2024
2	MEENA NOEL GONSALVES	eChallan	10000502024022805932	MH016398688202324P	375000.00	SD	0008705025202324	29/02/2024
3		DHC		0224296613852	640	RF	0224296613852D	29/02/2024
4	MEENA NOEL GONSALVES	eChallan		MH016398688202324P	30000	RF	0008705025202324	29/02/2024

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