

08/12/2009

GIFT DEED

=====

SHRI RATILAL JIVRAJ RAJYAGOR ... DONOR

MUKESH RATILAL RAJYAGOR ... DONEE

DATED THIS 25th DAY OF JULY 2019

388.9696
Friday, July 26, 2019
12:47 PM

पावती

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

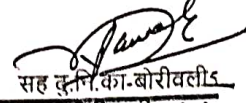
पावती क्र.: 10505 दिनांक: 26/07/2019

गावाचे नाव: एक्सर
दस्तावेजाचा अनुक्रमांक: चरल-5-9696-2019
दस्तावेजाचा प्रकार: बक्षीसपत्र
सादर करणाऱ्याचे नाव: मुकेश रतीसाल राज्यगोर

नोंदणी फी रु. 200.00
दस्त हाताळणी फी रु. 840.00
पृष्ठांची संख्या: 42

एकूण: रु. 1040.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:06 PM ह्या वेळेस मिळेल.


सह दुय्यम निबंधक बोरीवली-5

बाजार मूल्य: रु. 7175171.5/-
मोबदला रु. 0/-

सह दुय्यम निबंधक बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा

भरलेले मुद्रांक शुल्क : रु. 72100/-

- 1) देयकाचा प्रकार: eChallan रक्कम: रु. 200/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004431158201920E दिनांक: 26/07/2019
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु. 840/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2507201907980 दिनांक: 26/07/2019
बँकेचे नाव व पत्ता:

M. R. Rajyogor

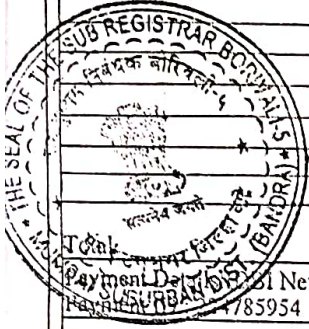
BOOKMARK-5

Delivery Date

22 9 JUL 2019

Hot Payment Successful. Your Payment Confirmation Number is 224785954

CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH004399624201920M1	BARCODE	Form ID : Date: 25/07/2019 14:41:53
Department	Inspector General Of Registration	Payee Details	
Receipt Type	Stamp Duty/Stamp Duty	Dept. ID (If Any)	
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5 Location	PAN No. (If Applicable)	APFPR3772N
Year	Period: From : 01/10/2014 To : 31/03/2099	Full Name	MR MUKESH RATILAL RAJYAGOR
Object	Amount in Rs.	Flat/Block Premises/ Bldg No.	Daulat Nagar Road No: 8, Opp. Purnima Hospital Borivali East
Sale of NonJudicial Stamp	71900.00	Road/Street, Area /Locality	401 ON 4TH FLOOR MAA ENCORE CHS LTD
	0.00	Town/ City/ District	MUMBAI
	0.00	PIN	4 0 0 0 6 6
	0.00	Remarks (If Any) :	PAN2=AADPR5948P-SecondPartyName=MR RATILAL JIVRAJ RAJYAGOR-
	0.00	Amount in words	Seventy-one thousand nine hundred rupees
	0.00	FOR USE IN RECEIVING BANK	
	0.00	Bank CIN No :	69103332019072513876
	0.00	Date	25/07/2019 14:41:53
	71900.00	Bank-Branch	
		Scroll No.	
		Payment Details: NetBanking Payment Confirmation Number: 224785954	
		Cheque- DD Details:	
		Cheque- DD No.	
		Name of Bank: IDBI BANK	
		Name of Branch	



वरल - ५		
८८८८	५	४२
२०१९		
Print		

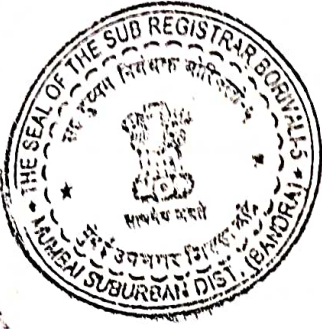


<https://corp.idbibank.co.in/corp/BANKAWAYTRAN?jsessionid=0000bkrpQ2ZhF2QzUV...> 7/25/2019

M.R. Rajyagor

R. J. Rajyagor

Scanned by CamScanner



GIFT DEED

बरल - ५		
००००	१०	०२
२०१९		

THIS GIFT DEED is made and executed on this day 25th Day of July 2019 at Mumbai by SHRI RATILAL JIVRAJ RAJYAGOR aged about 76 years, Occupation Business, Hindu Adult, Indian Inhabitant, residing at Flat No 401, on 4th Floor, Building Known as "MAA ENCORE CHS LTD" situated at Daulat Nagar Road No: 8, Opposite Purnima Hospital, Borivali (East), Mumbai-400 066, hereinafter referred to as the "DONOR" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the One Part.

AND

SHRI MUKESH RATILAL RAJYAGOR, aged about 43 years Occupation Business, Hindu adult, Indian Inhabitant, residing Flat No 401, on 4th Floor, Building Known as "MAA ENCORE CHS LTD" situated at Daulat Nagar Road No: 8, Opposite Purnima Hospital Borivali East, Mumbai 400 06, hereinafter referred to as the DONEE (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrator and assigns) of the Second Part

WHEREAS:-

1) By virtue of Agreement dated 3rd August, 2007 entered into and executed by and between Mr Dhanish Jitendra Shah hereinafter referred to THE OWNER of the ONE PART; AND 1) Jivraj Purshotam Rajyagor & 2) Ratilal Jivraj Rajyagor, (hereinafter referred to as the 'Purchasers') at the Other Part therein; registered an Agreement dated 3rd August, 2007; bearing the registration no. BDR-2/5478/ at Borivali Registration Office 1 and acquired Flat No: 5 admeasuring about 296.4 Sq ft Built-up equalent to 27.55 sq meter Built-up area situated at Vora House, 5th Floor, Daulat Nagar Road No 8

R. J. Rajyagor

M. R. Rajyagor

Borivali East, Mumbai 400 066. And the Purchasers were put in possession of the said flat. Mr Jivraj Purshotam Rajyagor died. The Index II bearing the no. 5478/2007 dated 08/08/2007 is annexed hereto as 'Annexure-1'

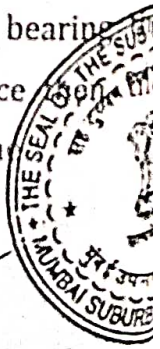
2) By virtue of Agreement dated 27th July 2007, entered into and executed by and between Mr Dhanish Jitendra Shah hereinafter referred to as THE OWNER of the ONE PART and 1) Damyanti Ratilal Rajyagor & 2) Ratilal Jivraj Rajyagor hereinafter called THE TENANTS of the OTHER PART; Agreement for Permanent Alternative Accommodation was executed and registered bearing Registration No BDR-2 vide Sr No: 5180 dated 27th July 2007. Thus, the Donor herein and Damayanti Ratilal Rajyagor acquired Flat No: 6 admeasuring about 456 sq. ft Built up equivalent to 42.38 sq meter Built up situated at Vora House on 4th Floor, Daulat Nagar Road No: 8 Boivali East Mumbai 400 066. And were put in possession of the said flat. Subsequently the Donor's wife Mrs. Damyanti Ratilal Rajyagor died. The Index II bearing the no. 5180/2007 dated 08/08/2007 is annexed hereto as 'Annexure-2'

3) The said Plot of land was redeveloped and the said existing Building known as Vora House was demolished and in lieu of the aforesaid two flats bearing the Nos: 5 and 6, situated in Vora House, the Donor herein was allotted Flat No: 401 situated in New Building as MAA ENCORE was reconstructed on the said plot of land admeasuring about 820 sq. ft Built up area equivalent to 76.21 sq meter Built up (As per Index-2 Area 75.51 Sq Meter Built-up) and the Donor was put in exclusive possession of the said flat as aforesaid by the Developer by virtue of Agreement dated 8th December, 2009 entered into and executed by and between Mr Dhanish Jeetendra Shah hereinafter referred to as THE OWNER of the FIRST PART, therein and Mr Ratilal Jivraj Rajyagor hereinafter referred as the PURCHASER, therein of the SECOND PART; registered the Agreement bearing the No BDR 12- 11524 - dated 8th December 2009. Subsequently, a Deed of Rectification dated 18th December 2009 entered into and executed by and between Mr Dhanish Jitendra Shah

वॉल - ५
०००० १८ १२
३०१३९
Donor is in enjoyment of exclusive ownership and possession of the

R. J. Rajyagor

M. R. Rajyagor



said flat as aforesaid. The said Building wherein the Donor has been allotted the above flat No 401 is constructed on Plot of land bearing Plot No; 107, of Daulat Nagar C.T.S No: 2601 situated at Village Eksar Taluka Borivali in the Registration Sub District Bandra, District Mumbai Suburban. The Index II bearing the no. 11524/2009 dated 18/12/2009 is annexed hereto as 'Annexure-3' and The Index II bearing the no. 10965/2009 dated 18/12/2009 in respect of the Rectification Deed is annexed hereto as 'Annexure-4'

4) The flat purchasers and occupants of the said Building known as MAA ENCORE have formed and registered a Co-operative Housing Society Namely MAA ENCORE Co-operative Housing Society Ltd registered under the provisions of Maharashtra Co-operative Societies Act 1960; bearing registration No: MUMWR/HSG/TC/14628/2009-10 and the Donor herein has been issued Share Certificate No:007 holding five shares of Rs:50/- each having distinctive numbers from 31 to 35 (both inclusive) and thus the Donor herein is a bona-fide member of the said Society and the Donor has regularly paid the society dues up-to-date and the membership of the Donor of the said society is still valid and subsisting.

5) The Donor herein is the real and natural father of the Donee herein and there are blood relations between them and the relation between them is that of a father and a son

6) The Donor has now grown old and hence, is frequently keeping ill health and the Donor has great love and affection towards his son Mr Mukesh Ratilal Rajyagar i.e. The Donee herein, who is looking after and taking care of the Donor therefore out of love and affection the Donor intends to transfer his Ownership Rights in respect of the above flat known as Flat No: 401, situated at MAA ENCORE admeasuring about 820 sq. ft Built up area equalent to 76.21 sq meter Built up (As per Index-2 Area 75.51 Sq Meter Built-up) situated at Daulat Nagar Road No: 8, Opp. Purnima Hospital Borivali East, Mumbai - 400 066; along with the Shares/Capital of the said Society, more particularly described in the Schedule written hereunder.

R. J. Rajyagar

M. R. Rajyagar

वसूल - ५		
६६६६	२०	४२
२०२९		

7) The Donor hereby declares that save and except himself, nobody else other than him has any right of Ownership in respect of the above Flat No: 401 situated at Daulat Nagar Road No: 8, Opp. Purnima Hospital Borivali East, Mumbai 400 066; and the Shares/Capital of the said Society.

8) The Donor hereby donates to the Donee his entire Share of said Flat No: 401, situated at MAA ENCORE admeasuring about 820 sq. ft Built up area equal to 76.21 sq meter Built up (As per Index-2 Area 75.51 Sq Meter Built-up) situated at Daulat Nagar Road No: 8, Opp Purnima Hospital Borivali East, Mumbai 400 066; and the Shares/Capital of the said Society.

9) The said Flat No: 401 and shares/capital, is not mortgaged with any Bank or financial institution and the same are free from all encumbrances.

10) The Donor out of love, affection and respect which he bears towards the Donee has voluntarily conveyed, transferred and assigned by way of gift his entire beneficial interest and ownership rights (without any monetary Consideration) in respect of the said flat No: 401 as aforesaid along with the Shares/Capital of the said Society along with all the fittings, fixtures and furniture of the said Flat No: 401 as aforesaid

NOW THIS INDENTURE WITNESSETH AS UNDER:

1. Out of love, affection and respect which Donor bears towards the Donee, Donor hereby voluntarily conveys, transfers and assigns by way of Gift his entire Share and rights of Ownership along with membership of the abovenamed Society in respect of known as Flat No: 401, situated at MAA ENCORE admeasuring about 820 sq. ft Built up area equal to 76.21 sq meter Built up (As per Index-2 Area 75.51 Sq Meter Built-up) situated at Daulat Nagar Road No: 8, Opp Purnima Hospital Borivali East, Mumbai 400 066 along with the Shares/Capital of the said Society; in favour of Donee herein. With fittings, furniture & fixtures etc. along with rights, title, interest, privileges and appurtenant thereto hold the same by the Donee absolutely forever.

वरल - ५
२०१९

2. That this gift of entire share and rights in respect of flat known as Flat No: 401 situated at MAA ENCORE admeasuring 820 sq. ft Built up area equal to

R. J. Rajyagor

M.R. Rajyagor



to 76.21 sq meter Built up (As per Index-2 Area 75.51 Sq Meter Built-up) situated at Daulat Nagar Road No: 8, Opp Purnima Hospital Borivali East, Mumbai 400 066 and the Shares/Capital of the said Society; in favour of Donee herein along with all attachment etc is absolute and irrevocable and hereafter neither the Donor nor any nominees, legal heirs, assigns agents, or representatives shall have any right, title or interest of whatsoever nature over to and in the said Flat No; 401 and the Shares/Capital in the said Society

3. That this gift of the above entire share and rights in the abovesaid Flat No: 401 and the Shares/Capital in the said Society is duly accepted by the Donee without any monetary consideration.

4. The Donor will give and the Donee will take over the possession of the said entire share and right in respect of the said Flat No: 401 and the Shares/Capital in the said Society as aforesaid and immediately after execution this Gift of Deed, the Donee becomes 100% Shareholder with absolute right of Ownership in respect of said Flat No: 401 in the society known as MAA ENCORE Co-operative Housing Society Ltd

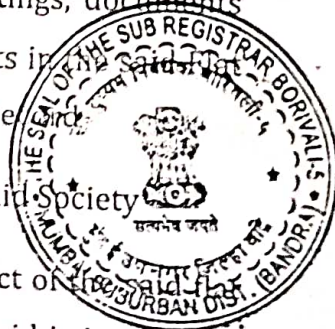
5. The Donee shall be entitled to get his membership rights in respect of the above Flat No: 401 transferred to his name in the record of the abovenamed Housing society

6. The Donor shall sign all the relevant papers, forms, writings, documents required for the transfer of the said Shares/Capital and rights in Flat No: 401 in the name of the Donee if required in the Society's records

7. The Donee shall abide by the rules and regulations of the said Society

8. The Donor at the time of executing this Gift Deed in respect of the said Flat No: 401 and the Shares/Capital in the said Society as aforesaid is in physical sound condition and is fit and normal and he is gifting his entire rights and share in the above flat No: 401 and the Shares/Capital in the said Society forever in favour of Donee herein at his own wish & will.

9. The Donor states and declares that he shall have no right, title or interest in the said Flat No: 401 and the Shares/Capital in the said Society situated as



ब्रल - 4
 22 82
 2022

R. J. Rajyagar M. R. Rajyagar

aforesaid after the said Gift Deed Donor & the Donee have not received notice of acquisition or requisition or lis pendants in respect of the Flat No: 401 and the Shares/Capital in the said Society either from the said Society till date or any part thereof from any authority or third party in any way whatsoever

10. After the said Gift Deed is duly registered before the office of the registrar nobody else other than the Donee MR. MUKESH RATILAL RAJWADKAR will have absolute right of Ownership in respect of the said Flat No 401 and the Shares/Capital in the said Society

11. The said Gift Deed will be duly stamped and proper stamp duty and registration charges will be paid according to the Bombay Stamp Act and the Deed will be duly registered at the Joint Sub Registrar's Office of the appropriate jurisdiction.

12. Stamp duty, Registration charges and legal expenses in respect of the said Gift Deed will be paid by the Donee only

SCHEDULE OF THE PROPERTY

All that entire Share, right title and interest in Flat No: 401 situated at ENCORE admeasuring about 820 sq. ft Built up area equivalent to 76.51 sq meter Built up (As per Index-2 Area 75.51 Sq Meter Built-up) situated at Daulat Nagar Road No: 8, Opp. Purnima Hospital Borivali East, Mumbai - 401 066 constructed on Plot No. 107, C.T.S. No.2601 of Village Eksar, Taluka Borivali in the Registration District and Sub District of Borivali Mumbai. The said Building known as MAA ENCORE is constructed somewhere in the year 2008-2009 and is having lift facility along with Share Certificate No. 31 holding five shares of Rs:50/- each having distinctive numbers from 31001 to 31005 (both inclusive); aggregating to Rs. 250/- (Rupees Two Hundred Fifty Only)

R. J. Rajwade

M.R. Rajwade



जरल

to 76.21 sq meter Built up (As per Index-2 Area 75.51 Sq Meter Built-up) situated at Daulat Nagar Road No: 8, Opp Purnima Hospital Borivali East, Mumbai 400 066 and the Shares/Capital of the said Society; in favour of Donee herein along with all attachment etc is absolute and irrevocable and hereafter neither the Donor nor any nominees, legal heirs, assigns agents, or representatives shall have any right, title or interest of whatsoever nature over to and in the said Flat No; 401 and the Shares/Capital in the said Society

3. That this gift of the above entire share and rights in the abovesaid Flat No: 401 and the Shares/Capital in the said Society is duly accepted by the Donee without any monetary consideration.

4. The Donor will give and the Donee will take over the possession of the said entire share and right in respect of the said Flat No: 401 and the Shares/Capital in the said Society as aforesaid and immediately after execution this Gift of Deed, the Donee becomes 100% Shareholder with absolute right of Ownership in respect of said Flat No: 401 in the society known as MAA ENCORE Co-operative Housing Society Ltd

5. The Donee shall be entitled to get his membership rights in respect of the above Flat No: 401 transferred to his name in the record of the abovenamed Housing society

6. The Donor shall sign all the relevant papers, forms, writings, documents required for the transfer of the said Shares/Capital and rights in the said Flat No: 401 in the name of the Donee if required in the Society's record.

7. The Donee shall abide by the rules and regulations of the said Society

8. The Donor at the time of executing this Gift Deed in respect of the said Flat No: 401 and the Shares/Capital in the said Society as aforesaid is in physical sound condition and is fit and normal and he is gifting his entire rights and share in the above flat No: 401 and the Shares/Capital in the said Society

forever in favour of Donee herein at his own wish & will.

9. The Donor states and declares that he shall have no right, title or interest in the said Flat No: 401 and the Shares/Capital in the said Society situated as



R. J. Rajyagar M. R. Rajyagar

aforesaid after the said Gift Deed Donor & the Donee have not received notice of acquisition or requisition or lis pendens in respect of the said Flat No: 401 and the Shares/Capital in the said Society either from the said Society till date or any part thereof from any authority or third party in any manner whatsoever

10. After the said Gift Deed is duly registered before the office of the registrar nobody else other than the Donee MR. MUKESH RATILAL RAJYAR will have absolute right of Ownership in respect of the said Flat No 401 and the Shares/Capital in the said Society

11. The said Gift Deed will be duly stamped and proper stamp duty and registration charges will be paid according to the Bombay Stamp Act and the Deed will be duly registered at the Joint Sub Registrar's Office of the appropriate jurisdiction.

12. Stamp duty, Registration charges and legal expenses in respect of the said Gift Deed will be paid by the Donee only

SCHEDULE OF THE PROPERTY

All that entire Share, right title and interest in Flat No: 401 situated at MAA ENCORE admeasuring about 820 sq. ft Built up area equalent to 76.21 Sq meter Built up (As per Index-2 Area 75.51 Sq Meter Built-up) situated at Daulat Nagar Road No: 8, Opp. Purnima Hospital Borivali East, Mumbai - 401 066 constructed on Plot No. 107, C.T.S. No.2601 of Village Eksar, Taluka Borivali in the Registration District and Sub District of Borivali Mumbai. The said Building known as MAA ENCORE is constructed somewhere in the year 2008-2009 and is having lift facility along with Share Certificate No. 31 holding five shares of Rs:50/- each having distinctive numbers from 31 to 35 (both inclusive); aggregating to Rs. 250/- (Rupees Two Hundred Fifty Only)

R. J. Rajyagar

M.R. Rajyagar

बल -	
३३३३	३३
२०१	

IN
RE
W.

SI
By
M
P.

In

SI

B.
M
F

I

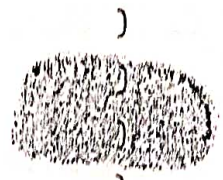
V

1

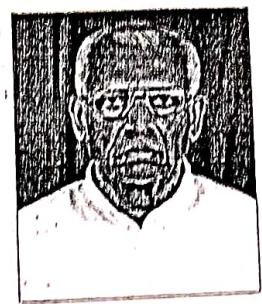
2

IN WITNESS WHERE OF DONOR AS WELL AS DONEE HAVE PUT THEIR RESPECTIVE HANDS THE DAY AND YEAR FIRST HEREIN ABOVE WRITTEN

SIGNED SEALED AND DELIVERED
By the within named 'THE DONOR'
MR RATILAL JIVRAJ RAJYAGOR
PAN CARD NO: AADPR5948P

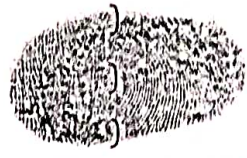


R. S. Rajyagor



In the presence of Yogesh

SIGNED SEALED AND DELIVERED
By the within named 'THE DONEE'
MR MUKESH RATILAL RAJYAGOR
PAN CARD NO: APFPR3772N



M. R. Rajyagor



In the presence of S. B. Bhatt

Witness: -

- 1) Yogesh
- 2) S. B. Bhatt



बुरल - ५		
२३	४२	
२०१९		



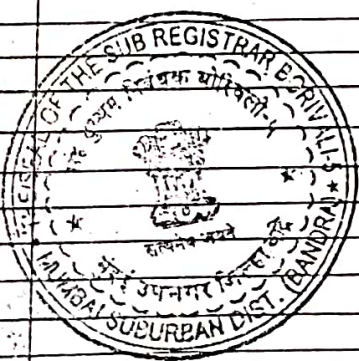
बृहन्मुंबई महानगरपालिका
करनिधीकरण व संकलन खाते

मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिके अधिनियम, १९८८ अन्वये जारी करपत्रावळी आहे.

मालमत्ता लेखा क्रमांक RC1204750020000	मालमत्ता कर वर्ष 2018-2019	देयक क्रमांक 201810BIL07413230 201820BIL07413231	देयक दिनांक 19/05/2018
कराचे नाव व धर्मा : MAA ENCORE CO.OP.HSG. SOC.LTD.		देयक - सद्य. क. व सं. / विभाग : 2 nd floor, PV Central Ward office, Chhatrapati Shivaji Maharaj road Near Borivali Railway Station (Fourth Side) Borivali (West) Mumbai - 400092.	
प्लॉट NO 107, CTS. NO. 2601, DAULAT NAGAR, ROAD BORIVALI (EAST), MUMBAI.			
मालमत्ता क्रमांक, सध्याच्या क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्जन, करदात्याची नावे. 746 DAULAT NAGAR RD NO 8 RCC BLDG "MAA ENCORE" . SMT NARAMADABAI B VORA			
करनिधीकरण दिनांक : 11/05/2009	जलजोडणी क्रमांक : -	एकूण भोंडवली मूल्य : ₹ 47569305	
Four Crore Seventy-Five Lac Sixty-Nine Thousand Three Hundred Five Only			
संपादन करतेवेळी ३१/०३/२०१० या तारखेपर्यंतची धकदावी ₹ 0		०१/०४/२०१० या तारखे नंतरची धकदावी ₹ 0	
करालागणी : 01/04/2018	ते 31/03/2019		

कराचे नाव :	01/04/2018	ते	30/09/2018	01/10/2018	ते	31/03/2019
भारत कर			25785			25785
कर			0			0
ग्राहक कर			16174			16174
सिंसारण कर			0			0
सिंसारण स्थाप कर			10079			10079
मा. शिक्षण उपकर			9376			9376
शिक्षण उपकर			8205			8205
र हमी उपकर			0			0
पकर			469			469
र			11722			11722
देयक रक्कम			81810			81810
१५२ अ नुसार दबावी रक्कम			0			0
ग्याबरेल व्याजाची वसुली			0			0
बर्ड वॉज नुसार लाभाची रक्कम			0			0
बर्ड-च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम			0			0
अभयदानाचे समायोजन			0			0
गायी निव्वळ रक्कम			81810			81810
०.०१.२०१८ पर्यंत भरावयाची निव्वळ रक्कम			80347			78885
०.०५.२०१८ पर्यंत भरावयाची निव्वळ रक्कम			81079			79616
०.०५.२०१८ नंतर भरावयाची निव्वळ रक्कम			81810			81810
रुपय	Eighty-One Thousand Eight Hundred Ten Only			Eighty-One Thousand Eight Hundred Ten Only		
रुपय दिनांक			27/08/2018			31/12/2018



वरल - ५	
२५	४२
२०१९	

Make payment through NEFT:
- EBINCOLLEC, Beneficiary A/C No:- BMCPCORC1204750020000, Name-MCGM Property Tax.
Note, payment done through NEFT will be collected against oldest bills first.

बर्ड इन्व्हेन्स्टिव्ह इकोम योजनाच्या माहितीसाठी साधे पाहूवे. **८०३५७**
७८८८५
१५९२३२

८०३५७
७८८८५
१५९२३२

दयिदास वि. शीरसावा
करनिधीकरण व संकलन (प.)

३१/१२/२०१८

OFFICE OF THE
ENGR. IN CHARGE, P.W.D. (W.E.) E/WARD
DR. BABASAHEB AMBEDKAR MAFETI BLDG
KANDIVALI/WEST, MUMBAI-400067.

BRIHANMUMBAI MAHANAGARPALIKA

No. CHE/A-4244/BP (WS)/AR of 28 APR 2009

To,

Shri Dhanish J. Shah.
Owner.

Subject: Permission to occupy the completed building on plot bearing C.T.S. No.2601 of Village-Eksar at Daulat Nagar, Borivli (East).

Reference: Your Architect's letter dated 30/12/08.

Sir,

The development work of building comprising of Stilt + 6 upper + (Pt 7th floors on plot bearing C.T.S. No. 2601 of Village-Eksar at Borivli (East) completed under the supervision of Shri. A.R. Mehta, Lic. Architect having Lic. No. CA/80/5956, Shri. Haresh L. Patel, Lic. structural Engineer, having lic. No. STR/P/107 and Site Supervisor, Shri. Vivek M. Poopal, having lic. No. P/253/SS-I may be occupied on the following conditions:-

1. That the certificates U/s 270-A of B.M.C. Act shall be obtained from A.E.W. W. (R/C) and a certified copy of the same shall be submitted to this office.
2. That all the deposit shall be claimed within 6 years from the date of payment or within a year from the date of B.C.C. whichever is earlier, failing which the same shall be forfeited.
3. That the Co.op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, or before B.C.C. whichever is earlier.

A set of completion plan is returned herewith

बल - 4		
६६६६	२६	०२
२०११		

Yours faithfully,

S. S. S. S. S.
Ex Engineer Bldg-Proposal
(Western Suburbs) R- Ward



M Builders

1st Floor, Vora House,
Daulat Nagar, Road No. 8,
Borivall (East), Mumbai - 66.

Following members have purchased flats in our Building. Given below list of members with their area for your Reference:

Flat. No.	Flat Owners	Sq. Feet.	Parking No.
101	Babu H Jain. HUF Kishor C Jain. HUF	C.A.+B.U. 683sqft + 20/ 820 x 4 = Com	2 1 501
102	Daisy Trading Corporation.	717 sq.ft. 683 sq.ft. + 20/ 860	
201	Pokhraj Kothari. Mukesh P Kothari.	820 sq.ft. + 20/ 984 x 2 = Resi	
202	Hetal Sanjay Mehta	535sq.ft. + 20/ 642	
301	Jayesh Pravinchandra Jhaveri. Bakul Pravinchandra Jhaveri.	820 sq.ft. 984	
302	M/S. MAA BUILDERS.	535 sq.ft. 642	Rakesh Kantilal
401	Ratilal Jivraj Rajyagor.	683 sq.ft. 820	✓
402	Vikramchand Indermal Jain. Bharatkumar V Jain. Sapna Bharatkumar Jain.	683sqft 820	
501	Navin Babulal Rathod. Geeta Navin Rathod.	683sqft 820	1
501	Sanjay Sarang. / MAA BUILDERS	683sqft 820	1
601	Manish N Shah. Meenaben N Shah.	683sqft 820	1
602	Dhaval Suresh Daye.	683sqft 820	1
701	Dilip Nathmal Jain. Sheetal N Jain. Basiben n Jain.	683sqft 820	1
702	Nayana Manhar Doshi. Manhar Hathichand Doshi	398 sq.ft. - 285sq.ft. 763	1

बरल - ५		
००००	००	००
२०२२		



1139500
say 11400

Mem Reg. No. _____

No. 007

Share Certificate

"MAA ENCORE" CO-OP. HSG. SOCIETY LTD.

Regd. No. MUM/WR/HSG/TC/14628/2009-10/2010

Plot No. 107, C.T.S. No. 2601, Eksar Village, Daulat Nagar Road No.8,
Borivali (E), Mumbai - 400 066

(Registered under the Maharashtra Co-Operative Societies Act, 1960)

Authorised Share Capital Rs. 250/-. Divided into 5 Shares each of Rs. 50/- only.

is to certify that Shri./Smt./Miss/M/s. PATILAL JYRAT RAJGOR

No. 401 is the Registered holder of 5 Shares from no. 031 to 5 (both inclusive) of Rs. 50/- (Rupees Fifty Only) each in "MAA ENCORE" CO.

HSG. SOC. LTD. subject to the Bye-Laws of the said society & that upon each of such shares the sum of Rupees Fifty has been paid given under the common seal of the said society at Daulat Nagar Road No. 8, Borivali (E), Mumbai - 400 066.

this 1st day of APRIL 2010

M. H. DOSAI
Chairman

Bhagat V. Jain
Secretary

Bhagat V. Jain
Authorised Member



बल - ५		
६६६६	३९	०२
२०१९		

24

1019

Generated Through eSearch
For original report please
concern SRO office.

सूची क्र.2

दुय्यम निबंधक : बोरीवली 1 (मालाड)

दस्त क्रमांक : 10965/2009

नोंदणी :

Regn:63m

गावाचे नाव : एकसर

जाचा प्रकार चुक दुरुस्तीपत्र

दला रु.0

रभाव(भाडेपट्ट्याच्या रु.0

पट्टाकार आकारणी देतो की

ते नमुद करावे)

गपन,पोटहिस्सा व

क(असल्यास)

कळ

रणी किंवा जुडी देण्यात असेल -

पालिकेचे नाव:इतर वर्णन :मुळ दस्त क्रमांक बदर 2/5180/07 दि 27.7.07 या करारनामा दस्तामध्ये
लिहून घेणार राजीव रतीलाल जे ऐवजी रतीलाल जिवराज राज्यगोर अशी दुरुस्ती केलेली आहे

ऐवज करून देणा-या/लिहून
गा पक्षकाराचे नाव किंवा दिवाणी
याचा हुकुमनामा किंवा आदेश
स,प्रतिवादिचे नाव व पत्ता.

1): नाव:- धनिश जितेंद्र शाह -- वय:-??पत्ता:--पिन कोड:--पॅन नं:--

ऐवज करून घेणा-या पक्षकाराचे व
वाणी न्यायालयाचा हुकुमनामा
देश असल्यास,प्रतिवादिचे नाव व

2): नाव:-रतीलाल जिवराज राज्यगोर -- वय:-??पत्ता:--पिन कोड:--पॅन नं:--

ऐवज करून दिल्याचा दिनांक

18/12/2009

त नोंदणी केल्याचा दिनांक

18/12/2009

क्रमांक,खंड व पृष्ठ

10965/2009

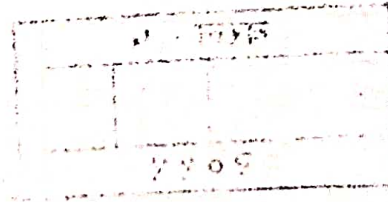
गरभावाप्रमाणे मुद्रांक शुल्क

100

गरभावाप्रमाणे नोंदणी शुल्क

100

वरल - 4		
EEEE	33	82
२०१९		



7/11/2019

Online Document Search.....Department of Registration and Stamps

60.15.51

11524389

11/07/2019

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.का-बोरीवली

दस्त क्रमांक : 11524/2009

नोंदणी :

Regn:63m

गावाचे नाव : एकसर

(1)वित्तेखाचा प्रकार	करारनामा
(2)मोबदला	रु.150000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 178560
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - एकसर (बोरीवली), उपविभागाचे नाव - 87/400 - भुभाग: उत्तरेस गावाची सीमा, पुर्वेस व दक्षिणेस गावाची सीमा व पश्चिमेस रेल्वे मार्ग. सदर मिळकत सि.टी.एस. नंबर - 2601 मध्ये आहे. ----- सदनिका क्रं 401,4 था मजला, माँ एन्कोर, दौलत नगर रोड नं 8, बोरीवली पु मुं 66
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 5.58 चौ.मी. आहे.
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- धनिश जितेंद्र शाह -- वय:-??पत्ता:- ८,३ रा मजला, बाबुलनाथ व्हयु, बी नं ७, बाबुलनाथ रोड, मुं ७पिन कोड:-पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:- रतिलाल जिवराज राज्यगोर -- वय:-??पत्ता:- ६,४ था मजला, वोरा हाऊस, दौलत नगर, बोरीवली पु मुं ६६पिन कोड:-पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	08/12/2009
(10)दस्त नोंदणी केल्याचा दिनांक	18/12/2009
(11)अनुक्रमांक,खंड व पृष्ठ	11524/2009
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	9000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1800
(14)शेरा	वरल - ५ २०१९



296.43
5apt
Bwf

सूची क्र.2

दुय्यम निबंधक : बोरीवली 1 (मालाड)
दस्त क्रमांक : 5478/2007

नोंदणी :

Regn:63m

Generated Through eSearch
For original report please
contact concern SRO office.

15.5K

बोरीवली 6

गावाचे नाव : एकरार

दस्तावेजाचा प्रकार

कारारनामा ✓

वदला

रु.1

जारभाव(भाडेपट्ट्याच्या

पट्ट्याकर आकारणी देतो की

आर ते नमुद करावे)

रु. 33500

प्लान,पोटहिस्सा व

मांक(असल्यास)

पालिकेचे नाव:इतर वर्णन :जुनी रादनीका नं 5 पाचवा मजला, व्होरा हाऊस , दौलत नगर , बोरीवली पू
मुं 66 क्षेत्र 27.55 चौ मी च्या वदल्यात पुनरचीत इमारतीत 27.55 चौ मी विल्टअप जागा देण्यात येत
आहे , भाडे दर महिन्यांचे 120 रुपये

वफळ

27.55 चौ मी विल्टअप

कारणी किंवा जुडी देण्यात अरोल

भेळकत

नगर

तसेवज करून देणा-या/लिहून

या पक्षकाराचे नाव किंवा दिवाणी

न्यायाच्या हुकुमनामा किंवा आदेश

वस,प्रतिवादिचे नाव व पत्ता.

1): नाव:- डी जे शहा - - वय:-??पत्ता:- ८ तिसरा मजला पिन कोड:-७पॅन नं:-

तसेवज करून घेणा-या पक्षकाराचे व

दिवाणी न्यायालयाच्या हुकुमनामा

आदेश असल्यास,प्रतिवादिचे नाव व

2): नाव:- जिवराज पुरुषोत्तम राजगोर हे मयत तर्फे वारसदार म्हणून रतिलाल जिवराज
राजगोर - - वय:-??पत्ता:-५ पाचवा मजलापिन कोड:-६६पॅन नं:-

तसेवज करून दिल्याचा दिनांक

08/08/2007

नगर,

दस्त नोंदणी वेळ्याचा दिनांक

08/08/2007

नुक्रमांक,खंड व पृष्ठ

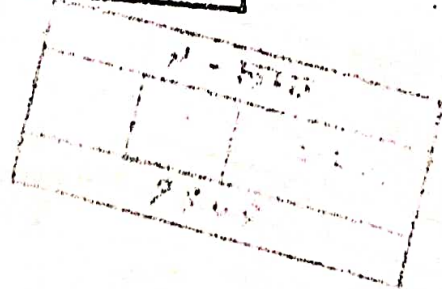
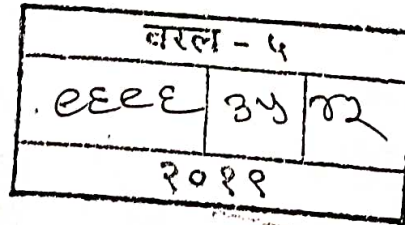
5478/2007

जारभावाप्रमाणे मुद्रांक शुल्क

100

जारभावाप्रमाणे नोंदणी शुल्क

1000



180324

1/07/2019

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

सूची क्र.2

दुय्यम निबंधक : बोरीवली 1 (मालाड)

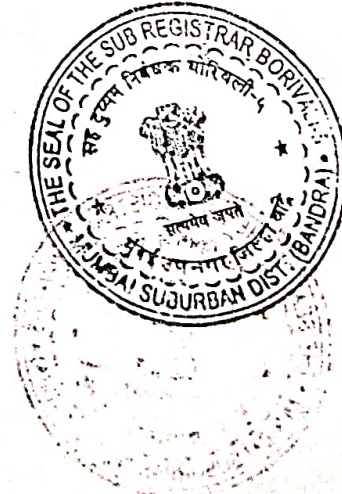
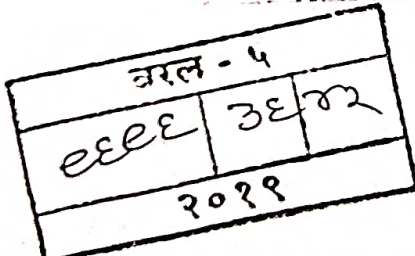
दस्त क्रमांक : 5180/2007

नोंदणी :

Regn:63m

गावाचे नाव : एकसर

1)विलेखाचा प्रकार	करारनामा
2)मोबदला	रु.1
3) बाजारभाव(भाडेपट्ट्याच्या गावतितपट्टाकार आकारणी देतो की रट्टेदार ते नमुद करावे)	रु. 172000
4) भू-मापन,पोटहिस्सा व मक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :व्होरा हाऊस ,दौलत नगर, बोरीवली पू. येथील जुन्या भाडेकरू म्हणून असलेल्या 40.15 चौ.मी. बिल्टअप जागेच्या बदल्यात 42.38 चौ.मी. जागा, भाडे रु 300/-, दरमहा
5) क्षेत्रफळ	
6)आकारणी किंवा जुडी देण्यात असेल वेळा.	-
7) दस्तऐवज करून देणा-या/लिहून दवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- डी जी शहा -- वय:- ??पत्ता:- ४पिन कोड:-पॅन नं:-
8)दस्तऐवज करून घेणा-या पक्षकाराचे व केवा दिवाणी न्यायालयाचा हुकुमनामा केवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-राजीव रतीलाल जे -- वय:- ??पत्ता:-६ वा मजलापिन कोड:-६६पॅन नं:-
9) दस्तऐवज करून दिल्याचा दिनांक	27/07/2007
10)दस्त नोंदणी केल्याचा दिनांक	27/07/2007
11)अनुक्रमांक,खंड व पृष्ठ	5180/2007
12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3610
13)बाजारभावाप्रमाणे नोंदणी शुल्क	2170
14)शेरा	





26/07/2019 12:49:32 PM

दस्त क्रमांक : बरल-5/9696/2019

दस्ताचा प्रकार :- बक्षीसपत्र

दस्त गोषवारा भाग-2

बरल-5

दस्त क्रमांक: 9696/2019

४९

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मुकेश रतीलाल राज्यगोर पत्ता: प्लॉट नं: 401, माळा नं: 4 था मजला, इमारतीचे नाव: मॉ एन्कोर को ऑप हौ सो ली, ब्लॉक नं: दौलत नगर रोड नं 8, ऑप पूर्णिमा हॉस्पिटल, रोड नं: बोरीवली पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन नंबर: APFPR3772N	लिहून घेणार वय :- 43 स्वाक्षरी:- <i>M.R. Rajyagor</i>		
2	नाव: रतीलाल जीवराज राज्यगोर पत्ता: प्लॉट नं: 401, माळा नं: 4 था मजला, इमारतीचे नाव: मॉ एन्कोर को ऑप हौ सो ली, ब्लॉक नं: दौलत नगर रोड नं 8, ऑप पूर्णिमा हॉस्पिटल, रोड नं: बोरीवली पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन नंबर: AADPR5948P	लिहून देणार वय :- 76 स्वाक्षरी:- <i>R.J. Rajyagor</i>		

वरील दस्तऐवज करून देणार तथाकथीत बक्षीसपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिवका क्र.3 ची वेळ: 26 / 07 / 2019 12 : 48 : 11 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा	
1	नाव: शैलेश बी भट्ट वय: 42 पत्ता: सी-401 शिवम को ऑप हौ सो लि जे एस रोड दहिसर पश्चिम मुंबई पिन कोड: 400068	स्वाक्षरी <i>S.B. Bhatt</i>		
2	नाव: योगेश बी डांगोद्रा वय: 30 पत्ता: रूम नं 3 मिस्कटा चाळ सी एस रोड दहिसर पूर्व मुंबई पिन कोड: 400068	स्वाक्षरी <i>Yogesh</i>		

शिवका क्र.4 ची वेळ: 26 / 07 / 2019 12 : 49 : 13 PM

सह द. नि. को-बोरीवली 5

Epayment Details.

sr.	Epayment Number
1	MH004399624201920M
2	2507201907980
3	MH004431158201920E

Defacement Number
0002344684201920
2507201907980D
0002344682201920

9696 / 2019



- Know Your Rights as Registrants
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
 2. Get print immediately after registration.
- For feedback, please write to us at feedback.isarita@gmail.com

सूची - २)



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 5

दस्त क्रमांक : 9696/2019

नोंदणी :

Regn.63m

गावाचे नाव : एक्सर

वकीलपत्र

वकीलपत्र

0

वकीलपत्र

वकीलपत्र (भाडेपट्ट्याच्या वकीलपत्राकर आकारणी देतो की तय हो नमुद करावे)

7175171.5

वकीलपत्र, पोटहिस्सा व घरक्रमांक (वकीलपत्र)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 401, माळा नं: 4 था मजला, इमारतीचे नाव: मॉ एन्कोर को ऑप हौ सो ली, ब्लॉक नं: दौलत नगर रोड नं 8, ऑप पूर्णिमा हॉस्पिटल, रोड नं: बोरीवली पूर्व मुंबई 400066, इतर माहिती: वडील मुलास मिळकतीचा 100 टक्के संपूर्ण हिस्सा विना मोबदला बक्षीस द्वारे निवासी मिळकत देत आहे((C.T.S. Number : 2601 ;))

क्षेत्रफळ

1) 76.21 चौ.मीटर

वकीलपत्र किंवा जुडी देण्यात असेल

दस्तऐवज करून देणा-या/लिहून घेणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश न्यायास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-रतीलाल जीवराज राज्यगोर वय:-76; पत्ता:-प्लॉट नं: 401, माळा नं: 4था मजला, इमारतीचे नाव: मॉ एन्कोर को ऑप हौ सो ली, ब्लॉक नं: दौलत नगर रोड नं 8, ऑप पूर्णिमा हॉस्पिटल, रोड नं: बोरीवली पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-AADPR5948P

दस्तऐवज करून घेणा-या पक्षकाराचे किंवा दिवाणी न्यायालयाचा हुकुमनामा या आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-मुकेश रतीलाल राज्यगोर वय:-43; पत्ता:-प्लॉट नं: 401, माळा नं: 4 था मजला, इमारतीचे नाव: मॉ एन्कोर को ऑप हौ सो ली, ब्लॉक नं: दौलत नगर रोड नं 8, ऑप पूर्णिमा हॉस्पिटल, रोड नं: बोरीवली पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-APFPR3772N

दस्तऐवज करून दिल्याचा दिनांक

25/07/2019

दस्त नोंदणी केल्याचा दिनांक

26/07/2019

अनुक्रमांक, खंड व पृष्ठ

9696/2019

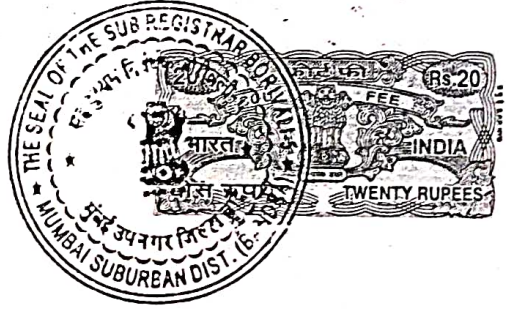
वाजारभावाप्रमाणे मुद्रांक शुल्क

72100

वाजारभावाप्रमाणे नोंदणी शुल्क

200

शेरा



न्यायकनासाठी विचारात घेतलेला प्रश्नाल:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.

खरी प्रत

(Signature)

सह दुय्यम निबंधक, बोरीवली क्र. ५, मुंबई उपनगर जिल्हा.

