

516/6321

पावती

Original/Duplicate

Tuesday, April 23, 2024

नोंदणी क्र. :39म

12:41 PM

Regn.:39M

पावती क्र.: 6550 दिनांक: 23/04/2024

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल8-6321-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: जिप्रेशकुमार नटवरलाल शाह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

एकूण:

रु. 31200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:01 PM ह्या वेळेस मिळेल.

Ypre

स दु नि का बोरीवली 8

बाजार मुल्य: रु.9814394.1/-

मोबदला रु.10500000/-

भरलेले मुद्रांक शुल्क : रु. 630000/-

सह. दुय्यम निबंधक, बोरीवली - ८,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.1200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0424239305988 दिनांक: 23/04/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000964249202425M दिनांक: 23/04/2024

बँकेचे नाव व पत्ता:

*ATShah*REGISTERED ORIGINAL DOCUMENT
DELIVERED ON *23/04/2024*

22E

4/23/2024

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		23 April 2024 12:10:51 PM	
Valuation ID	202404232122		
मूल्यांकनाचे वर्ष	2024		
जिल्हा	मुंबई (उपनगर)		
मूल्य विभाग	64-मालाड (उत्तर) (बोरीवली)		
उप मूल्य विभाग	भूभाग: उत्तरेस गावाची सीमा, पुर्वेस एस. व्ही. रोड, दक्षिणेस वॉर्ड सीमा व पश्चिमेस लिंक रोड		
सर्व्हे नंबर / न. भू. क्रमांक	सि टी एस नंबर#299		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
57470	137130	157220	171410
औद्योगिक	मोजमापनाचे एकक	चौरस मीटर	
137130			
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)-	71.57 चौरस मीटर	मिळकतीचा बापर-	निवाली सदनिका
बांधकामाचे वर्गीकरण- उद्भवान सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2वर्षे 1st floor To 4th floor
मिळकतीचा प्रकार-	बांधकामाचा दर -	Rs 30250/-	
रस्ता सन्मुख -		First Sale Date - 13/10/2017	
Sale Type - Resale		Sale/Resale of built up Property constructed after circular dt.02/01/2018	
मजला निहाय घट/वाढ.. = 100% apply to rate= Rs 137130/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) - खुल्या जमिनीचा दर) = (((137130-57470) * (100/100)) - 57470) = Rs 137130/-			
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 137130 * 71.57 = Rs 9814394.1/-			
Applicable Rules = .10.4			
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तक्राराचे मूल्य + मेकॅनिझम मजला क्षेत्र मूल्य + सजावट गळीचे मूल्य + वरील मजलाचे मूल्य - बदिस्त वाहन तक्राचे मूल्य + खुल्या जमिनीवरील वहन तक्राचे मूल्य + इनारती भोवतीच्या खुल्या जागेचे मूल्य - बदिस्त बाल्कनी - मेकॅनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 9814394.1 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs 9814394.1/-			

Home

Print

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सह. दुय्यम निबंधक, बोरीवली - ८,
मुंबई उपनगर जिल्हा

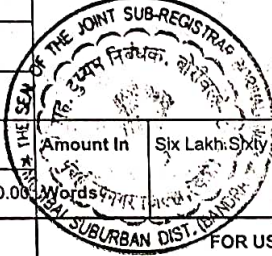
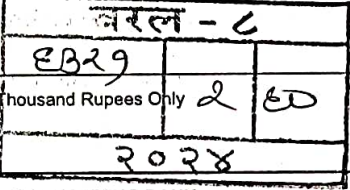


बोरली - ८		
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CHALLAN
MTR Form Number-0



GRN	MH000964249202425M	BARCODE	[Barcode]		Date	22/04/2024-13:28:24	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	BRL 8_JT SUB REGISTRAR BORIVALI 8			PAN No.(If Applicable)	AZBPS5134R			
Location	MUMBAI			Full Name	JIGNESHKUMAR NATVARLAL SHAH			
Year	2024-2025 One Time			Flat/Block No.	FLAT NO.B-301, AMAN, KANDIVALI CHSL			
Account Head Details		Amount In Rs.		Premises/Building				
0030045501	Stamp Duty	630000.00		Road/Street	SHANKER LANE, BEHIND SUMAN APARTMENT			
0030063301	Registration Fee	30000.00		Area/Locality	KANDIVALI WEST, MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 6 7			
				Remarks (If Any)	PAN2=AHGPR9196M~SecondPartyName=NAINA ATUL RANA~			
								
Total		6,60,000.00						
Payment Details		PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	03006172024042200509	220424M951374	
Cheque/DD No.				Bank Date	RBI Date	22/04/2024-14:29:03	Not Verified with RBI	
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 9819121084

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

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

N. A. Rana
G. Rana

OK Shah
KJB Shah



बतल - 6		
६३२१	१	६०
२०२४		

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at MUMBAI on this 23rd day of April, 2024

:BETWEEN:

1) MRS. NAINA ATUL RANA (PAN : AHGPR9196M), aged 57 years & 2) MR. JUGAL ATUL RANA (PAN : AWBPR6417K), aged 31 years, Indian Inhabitants of Mumbai, residing at B/103, Raj Residency – I, Mahavir Nagar, Kandivali West, Mumbai 400 067, hereinafter called “**THE TRANSFERORS**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **ONE PART**;

: AND :

1) MR. JIGNESHKUMAR NATVARLAL SHAH (PAN : AZBPS5134R), aged 41 years & 2) MRS. KINJALBEN JIGNESHKUMAR SHAH (PAN : EHJPS0593C), aged 38 years, Indian Inhabitants, residing at A-404, Clint Apartment, 60 Feet Road, Behind Samarpan Building, Bhayander (West), Thane 401 101, hereinafter called “**THE TRANSFEREES**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **OTHER PART**.

KR
J.M

JyShah
KGS



बोरिवली - ६

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१०/१४		

- a. The Transferors herein were the tenant of Mr Siddik Hafizi, who owned Room No.11 in Kandivali Co-operative Housing Society Ltd. formed and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No.B-2863 of 1960 (hereinafter referred to as "the Society") situated at Shanker Lane, Behind Suman Apartment, Kandivali (West), Mumbai 400 067 (hereinafter referred to as "the said Room").
- b. By Permanent Alternate Accommodation Agreement dated 15.06.2017 duly stamped and registered on 13.10.2017 with joint Sub Registrar Borivali 6, M.S.D. under Document Serial No.BRL-6-11680-2017, M/s. KANDUR CORPORATION ("the Developers") allotted Flat No.B-301 admeasuring 642 sq. ft. Carpet area (out of which an area admeasuring 430 sq. ft. Carpet area was allotted FREE OF COST ON OWNERSHIP BASIS and 212 sq. ft. Carpet area was purchased by the Transferors) on 3rd Floor in the Building known as Aman Apartment of Kandivali Co-operative Housing Society Ltd. situated at Shanker Lane, Behind Suman Apartment, Kandivali (West), Mumbai 400 067 together with all rights, title, interest, benefits, etc. as and by way of permanent alternate accommodation to the Transferors in terms of the Developers' obligation under the Redevelopment Agreement dated 31.03.2006 between the Society and the Developers.
- c. Consequently, The Transferors herein became the joint, absolute and exclusive owners, fully seized, possessed of and well and sufficiently entitled to the above referred ownership Flat No. B-301 on 3rd Floor in the Building known as Aman of Kandivali Co-operative Housing Society Ltd. situated at Shanker Lane, Behind Suman Apartment, Kandivali (West), Mumbai 400 067, what is called "ON OWNERSHIP BASIS", (hereinafter referred to as "the said Flat").

nr. g.A

GVShah
K/S/2017



चरल - ८		
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- d. The Transferors are bonafide and registered members of the Society having Share Certificate No.40 for fully paid-up shares of Rs.50/- each bearing Distinctive Nos. from 401 to 410 (both inclusive) by the Society on 09.11.2021.
- e. The Transferors herein have agreed to sell to the transferees and the transferees have agreed to purchase and acquire from the Transferors the said Flat, together with all rights, title, interest, benefits, shares, sinking fund, etc. and with clear and marketable title, free from all encumbrances for the lump sum price or consideration amount of Rs.1,05,00,000/- (RUPEES ONE CRORE FIVE LAKHS ONLY) subject to the transferors putting the transferees in possession of the said Flat to which the transferors have agreed to do so and upon certain other terms and conditions hereinafter appearing mutually agreed by and between the parties to these presents.

**NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED
BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -**

- 1) The Transferors hereby declare and confirm that what is recited hereinabove in respect of the said Flat and the said shares shall be treated as representations and irrevocable declarations on their part. The Transferors hereby confirm that the Transferees have agreed to purchase the said Flat relying upon the correctness of the declarations and representations made by The Transferors in these presents.
- 2) The Transferors have agreed to sell, transfer and assign to the Transferees and the Transferees have agreed to purchase and acquire the said;
 - a. Flat No. B-301 on 3rd Floor in the Building known as Aman of Kandivali Co-operative Housing Society Ltd. situated at Shanker Lane, Behind Suman Apartment, Kandivali (West), Mumbai 400 067, together with all rights, title, interest, benefits, Membership and Deposits thereof, etc.

HR. J.P.

G. V. Shah
K. V. Shah



बतल - ८		
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Ten fully paid up shares of Rs.50/- each bearing Distinctive Nos. from 401 to 410 (both inclusive) under Share Certificate No.40 issued by the said Kandivli Co-operative Housing Society Ltd.

- c. All deposits standing to the credit of "THE TRANSFERORS" in the records and registers of the said Society and other concerned authorities. At the lump sum price or consideration amount of **Rs.1,05,00,000/- (RUPEES ONE CRORE FIVE LAKHS ONLY)**.
- 3) The Transferees shall pay to each Transferors i.e Mrs. Naina Atul Rana **Rs.52,50,000/- (RUPEES FIFTY-TWO LAKHS FIFTY THOUSAND ONLY)** & Mr. Jugal Atul Rana **Rs.52,50,000/- (RUPEES FIFTY-TWO LAKHS FIFTY THOUSAND ONLY)** inclusive of the TDS amount to be deposited aggregating to the total consideration amount of **Rs.1,05,00,000/- (RUPEES ONE CRORE FIVE LAKHS ONLY)**.
- 4) The Transferees have paid to each Transferors i.e Mrs. Naina Atul Rana **Rs.4,95,000/- (RUPEES FOUR LAKHS NINETY FIVE THOUSAND ONLY)** & Mr. Jugal Atul Rana **Rs.4,95,000/- (RUPEES FOUR LAKHS NINETY FIVE THOUSAND ONLY)** aggregating to the total amount of **Rs.9,90,000/- (RUPEES NINE LAKHS NINETY THOUSAND ONLY)** as per particulars mentioned in the receipt appearing hereunder on or before execution of this Agreement being the part consideration amount for the sale of the said Flat (the receipt whereof the Transferors doth hereby admit and acknowledge).

Mr. J.A.

PK Shah
KSShah



बता - 6		
2929	2	60
2024		

- 5) The Transferees agree and undertake to pay each Transferors i.e. Mrs. Naina Atul Rana Rs.22,02,500/- (RUPEES TWENTY TWO LAKHS TWO THOUSAND FIVE HUNDRED ONLY) & Mr. Jugal Atul Rana Rs.22,02,500/- (RUPEES TWENTY TWO LAKHS TWO THOUSAND FIVE HUNDRED ONLY) aggregating to the total amount of Rs.44,05,000/- (RUPEES FORTY FOUR LAKHS FIVE THOUSAND ONLY) on or before 10th May, 2024 being the further part consideration amount for the sale of the said Flat.
- 6) The Transferees shall deposit a sum of Rs.52,500/- (RUPEES FIFTY TWO THOUSAND FIVE HUNDRED ONLY) in favour of Mrs. Naina Atul Rana & Rs.52,500/- (RUPEES FIFTY TWO THOUSAND FIVE HUNDRED ONLY) in favour of Mr. Jugal Atul Rana aggregating to Rs.1,05,000/- (RUPEES ONE LAKH FIVE THOUSAND ONLY) with the concerned authorities towards the tax deducted at source from the total consideration amount in respect of this transaction as per the Indian Income Tax Act, 1961 and the Transferees shall hand over to the Transferors the receipt/challan of the said amount which is deposited with the concerned authorities in the names of the Transferors. It is further agreed by and between the parties hereto that it shall be the sole responsibility of the Transferors to get the refund of above referred tax deducted at source (if applicable) from the concerned authorities and the Transferees will not be held liable for the same. It is also agreed by and between the parties hereto that the above referred sum of rupees deposited with the concerned authorities towards tax deducted at source shall be deemed to be part of the consideration amount paid to the Transferors.

Handwritten signature

Handwritten signature: G. Shah
Handwritten signature: K. Shah



बॉरली - ८		
EB 29	98	60
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PROPERTY SCHEDULE

- A. Flat No.B-301 admeasuring 642 sq. ft. Carpet area on 3rd Floor in the Building known as Aman of Kandivali Co-operative Housing Society Ltd. situated at Shanker Lane, Behind Suman Apartment, Kandivali (West), Mumbai 400 067, constructed on all that piece or parcel of land bearing C.T.S. Nos.299, 299/1 to 21 of Village : Malad (North), Taluka : Borivali, within the registration district and Sub-District of Mumbai City and Mumbai Suburban. The building consists of Stilt + 1st to 9th upper floors with lift and is constructed in the year 2019 (As per O.C.).
- B. Fully paid up shares of Rs.50/- each bearing Distinctive Nos. from 401 to 410 (both inclusive) under Share Certificate No.40 issued by the said Kandivali Co-operative Housing Society Ltd.
- C. All deposits standing to the credit of The Transferors in the records and registers of the said society, Electric co., Gas co. etc.
- D. All rights, benefits and advantages available to The Transferors are entitled to as a members and shareholders of the said society.

G. Shah
K. B. Shah

AR.
J. A. A.



बुरल - 6		
6329	94	60
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IN WITNESS WHEREOF the parties hereunto have set and subscribed their respective hands on the day and the year first herein above written.

SIGNED, SEALED AND DELIVERED by the)
Within named THE TRANSFERORS)



1) Mrs. Naina Atul Rana &

) N. A. Rana

2) Mr. Jugal Atul Rana

in the presence of Naypal.....
.....



SIGNED, SEALED AND DELIVERED by the)
Within named THE TRANSFEREES)

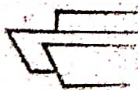


1) Mr. Jigneshkumar Natvarlal Shah &

2) Mrs. Kinjalben Jigneshkumar Shah

in the presence of
B. O......





AMAN THE KANDIVALI CO.OP. HSG. SOC. LTD.

(Registered No. B-2863 of 1960)

Shanker Lane, Behind Suman Apartment, Kandivali (West), Mumbai - 400 067

SHARE CERTIFICATE

Certificate No.: 40

Member's Register No.: 40

No. of Shares: 10

This is to certify that Naina Atul Rana

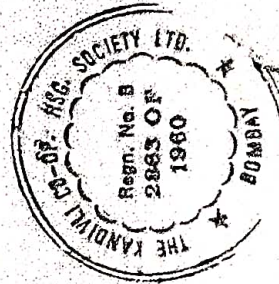
and Jugal Atul Rana

is the Registered Holder of Flat No. B-301 Fully paid-up 10

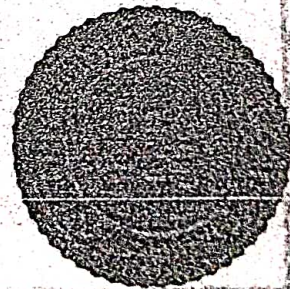
Rupees Fifty each numbered from 401 to 410 (both) inclusive in

THE KANDIVALI CO.OP. HSG. SOC. LTD. Subject to the Bye-Laws of said Society.

Rs. 500/-



Given under the Common Seal of the Said Society at
Mumbai this day of 9 NOV 2021



[Signature]

Autofirised M. C. Member

[Signature]
Hon. Chairman

Hon. Secretary



बुरल - ८		
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MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/A-3965/BP(WS)/AR/OCC/1/New of 03 April 2019]

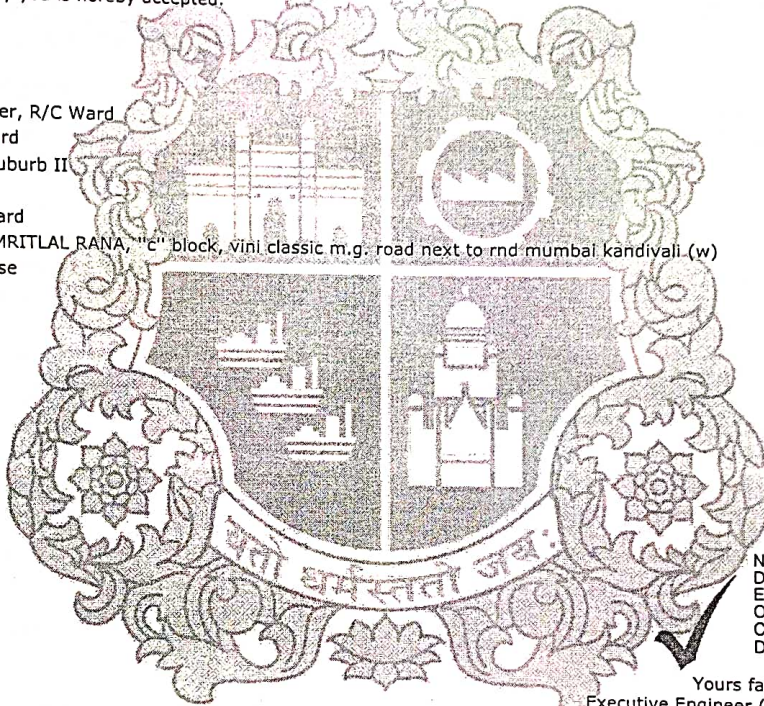
To,
SHRI SIDDIK M.HAFIZI AND OTHERS C.A TO OWNER M/S. THE KANDIVALI C.H.S. LTD
A/101, HAFIZI HOUSE, S.V ROAD, JOESHWARI WEST MUMBAI-400102.

Dear Applicant/Owners,

The full development work of Residential building comprising of Residential building of having Wing 'A', 'B', and 'C' comprising of Stilt + 1st to 9th upper floors on plot bearing C.S.No./CTS No. 299,299/1 TO 21 of village MALAD (N) R/C at Kandivali (West) is completed under the supervision of Shri. ATUL AMRITLAL RANA , Architect , Lic. No. CA/86/10397 , Shri. Piyushkumar K Sura , RCC Consultant, Lic. No. STR/S/76 and Shri. SMT. SABHAT SAGIR AKHTAR ANSARI , Site supervisor, Lic.No. A/163/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/A-3965/BP(WS)/AR-CFO dated 14 March 2019 . The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, R/C Ward
 2. A.A. & C. , R/C Ward
 3. EE (V), Western Suburb II
 4. M.I. , R/C Ward
 5. A.E.W.W. , R/C Ward
 6. Architect, ATUL AMRITLAL RANA, "c" block, vini classic m.g. road next to rnd mumbai kandivali.(w)
- For information please



Name : Vinod Kondiram Kekan
Designation : Executive
Engineer
Organization : Municipal
Corporation Of Greater Mumbai
Date : 03-Apr-2019 18: 42:13

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
R/C Ward



बखत - ८		
E319	४४	६०
२०२४		

क्रमांक :वरल8/6321/2024
गवा प्रकार :-करारनामा

सु.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:नैना अतुल राणा पत्ता:प्लॉट नं: बी -103, माळा नं: -, इमारतीचे नाव: राज रेसिडेन्सी-1, ब्लॉक नं: महावीर नगर, कांदिवली पश्चिम, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AHGPR9196M	लिहून देणार वय :-57 स्वाक्षरी:- <i>H. A. Rana</i>		
2	नाव:सुगल अतुल राणा पत्ता:प्लॉट नं: बी -103, माळा नं: -, इमारतीचे नाव: राज रेसिडेन्सी-1, ब्लॉक नं: महावीर नगर, कांदिवली पश्चिम, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AWBPR6417K	लिहून देणार वय :-31 स्वाक्षरी:- <i>S. Rana</i>		
3	नाव:जिग्नेशकुमार नटवरलाल शाह पत्ता:प्लॉट नं: ए -404, माळा नं: -, इमारतीचे नाव: किल्ट अपार्टमेंट, ब्लॉक नं: ६० फीट रोड, समर्पण बिल्डिंगच्या मागे, भाईदर पश्चिम, रोड नं: -, महाराष्ट्र, THANE. पॅन नंबर:AZBPS5134R	लिहून देणार वय :-41 स्वाक्षरी:- <i>GV Shah</i>		
4	नाव:किंजलबेन जिग्नेशकुमार शाह पत्ता:प्लॉट नं: ए -404, माळा नं: -, इमारतीचे नाव: किल्ट अपार्टमेंट, ब्लॉक नं: ६० फीट रोड, समर्पण बिल्डिंगच्या मागे, भाईदर पश्चिम, रोड नं: -, महाराष्ट्र, THANE. पॅन नंबर:EHJPS0593C	लिहून देणार वय :-38 स्वाक्षरी:- <i>KJ Shah</i>		

जेल दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
व्हा क्र.3 ची वेळ:23 / 04 / 2024 12 : 44 : 37 PM

ळख:-
लील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

सु.क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:कल्पेश देडिया वय:39 पत्ता:अमन, शंकर लेन, कांदिवली पश्चिम, मुंबई पिन कोड:400067	 स्वाक्षरी <i>Kalpesh</i>	
2	नाव:मुपेंद्र शाह वय:44 पत्ता:सि-2, एल 13, महाविर नगर, शंकर लेन कांदिवली प, मुंबई पिन कोड:400067	 स्वाक्षरी <i>B. S.</i>	

व्हा क्र.4 ची वेळ:23 / 04 / 2024 12 : 45 : 19 PM

रही: सुब्यमल्लिधक, बोरीवली - ८,
मुंबई उपनगर जिल्हा



वरल - ८
E329 4E ED

sr.	Purchaser	Type	Verification no/Vendor	GRN/LSN	Amount	Used At	Deface Number	Deface Date
1	JIGNESHKUMAR NATVARLAL SHAH	eChallan	03006172024042200509	MH000964249202425M	630000.00	SD	0000576143202425	23/04/2024
2		DHC		0424239305988	1200	RF	0424239305988D	23/04/2024
3	JIGNESHKUMAR NATVARLAL SHAH	eChallan		MH000964249202425M	30000	RF	0000576143202425	23/04/2024

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



सूची क्र.2

दुय्यम निवंधक : सह दु.नि. वी.सी.वली B

इम्न क्रमांक : 6321/2024

नोंदणी :

Regn 63m

मावाचे नाव : माताड

(1) विवेकाचा प्रकार	करारनामा
(2) सोदवना	10500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ने समुद करावे)	9814394.1
(4) धू-मापन, पोटहिम्मा व परब्रमांक (असल्याम)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्गन : मदनिका नं: वी -301, माळा नं: 3 ग मत्रना. इमारतीचे नाव: उज्वल जीव कांदिवली को ऑप ही मो नि, ब्लॉक नं: शंकर लेन, कांदिवली पश्चिम, मुंबई 400067, रोड : गुगल अगार्टमेंट कारे, इतर माहिती:मदनिकेचे क्षेत्रफळ 642 चौ फूट कारपेट. PUI: RS0204490030040 ((C T S Number : 299, 299/1 to 21 ;))
(5) क्षेत्रफळ	1) 71.57 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल नेव्हा.	
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम, प्रतिवादिचे नाव व पत्ता.	1) नाव:- नैना अतुल राणा वय:-57; पत्ता:-प्लॉट नं: वी -103, माळा नं: -, इमारतीचे नाव: राज रेसिडेन्सी-1, ब्लॉक नं: महावीर नगर, कांदिवली पश्चिम, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AHGPR9196M 2) नाव:-जुगल अतुल राणा वय:-31; पत्ता:-प्लॉट नं: वी -103, माळा नं: -, इमारतीचे नाव: राज रेसिडेन्सी-1, ब्लॉक नं: महावीर नगर, कांदिवली पश्चिम, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AWBPR6417K
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम, प्रतिवादिचे नाव व पत्ता	1) नाव:-जिप्रेशकुमार नटवरनाल शाह वय:-41; पत्ता:-प्लॉट नं: ए -404, माळा नं: -, इमारतीचे नाव: किंगट अगार्टमेंट, ब्लॉक नं: ६० फीट रोड, समर्पण विल्डिगच्या मागे, भाईंदर पश्चिम, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-401101 पॅन नं:-AZBPS5134R 2) नाव:-किजलवेन जिप्रेशकुमार शाह वय:-38; पत्ता:-प्लॉट नं: ए -404, माळा नं: -, इमारतीचे नाव: किंगट अगार्टमेंट, ब्लॉक नं: ६० फीट रोड, समर्पण विल्डिगच्या मागे, भाईंदर पश्चिम, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-401101 पॅन नं:-EHJPS0593C
(9) दस्तऐवज करून दिल्याचा दिनांक	23/04/2024
(10) दस्त नोंदणी केल्याचा दिनांक	23/04/2024
(11) अनुक्रमांक, खंड व पृष्ठ	6321/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	630000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचागत घेतलेला तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेम 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 23/04/2024) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

दस्तासोबत सूची क्र. II
खरी प्रत

Y. J. J.

सह दुय्यम निवंधक वी.सी.वली क्र. ८
मुंबई उपनगर जिल्हा

SHARE CERTIFICATE

AMMAN THE KANDIVALI CO. OP. HSG. SOC. LTD.

(Registered No. B-2863 of 1960)
Shanker Lane, Behind Suman Apartment, Kandivali (West), Mumbai - 400 067

Certificate No.: 40

Member's Register No.: 40

No. of Shares: 10

This is to certify that

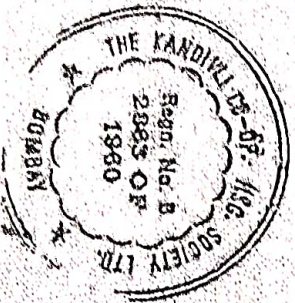
Naina Atul Rana
and **Jugal Atul Rana**

is the Registered Holder of Flat No.
B-301 Fully paid-up 10 shares of
Rupees Fifty each numbered from 401 410 (both) inclusive, in

THE KANDIVALI CO. OP. HSG. SOC. LTD. Subject to the Bye-Laws of said Society.

RS. 500/-

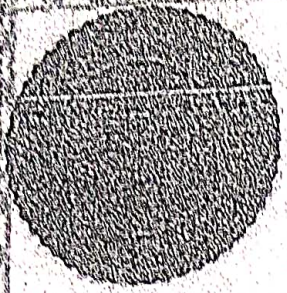
Given under the Common Seal of the Said Society at
Mumbai this day of - 9 NOV 2021



Autofrised M. C. Member

Aravind
Hon. Chairman

AK
Hon. Secretary





MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/A-3965/BP(WS)/AR/OCC/1/New of 03 April 2019]

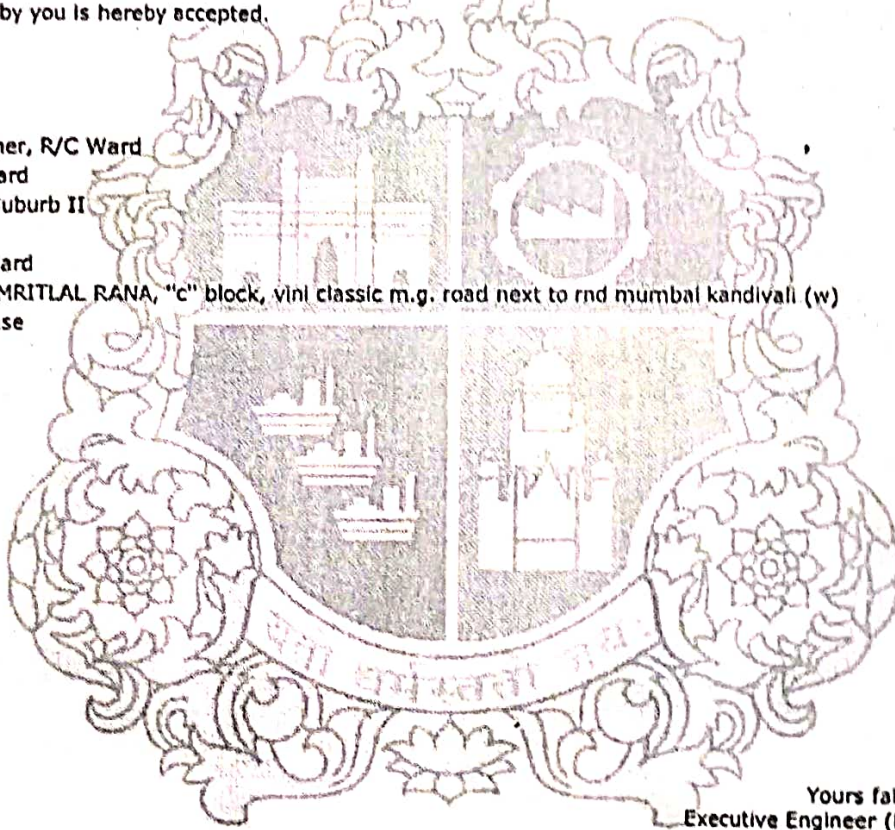
To,
SHRI SIDDIK M.HAFIZI AND OTHERS C.A TO OWNER M/S. THE KANDIVALI C.H.S. LTD
A/101, HAFIZI HOUSE, S.V ROAD, JOESHWARI WEST MUMBAI-400102.

Dear Applicant/Owners,

The full development work of Residential building comprising of Residential building of having Wing 'A', 'B', and 'C' comprising of Stilt + 1st to 9th upper floors on plot bearing C.S.No./CTS No. 299,299/1 TO 21 of village MALAD (N) R/C at Kandivali (West) is completed under the supervision of Shri. ATUL AMRITLAL RANA , Architect , Lic. No. CA/80/10397 , Shri. Piyushkumar K Sura , RCC Consultant, Lic. No. STR/S/76 and Shri. SMT. SABHAT SAGIR AKHTAR ANSARI , Site supervisor, Lic.No. A/163/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/A-3965/BP(WS)/AR-CFO dated 14 March 2019 . The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, R/C Ward
 2. A.A. & C. , R/C Ward
 3. EE (V), Western Suburb II
 4. M.I. , R/C Ward
 5. A.E.W.W. , R/C Ward
 6. Architect, ATUL AMRITLAL RANA, "c" block, vinyl classic m.g. road next to rnd mumbai kandivali (w)
- For information please



Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
R/C Ward