

303

File No.

FOR OUR REFERENCE

XEROX

303/MIRA BHAVAN. BLDG. NO. 5.
Mortgage loan - Rs 25.00 lacs



SPECIAL DELUXE

VALUATION

FLAT NO :- 303
FLOOR :- 3RD FLOOR
VILLAGE :- MALAD
C.T.S. NO :- 482 to 485, 489 to 501, 502 (pt) to 509 & 514
ZONE :- 62/291
AREA :- 225 SQ. FT. CARPET.
RESI. RATE :- 1,27,820
LAND RATE :- 61,820



$$1,27,820 - 61,820 - 20\% + 61,820 = 1,14,620/-$$

$$1,14,620 \times 225 \times 1.2 / 10.76 = 28,76,500/-$$

MARKET VALUE = 28,76,500/-
AGREEMENT VALUE = 14,00,000/-
STAMP DUTY = 58,000/-
REGISTRATION FEES = 29,000/-

कर - २१		
१८६	१	५४
२०२१		

Valuation ID

202101061418

मूल्य/मूल्य पत्रक (राजकीय क्षेत्र - राजकीय)

06 January 2021, 11:12:45 AM

पृष्ठ-2

मूल्यांकनाचे वर्ष 2020
 जिल्हा मुंबई (उत्तर)
 मूल्य विभाग 62-मालाड (पुर्व) (बांदावली)
 उप मूल्य विभाग 62/291 पुणे: पूर्वस जुलगाती मार्ग, उत्तरस वाडें शीगा, वसिणस गाव म्द व पश्चिमस रेल्व.
 प्लॉट नंबर /व. भू. क्रमांक: सि.टी.एस. नंबर/482

वार्षिक मूल्य दर मर्यादापुसार मूल्यदर रु.

खुली क्रमांक	निवासी स्वमिती	कार्यालय	कुळां	श्रीधंगीक	प्रत्येकपदाचे एकक
61820	127820	139880	166300	127820	चौरस मीटर

वाढीस देवाची माहिती
 बांधकाम संव (Built Up)- 25.09 चौरस मीटर मिळकतीचे वापर- निवासी स्वमिती
 बांधकामाचे बांधकाम- 1-आर सी सी मिळकतीचे वर- 11 to 20 म्द
 उदात्त सुविधा- आर मर्यादा - 1st floor To 4th floor

Sale Type - Resale

First Sale Date - 04/02/2015

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मर्यादा निर्यात पर/बांध

= 100% apply to rate= Rs.127820/-

पदा-पानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * पदा-पानुसार टक्केवारी) + खुल्या जमिनीचा दर)

= (((127820-61820) * (80 / 100)) + 61820)

= Rs.114620/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 114620 * 25.09

= Rs.2875815.8/-

एकवित्त अंतिम मूल्य

* मुख्य मिळकतीचे मूल्य + गजबाराचे मूल्य + मर्यादास मर्यादा क्षेत्र मूल्य - मर्यादास मर्यादाचे मूल्य - वरील मर्यादाचे मूल्य - वरील वापर मर्यादा मूल्य - खुल्या जमिनीचा क्षेत्र मर्यादाचे मूल्य
 † प्रत्येकी पदावलीच्या खुल्या जमिनीचे मूल्य - वरील वापर मर्यादा

= A - B + C + D + E - F + G - H + I

= 2875815.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= Rs.2875815.8/-

Home

Page



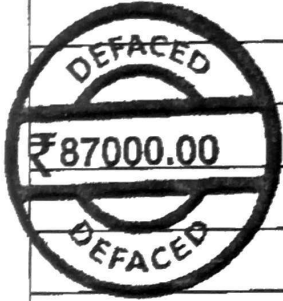


CHALLAN
MTR Form Number-6



GRN	MH008990939202021E	BARCODE		Date	24/12/2020-19:18:24	Form ID	25 2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	BRL2_JT SUB REGISTRAR BORIVALI 2			Full Name	VALJI BHUTAK		
Location	MUMBAI			Flat/Block No.	FLAT NO 303 3RD FLOOR MIRA BHAVAN BLDG		
Year	2020-2021 One Time			Premises/Building	NO 5 A		

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030045501 Stamp Duty	58000.00	DHANJIWADI KHOTKUWA ROAD	MALAD EAST MUMBAI		4 0 0 0 9 7	
0030063301 Registration Fee	29000.00					SecondPartyName=RATILAL G VORA-
Total		87,000.00	Amount In	Eighty Seven Thousand Rupees Only		
			Words			



Payment Details	UNION BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02901792020122425029	501049034
Cheque/DD No.		Bank Date	RBI Date	24/12/2020-19:19:51	28/12/2020
Name of Bank		Bank-Branch	UNION BANK OF INDIA		
Name of Branch		Scroll No. , Date	1 , 28/12/2020		

Department ID : **Validity unknown**
 NOTE:- This challan is to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दफ्तर लयात नोंदणी कचावयाच्या दस्तासाठी लागू आहे. नोंदणी न केल्याच्या दस्तासाठी सदर चलन लागू नाही.

Digitally signed by DS
 VIRTUAL TREASURY
 MUMBAI 03
 Date: 2021.01.06
 12:18:25 IST
 Reason: Se
 Document
 Location: India

9CU	U	YS
2022		

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-367-187	0004486720202021	06/01/2021-11:40:38	IGR191	29000.00

SALE DEED

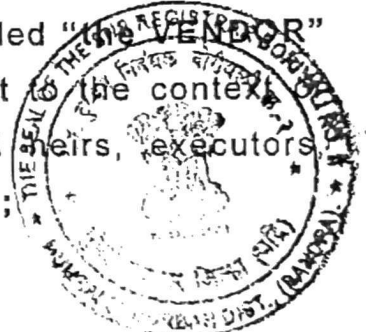
THIS SALE DEED is made at Mumbai on this 24th day of Decemby - 2020.

रतिलाल गोरा शिंदे वरि

BETWEEN

V. Kanji Bhutak

MR. RATILAL G. VORA, aged about 80 years, Indian Inhabitant, residing at Flat No. 303 on 3rd Floor of MIRA BHAVAN BUILDING NO. 5-A S.R.A. CO-OPERATIVE HOUSING SOCIETY LIMITED situated at Dhanjiwadi, Khot Kuwa Road, Rani Sati Marg, Malad (East), Mumbai - 400097, hereinafter called "the VENDOR" (which expression shall unless it be repugnant to the context meaning thereof mean and include his legal heirs, executors administrators and assigns) of the FIRST PART;



AND

MR. VALJI KANJI BHUTAK, aged about 43 years, having PAN : APWPB6809H, Indian Inhabitant, residing at Room No. 304, Building No. 08, Mahada Colony, Transit Camp Bimbisar Nagar, Aareymilk Colony, Mumbai - 400065, hereinafter called "the PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his respective legal heirs, executors, administrators and assigns) of the SECOND PART;

964	99	48
2022		

रतिलाल गोरा शिंदे वरि

V. Kanji Bhutak

WHEREAS :-

- (i) That as per Slum Rehabilitation Scheme MR. RATILAL G. VORA was allotted premises bearing Flat No. 303 on 3rd Floor of MIRA BHAVAN BUILDING NO. 5-A S.R.A. CO-OPERATIVE HOUSING SOCIETY LIMITED situated at Dhanjiwadi, Khot Kuwa Road, Rani Sati Marg, Malad (East), Mumbai - 400097, (hereinafter referred to as "the said premises") and therefore is the sole owner and seized and possessed or otherwise well and sufficiently entitled to a premises on what is known as ownership basis on the terms and conditions mentioned therein and more particularly described in the Schedule hereunder written.
- (ii) Hence the Vendor is the registered member of MIRA BHAVAN BUILDING NO. 5-A S.R.A. CO-OPERATIVE HOUSING SOCIETY LIMITED, bearing Registration No. MUM / SRA / HSG / (TC) / 12622 / YEAR 2015 (hereinafter referred to as "the said Society") and that the office bearers of the said society have not yet issued the share certificate to any of the members till today, therefore whenever it will be issued it shall be issued directly in the name of the Purchaser herein (hereinafter referred to as "the said Shares").



That the Vendor is in the exclusive and absolute possession of the said premises and the Vendor has not till date agreed to induce or induced any third party in use, occupation, possession and/or enjoyment of the said premises or any portion whereof, in any way or any manner whatsoever.

- (iv) The Purchaser has approached the Vendor and requested him to sell the said premises and the said shares for the consideration and on the terms and conditions hereinafter

अपेक्षित.		
१८५	१२	५४
२०२४		

संलग्नित गीता हांसल टोटा

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

1. The Vendor hereby agrees to sell and the Purchaser agrees to purchase all the rights, title and interest of the Vendor in respect of the Flat No. 303 on 3rd Floor of **MIRA BHAVAN BUILDING NO. 5-A S.R.A. CO-OPERATIVE HOUSING SOCIETY LIMITED** situated at Dhanjiwadi, Khot Kuwa Road, Rani Sati Marg, Malad (East), Mumbai - 400097, and the said shares at and for the total consideration of **Rs.14,00,000/- (Rupees Fourteen Lakhs Only)**. The Purchaser had paid the said total consideration of **Rs.14,00,000/- (Rupees Fourteen Lakhs Only)** being **Full and Final Payment** in respect of the said premises before the date of registration against which the Vendor has agreed to handover the peaceful and vacant possession of the said premises to the Purchaser along with all the original documents and set of keys on the date of registration. The Vendor shall acknowledge the receipt hereunder.
2. The Vendor has obtained **NO OBJECTION CERTIFICATE** from the said society for transferring the said premises and the said shares to the Purchaser herein.
3. The Vendor declares that he has paid all the amounts due and payable to the society till date.
4. The Vendor hereby declares that he has good right and absolute authority to enter into the Agreement and transfer the said premises and the said shares, Vendor has not done any act, matter and thing whatsoever whereby the Vendor is prevented from agreeing to transfer or assign the said premises and the said shares in favour of the Purchaser.



रहिताना गोरा रिसर चीट

966	93	48
२०२१		

V. K. BHARUK

5. The Vendor hereby covenant with the Purchaser as follows:-

- i) That the Vendor is the absolute owner of the said shares and the said premises and no other person or persons and any family members has or have any right, title, interest, property claim or demand of any nature whatsoever unto or upon the said premises either by way of sale, charge, mortgage, lien, gift, trust, lease, assignment or otherwise howsoever and has good right, full power and absolute authority to sell and transfer the same to the Purchaser.
- ii) That the Vendor has not created any charge or encumbrances of whatsoever nature in respect of the said premises nor the said shares and the said premises is subject matter of any litigation nor is the same or are attached in execution of any decree, nor the Vendor has created any tenancy or leave and licence or any right in favour of anyone in respect of the said premises of **MIRA BHAVAN BUILDING NO. 5-A S.R.A. CO-OPERATIVE HOUSING SOCIETY LIMITED.**



That the Vendor has duly observed and performed the rules and regulations, bye-laws of the said society and paid upto date his contribution in the nature of outgoings, taxes, dues, etc. to the society and that the membership of the Vendor is valid and subsisting and

द्वारा IS not terminated by the society.

9/11/21	98	45
That the Vendor shall whenever required to do so from time to time and at all the times hereafter execute and sign or cause to be executed and signed all such		

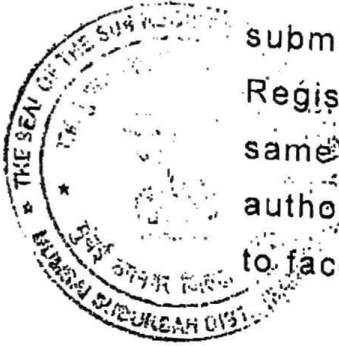
letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing, assuring and effectually transferring the said shares and the said premises unto and to the use of the Purchaser forever.

संलग्न गौरीशंकर कोरी

N. K. bhutekar

- v) The Vendor shall be liable to secure permission from the said society for the transfer of the said premises and the said shares in favour of the Purchaser after the completion of the sale, as per society's rules and regulations.
- vi) That the Vendor shall indemnify and keep indemnified the Purchaser from and against all actions, claims, demands, costs, charges and expenses, etc. upto the date of completion of the sale.
6. The Purchaser hereby agrees and undertakes to become a member of the said **MIRA BHAVAN BUILDING NO. 5-A S.R.A. CO-OPERATIVE HOUSING SOCIETY LIMITED** and abide by the rules, regulations, bye-laws of the Society
7. The Vendor further undertakes to pay all the outgoings, maintenance charges and other outgoings in respect of the said premises upto the date of the completion of the sale. After completion of the sale the Purchaser shall be liable and responsible to pay the necessary outgoings, bills in respect of the said premises.
8. The Vendor agrees and undertakes that he will execute such further writings, transfer forms, declarations or documents as may be necessary for the purpose of effectually transferring all his rights, title and interest in respect of the said premises.
9. The Vendor represents to and assures the Purchaser and declares and confirms that:
- | | | |
|----------|----|----|
| करल - २/ | | |
| १८८ | १५ | ५० |
| २०२३ | | |
- a) He will give written permission or No Objection Certificate to transfer existing meter of Tata Power Limited / Adani Electricity in favour of the Purchaser.
- b) He will give written permission or No Objection Certificate to transfer existing meter of Mahanagar Gas Limited in favour of the Purchaser.

- c) He will co-operate the Purchaser all the time whenever reasonably required for registration of this sale deed with sub-Registrar of Assurances.
- 10 The Vendor hereby declares that he shall hand over the possession of the said premises along with all the original documents pertaining to the said premises to the Purchaser on the date of registration.
11. That the Vendor hereby declares and undertakes that if any stamp duty or penalty is due and pending on all the previous documents and agreements and/or any taxes, charges, bills in respect of the said premises, the same shall be cleared and payable by the Vendor herein and the Purchaser shall not be responsible for the same.
12. The society transfer charges in respect of this transfer shall be borne and payable by the Vendor & Purchaser in equal proportion. The stamp duty and the registration charges shall be borne by the Purchaser alone.
13. The Vendor hereby declares that he has produced and submitted the relevant annexure for the procedure of Registration, which are genuine and shall indemnify for the same to the Government Department and competent authority. And he agrees to take full responsibility and ready to face all the consequences which may occur in future.



२१/०५/१६ गी. ११२/२१२०१२

V.K. Bhutark

बतल - २१		
१६०	१५	५४
२०२२		

SCHEDULE OF THE PROPERTY

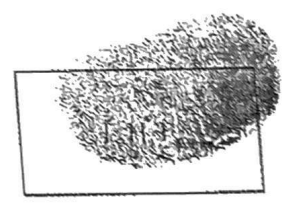
Flat No. 303 on 3rd Floor of MIRA BHAVAN BUILDING NO. 5-A S.R.A. CO-OPERATIVE HOUSING SOCIETY LIMITED situated at Dhanjiwadi, Khot Kuwa Road, Rani Sati Marg, Malad (East), Mumbai - 400097, area admeasuring 225 Sq. Ft. Carpet and the Building was Constructed in the year 2008 and the building is having Ground + 7 upper floors with lift, situated on the plot of land bearing C.T.S. No. 482 to 485, 489 to 501, 502 (pt) to 509 and 514 of Village : Malad (East), Taluka Borivali, Mumbai Suburban District.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day * month and year first hereinabove written;

SIGNED, SEALED AND DELIVERED by the withinnamed "VENDOR"

रतिलाल गणेश वोर



MR. RATILAL G. VORA
in the presence of.....

SIGNED, SEALED AND DELIVERED by the withinnamed "PURCHASER"

Valji bhutak

MR. VALJI KANJI BHUTAK
PAN : APWPB6809H
in the presence of.....



WITNESSES :-

1. D.V. bhutak
2. विनायक वि. भुताक

बदल - २/		
१००	१०	५४
२०२१		

RECEIPT

RECEIVED on the day and the year first hereinabove written of and from the withinnamed, PURCHASER MR. VALJI KANJI BHUTAK, total consideration of Rs.14,00,000/- (Rupees Fourteen Lakhs Only) being Full and Final Payment in respect of the Flat No. 303 on 3rd Floor of MIRA BHAVAN BUILDING NO. 5-A S.R.A. CO-OPERATIVE HOUSING SOCIETY LIMITED situated at Dhanjiwadi, Khot Kuwa Road, Rani Sati Marg, Malad (East), Mumbai - 400097, by way of Cheques as per the terms and conditions of this Sale Deed, in the following manner:-

Che. No.	Drawn on	Amount(Rs.)
000072	Apna Sahakari Bank Ltd.	5,00,000/-
000074	Apna Sahakari Bank Ltd.	4,00,000/-
000075	Apna Sahakari Bank Ltd.	5,00,000/-

Total Amount Rs.14,00,000/-

I SAY RECEIVED Rs.14,00,000/-

श्री. रतिलाल ग. वरा

MR. RATILAL G. VORA
Vendor



WITNESSES:

1. D.v.bhufAK

2. श्री. रतिलाल ग. वरा

करल - २/		
१६६	१६	५४
२०२१		

Date : 05-01-2021

N.O.C.

TO WHOMSOEVER IT MAY CONCERN

This Is to Inform You That, The Flat No. 303 on 3rd Floor in Our Society Building Is occupied / owned by, MR. RATILANG VORA.

Further I State That, I do not have any objection if the above Said Flat premises is sold to MR. VALJI KANJI BHUTAK.

And the said Flat is free from all encumbrances and society dues like maintenance or sinking fund are clear till today.

This is to state that the society building was constructed in the year 2008 and building is of Ground + 7 upper Floors with lift. Area of the above said Flat is 225 Sq. ft. Carpet, lying and being on the plot of land bearing C.T.S. No. 482 to 485, 489 to 501, 502 (pt) to 509 and 514 of Village - Malad (East), Taluka Borivali, Mumbai Suburban District.

96	92	48
2022		

For MIRA BHAVAN BUILDING NO. 5-A S.R.A.
CO-OPERATIVE HOUSING SOCIETY LIMITED

MIRA BHAVAN BUILDING A/5

अनुमिल २०२१-२०२२

विकासी २१.०१.२०२१

Secretary / Chairman

नोंदणी क्र. : एम.यु.एम./एस.आर.ए./एच.एस.जी./ (टी.सी.) / १२६२२/ सन २०१५.



सत्यमेव जयते



महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, मीरा भदन इमारत क्रमांक ५/अ

एस.आर.ए. सहकारी गृहनिर्माण संस्था मर्यादित, धनजीवाडी, राणी सती मार्ग,

मालाड (पूर्व), मुंबई- ४०० ०९७.

२०२२		
१८५	२९	५४

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ मध्ये महाराष्ट्र अधिनियम क्रमांक २४) कलम ९(१) अन्वये नोंदविण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमांच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण भाडेकरू मालकी संस्था/ भाडेकरू सहभागीदारी संस्था/ इतर गृहनिर्माण संस्था आहे.



सही :

(राजेश लक्ष्मण)
सहनिबंधक

हुद्दा :

सहकारी संस्था, पूर्व व पश्चिम उगनगरे
झो.पु.प्रा., मुंबई

दिनांक : १५/०७/२०१५



झोपडपट्टी पुनर्वसन प्राधिकरण

सहकार कक्ष, झोपुप्रा, मुंबई

जा.क्र. झोपुप्रा/सहानिम कार्यासन-२/टी.सी. ४/सन २०१५/ २१०३
दिनांक १७/०७/२०१५

*** ज्ञापन ***

सहनिबंधक, सहकारी संस्था (पूर्व व पश्चिम उपनगर), झोपडपट्टी पुनर्वसन प्राधिकरण, मुंबई यांचे कडून मंजूर केलेल्या उपविधीची प्रत व नोंदणी प्रमाणपत्र मीरा भवन इमारत क्रमांक ५/अ एस.आर.ए. सहकारी गृहनिर्माण संस्था मर्यादित, धनजीवाडी, राणी सती मार्ग, मालाड (पूर्व), मुंबई, ४०० ०९७ ही संस्था नोंदणी क्रमांक एम.यु.एम./ एस.आर.ए./ एच.एस.जी./ टी.सी./ १२६२२/ सन २०१५, दिनांक १७/०७/२०१५ या संस्थेच्या वतीने प्राधिकृत अधिकारी यांना देण्यात येत आहे.

श्री. पी. एस. कुलकर्णी, सहकारी अधिकारी श्रेणी- २ यांनी सहनिबंधक, सहकारी संस्था (पूर्व व पश्चिम उपनगर), झोपडपट्टी पुनर्वसन प्राधिकरण, मुंबई यांचे वतीने संस्थेच्या पाहिल्या सर्वसाधारण सभेस हजर राहून अहवाल सभेच्या वृतांताचे प्रतीसह सादर करावा.

ठिकाण : मुंबई

दिनांक : १७/०७/२०१५



(सविना लव्हेकर)

सहनिबंधक,

सहकारी संस्था (पूर्व व पश्चिम उपनगर),
झो.पु.प्रा., मुंबई.

प्रत

- १) मीरा भवन इमारत क्रमांक ५/अ एस.आर.ए. सहकारी गृहनिर्माण संस्था मर्यादित, धनजीवाडी, राणी सती मार्ग, मालाड (पूर्व), मुंबई.
- २) श्री. पी. एस. कुलकर्णी, सहकारी अधिकारी श्रेणी- २, झो.पु.प्रा., मुंबई.
- ३) त्यांना कळविण्यात येते की, संस्थेच्या पाहिल्या सर्वसाधारण सभेला हजर राहून अथवा सभेचे वृत्त संस्थेकडून प्राप्त करून या कार्यालयास सादर करण्याची जबाबदारी आहे. त्याचप्रमाणे पहिली सर्वसाधारण सभा संस्था नोंदणी झाल्यापासून तीन महिन्यांचे आत बोलावली जाईल याकडे त्यांनी लक्ष पुरवावे.
- ३) कार्यकारी अभियंता (पश्चिम उपनगर), झोपडपट्टी पुनर्वसन प्राधिकरण, मुंबई.

प्रशासकीय इमारत, अन्वयिका मार्ग, वांद्रा (पूर्व), मुंबई - ४०० ०६२.
फोन क्र. २२-२२२२२२२२, संकेतस्थळ : www.sta.gov.in, ई-मेल : info@sta.gov.in

१८५	२२	५४
२०१५		



State Registration Authority
5th Floor, Ganga Nirman Bhavan,
Bandra (East), Mumbai 400 051 Fax: 022-25590457
Tel: 022-25590517 / 0405 / 1375 / 0993
E-mail: info@sra.gov.in

No. SRA/ENG/1859/PN/004/P

Date: 11/2 JUN 2008



To,
Shri. Sandip W. Tandel, Architect
M/s Tandel & Associates
17, Zaoba Wadi, Thakurdwar,
Mumbai - 400 002

Sub: Permission to occupy the completed Rehab Building No. 5A on plot bearing CTS No. 482 to 485, 489 to 501, 502(pt) to 509 & 514 of Village Malad-Khot Kuva Road, Malad (E), Mumbai.

Ref: Your letter dated 10-04-2008

Gentlemen,

By direction I have to inform you that the permission to occupy the building Gr. + 7 floors shown by you in the red colour in the plans enclosed and completed under the Supervision of Architect Shri. Sandip W. Tandel of M/s Tandel & Associates, License No. CA/95/19270 of M.C.G.M., Licensed Structural Engineer Mr. Vibhakar H. Shah of M/s Shreeji Consultants, License No. STR-S/125 and licensed site Supervisor K. O. Devasia License No. D105/SS-1 shown by red colour in the plans submitted by you is hereby granted subject to the following conditions:

- 1) That the certificate u/s 270A of BMC Act shall be obtained from A.E.W.W. P/N and certified copy of the same shall be submitted to this office.
- 2) That all the terms and conditions of the approved layout/subdivision/amalgamation shall be complied

- ii) That all the relevant LOT & IOD conditions shall be duly complied with.
- iii) The layout R.G. shall be developed before requesting for occupation of sale building

Yours faithfully,

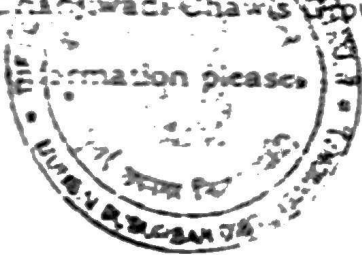
--sd--

Executive Engineer-II
Slum Rehabilitation Authority

Copy to- 12 JUN 2009

- 1) M/s Neelgog Construction Ltd.
- 2) Asst. M.C. (P/N) Ward
- 3) KA & C (P/N) Ward
- 4) A.P. (W.W.) (P/N) Ward
- 5) Chhatwadi Chawls Group Co-op. Hsg. Soc. Ltd.

For information please



[Signature]
12/6/09
Executive Engineer-II
Slum Rehabilitation Authority

दरल - २/		
१८५	२४	५४
२००९		

मालाड पत्र

मालाड (पू) तालुका/न.भू.मा.का. -- न.भू.अ.मालाड जिल्हा -- मुंबई उपनगर जिल्हा

प्लॉट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार

प्लॉट नं. ५०२व

८४९३.३ फ
 +२०६९७.६ सानीतीकरण
 २२१२०.९
 -१२२५४.१ पोटादिभाजनाकडे
 वग
 १६९३६.८

मुद्राधिकार

धरणाचा मुळ धारण
 वग

पट्टेदार

इतर धार

इतर शरें



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) जिवा धार (धा)	साक्षात्करण
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१७/१०/२०११ ना. अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षेफन) वृहन्मुंबई यांचे फडील पत्र क्र.सौ/मुपनसौ/डे-३/सेश/दुवल घटक घर बांधणी येजना दि.११/४/२०११ अन्वये नागरी जनिन कनाल धारणा अधिनियम १९७६ अन्वये करतम ३० अंतर्गत दुवल घटक घर बांधणी बांधे नेमीन सुट दिलेल्या जनिनीची निळकत पत्रिकेवर महाराष्ट्र शासनाच्या परवानगी शिष्य जनिनीची विज्ञी करणेंस प्रतिबंध या जो-या सहीत इतर हक्कत महाराष्ट्र शासनाचे नाय दाखल केलेची नोंद केली.

इ.ह.महाराष्ट्र शासन
 (न.भू.क्र. ५०४ क्षेत्र २१४०४ चौ.मी.)

वे.स.स. १०८ पत्र
 नं.

२३/०५/२०१४ ना. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे फडील क्र. सौ/कार्या-७अ/दुळी/पोवि/सअर-४१६२ दिनांक १६/१२/२००८ चे आदेश य इकडील अतिनातडी एकात्री पोवि नो.र.न.घ-३६२ दिनांक ३०/१/२०१० अन्वये न.भू.क्र. ५०२ चे नळ क्षेत्र ३०७८९.५ चौ.मि. नद्यून पोटादिभाजनाकडे वग होणारे ८४९३.३ चौ.मि. क्षेत्र.चा न.भू.क्र. ५०२व ची स्वतंत्र निळकत पत्रिका उभडून त्यावर धारक सदरी चेअरमन धनजीवाडी यातसं घून को.ऑप.ही.सो.लि. यांचे नाय दाखल करत सनासना क दाखल केला.

धारक
 चेअरमन धनजीवाडी यातसं घून को.ऑप.ही.सो.लि.

वे.स.स. १०८ पत्र
 नं.

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MEERA BHAVAN BLDG. NO. 5A

DHANJIWADI CHAWL GROUP HOUSING SOCIETY LTD.

PERMANENT ACCOMODATION GIVEN IN BUILDING NO: 5A

SR. NO.	BLDG NO. & WING	FLAT/SHOP NO	FLOOR NO.	USER	NAME OF KUTUMB PRAMUKH	REFLECTED IN ANNEX II AT SR. NO.
1	5A	001	GR. FLOOR	C	Bikishara M. Subir M. Bilkis	1418
2	5A	002	GR. FLOOR	C	Jayesh T Rathod	1421
3	5A	003 ✓	GR. FLOOR	C	Ashok Chavda & Keehav K Chavda	1396
4	5A	004 ✓	GR. FLOOR	C	Harish M Mandaliya	1422
5	5A	005	GR. FLOOR	C	SHAMBUBHAI G BHATIA	1354
6	5A	006 ✓	GR. FLOOR	C	Jagdish P Kanojiya <i>chairman</i>	350
7	5A	007	GR. FLOOR	C	Rajnikant N Shah	946
8	5A	101 ✓	1ST FLOOR	R	Premchand J Khanolija	947
9	5A	102	1ST FLOOR	R	Ambalal S Patel	933
10	5A	103	1ST FLOOR	R	Babubhai L Mistry	942
11	5A	104 ✓	1ST FLOOR	R	Savita J Lalani <i>Treasurer</i>	346
12	5A	105 ✓	1ST FLOOR	R	Prahlad Patel	871
13	5A	201 ✓	2ND FLOOR	R	Shardaben S Mehia	349
14	5A	202 ✓	2ND FLOOR	R	Budhabhai C Patel	342
15	5A	203	2ND FLOOR	R	Manisha P Shah	932
16	5A	204 ✓	2ND FLOOR	R	Balkrishna R Shah	248
17	5A	205	2ND FLOOR	R	Motilal (Kokila M Shah)	341
18	5A	301	3RD FLOOR	R	Mohanlal P Jain	865
19	5A	302	3RD FLOOR	C	Vasantiben M. Gohil	
20	5A	303	3RD FLOOR	R	Ratilal G Vora	
21	5A	304	3RD FLOOR	R	Manauldihal P Dhugai	346
22	5A	305	3RD FLOOR	R	Harikishan Prajapati	934
23	5A	401	4TH FLOOR	R	Chintilal D Patel	340
24	5A	402 ✓	4TH FLOOR	R	Govind P Patel	277
25	5A	403	4TH FLOOR	R	Govindbhai Mewada	940
26	5A	404	4TH FLOOR	R	Govindbhai L Mistry →	935
27	5A	405	4TH FLOOR	R	Nilakshi R Jain	931
28	5A	501	5TH FLOOR	R	Kalavati S Mathe	918
29	5A	502	5TH FLOOR	R	Dalsangbhai P Bhutadia	1036
30	5A	503 ✓	5TH FLOOR	C	Zaverben K Dedhiya <i>chair</i>	1427
31	5A	504 ✓	5TH FLOOR	R	Kalyanji Dedhiya <i>Secretary</i>	274
32	5A	505	5TH FLOOR	R	Kokilaben R Tanna	292
33	5A	601	6TH FLOOR	C	Gita A Patel	1413
34	5A	602	6TH FLOOR	R	Anandbhai A. Patel	1426
35	5A	603 ✓	6TH FLOOR	R	Mahendra S Mehta	930
36	5A	604 ✓	6TH FLOOR	R	Kantilal B Parmar	347
37	5A	605	6TH FLOOR	R	Hasmukh G Patel	348
38	5A	701 ✓	7TH FLOOR	R	Rameshbhai M Prajapati	344
39	5A	702	7TH FLOOR	R	Umesh Jatawaladia	911
40	5A	703 ✓	7TH FLOOR	R	Sureshbhai H Rolia <i>chairman</i>	928
41	5A	704	7TH FLOOR	R	Dinesh Panchal	943
42	5A	705	7TH FLOOR	R	Ganeshbhai P Joshi	881

MIRABHAVAN A/S



1427	274	292	1413	1426
	964	3e	8	yr

Income-tax Rules, 1962

FORM NO. 60

[See second proviso to rule 114B]

Form for declaration to be filed by an individual or a person (not being a company or firm) who does not have a permanent account number and who enters into any transaction specified in rule 114B

1	First Name	Ratilal	
	Middle Name	Gauri Shankar	
	Surname	Vora	
2	Date of Birth/ Incorporation of declarant	DDMMYY	
3	Father's Name (in case of individual)		
	First Name	Gauri Shankar	
	Middle Name		
	Surname	Vora	
4	Flat/ Room No.	303	5 Floor No.
			3 rd Floor
6	Name of premises	Mira	7 Block Name/No.
	Bhawan Bldg Nos. A. SRA. CHS		Malad East
8	Road/ Street/ Lane		9 Area/ Locality
	Dhanjiwadi		Khot Kuvu Road, Rani sati marg.
10	Town/ City		11 District
	Malad		Mumbai
			12 State
			Maharashtra
13	Pin code	14 Telephone Number (with STD code)	15 Mobile Number
	400097		
16	Amount of transaction (Rs.)		
17	Date of transaction	DDMMYY	
18	In case of transaction in joint names, number of persons involved in the transaction		
19	Mode of transaction: Cash, Cheque, Card, Draft/Banker's Cheque, Online transfer, Other		
20	Aadhaar Number issued by UIDAI (if available)		

बटल - २/		
१८८	४९	५४
२०२२		

21	If applied for PAN and it is not yet generated enter date of application and acknowledgement number	D	D	M	M	Y	Y	Y	Y
22	If PAN not applied, fill estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax Act, 1961) for the financial year in which the above transaction is held								
	a	Agricultural income (Rs.)							
	b	Other than agricultural income (Rs.)							
23	Details of document being produced in support of identify in Column 1 (Refer Instruction overleaf)	Document code	Document identification number	Name and address of the authority issuing the document					
24	Details of document being produced in support of address in Columns 4 to 13 (Refer Instruction overleaf)	Document code	Document identification number	Name and address of the authority issuing the document					

Verification

I, Ratilal G. Vora do hereby declare that what is stated above is true to the best of my knowledge and belief. I further declare that I do not have a Permanent Account Number and my/ our estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax Act, 1961) computed in accordance with the provisions of Income-tax Act, 1961 for the financial year in which the above transaction is held will be less than maximum amount not chargeable to tax.

Verified today, the 06th day of January 2021

Place: Mumbai

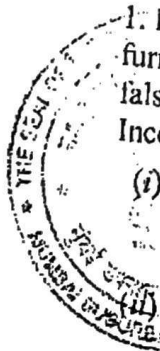
(Signature of declarant)

रतिलाल गोदा शंकर वरा

Note:

1. Before signing the declaration, the declarant should satisfy himself that the information furnished in this form is true, correct and complete in all respects. Any person making a false statement in the declaration shall be liable to prosecution under section 277 of the Income-tax Act, 1961 and on conviction be punishable.

- (i) in a case where tax sought to be evaded exceeds twenty-five lakh rupees, with rigorous imprisonment which shall not be less than six months but which may extend to seven years and with fine;
- (ii) in any other case, with rigorous imprisonment which shall not be less than three months but which may extend to two years and with fine.



वर्ष - २१		
१६	४२	५४
२०२१		



06/01/2021 12 20:12 PM

दस्त क्रमांक : बरल-2/187/2021

दस्ताचा प्रकार :- करारनामा

दस्त गोषवारा भाग-2

बरल-2
दस्त क्रमांक:187/2021

५३

अनु क्र.	पक्षकाराचे नाव व पता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:वालजी कानजी भुतक पता:प्लॉट नं: रुम नं. 304, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं. 08, म्हाडा कॉलनी, ब्लॉक नं: -, रोड नं: ट्रान्सीट कॅम्प बिबिसार नगर, आरेमिल्क कॉलनी, महाराष्ट्र, मुंबई. पॅन नंबर:APWPB6809H	लिहून घेणार वय :-43 स्वाक्षरी:-		
2	नाव:रतिलाव जी. बोरा पता:प्लॉट नं: सदनिका क्र. 303 , माळा नं: तिसरा मजला , इमारतीचे नाव: मीरा भवन बिल्डिंग नं. 5-ए एस.आर.ए. सी.एच.एस.एल., ब्लॉक नं: मालाड (पूर्व), रोड नं: धनजीवाडी, खोत कुवा रोड, राणी सती मार्ग, महाराष्ट्र, मुंबई. पॅन नंबर:	लिहून देणार वय :-80 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:06 / 01 / 2021 12 : 14 : 59 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:गिरीशभाई पिपालिया वय:57 पता:405, मीरा भवन, बील्डींग 5/ए, राणी सती मार्ग, त्रिवेणी होटेलच्या जवळ, धंजीवाडी, मालाड पूर्व, मुंबई पिन कोड:400097		
2	नाव:धर्मास्टा वालजी भुतक वय:34 पता:रुम नं. 304 , बील्डींग नं. 08, म्हाडा कॉलनी ट्रान्सीट कॅम्प बिबिसार नगर, आरेमिल्क कॉलनी, मुंबई पिन कोड:400065		

शिकका क्र.4 ची वेळ:06 / 01 / 2021 12 : 16 : 22 PM

शिकका क्र.5 ची वेळ:06 / 01 / 2021 12 : 16 : 38 PM नोंदणी पुस्तक 1 मध्ये



सह दु.नि.का-बोरीवली2
सह. दुय्यम निबंधक बोरीवली-२,
मुंबई उपनगर जिल्हा.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VALJI BHUTAK	eChallan	02901792020122425029	MH008990939202021E	58000.00	SD	0004466720202021	06/01/2021
2		DHC		0501202115328	1080	RF	0501202115328D	06/01/2021
3	VALJI BHUTAK	eChallan		MH008990939202021E	29000	RF	0004466720202021	06/01/2021

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

187/20

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1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

please write to us at feedback.isarita@gmail.com