



05/03/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ता 5

दस्त क्रमांक : 5880/2024

नोंदणी :

Regn.63m

गावाचे नाव : चेंबूर

(1)विशेषाचा प्रकार	सेल वीथ
(2)मोबदला	6550000
(3) बाजारभावाभावेपट्टबाज्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6505379.8
(4) भू-मापन,पोटहिस्सा व परक्रमांक (असल्यास)	1) पासिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सवतिका नं: गॉप नं 1, माळा नं: तळ माजला,फॉरवर्ड हाऊस, इमारतीचे नाव: फॉरवर्ड को ऑप ही सो लिमिटेड, ब्लॉक नं: प्लॉट नं 408/सी,सायन ट्रॉम्बे रोड, रोड : चेंबूर,मुंबई 400 071, इतर माहिती: मोजे चेंबूर,क्षेत्रफळ 250 चौ. फूट कारपेट PUI: MW0303800040000 ( ( C.T.S. Number : 1628 ; ) )
(5) क्षेत्रफळ	1) 250 चौ.फूट
(6)आकारणी किंवा जुबी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता.	1): नाव:-महेंद्र कुमार नानानाल कोठारी जैन वय:-68; पत्ता:-प्लॉट नं: फ्लॅट -2, माळा नं: .. इमारतीचे नाव: फॉरवर्ड हाऊस, ब्लॉक नं: प्लॉट नं 408/सी, सायन ट्रॉम्बे रोड, चेंबूर, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400071 पैन नं:-AABPK5899E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता	1): नाव:-मुकेश देवेंद्र कोठारी वय:-50; पत्ता:-प्लॉट नं: 408/सी/4, माळा नं: .. इमारतीचे नाव: फॉरवर्ड को ऑप ही सो लिमिटेड, ब्लॉक नं: सायन ट्रॉम्बे रोड, चेंबूर, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400071 पैन नं:-AJLPK8128M
(9) दस्तऐवज करून दिव्याचा दिनांक	05/03/2024
(10)दस्त नोंदणी केल्याचा दिनांक	05/03/2024
(11)अनुक्रमांक,खंड व पृष्ठ	5880/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	393000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



सह दुय्यम निबंधक कोर्टा क्र. 2  
कुर्ता क्र. 4



Receipt (pavti)

520/5880

पावती

Original/Duplicate

Tuesday, March 05, 2024

नोंदणी क्र.: 39M

9:57 AM

Regn.: 39M

पावती क्र.: 6219 दिनांक: 05/03/2024

गावाचे नाव: चेंबूर

दस्तऐवजाचा अनुक्रमांक: करल5-5880-2024

दस्तऐवजाचा प्रकार: सेल डीड

सादर करणाऱ्याचे नाव: मुकेश देवेंद्र कोठारी

नोंदणी फी

₹. 30000.00

दस्त ह्याताळणी फी

₹. 600.00

पृष्ठांची संख्या: 30

**DELIVERED**

एकूण:

₹. 30600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
10:17 AM ह्या वेळेस मिळेल.

Joint S.R. Kurla-5

बाजार मूल्य: ₹. 6505379.8/-

मोबदला ₹. 6550000/-

भरलेले मुद्रांक शुल्क: ₹. 393000/-

सह दुय्यम निबंधक वर्ग-2  
कुर्ला क्र. 5

1) देयकाचा प्रकार: DHC रकम: ₹. 600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0224299414282 दिनांक: 05/03/2024

येकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH016478913202324E दिनांक: 05/03/2024

येकेचे नाव व पत्ता:

Mukeshkathari

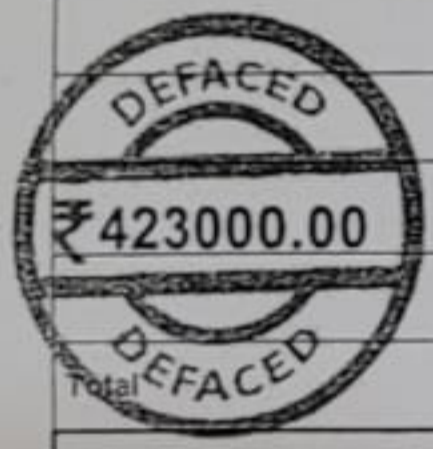




CHALLAN  
MTR Form Number-6

करल - ५  
दस्त क्र. ५८८०१२  
४१३०

GRN	MH016478913202324E	BARCODE	Date 29/02/2024-14:30:31		Form ID 251
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	KRL5_JT SUB REGISTRAR KURLA NO 5	Full Name	MUKESH DEVENDRA KOTHARI and KANTA MUKESH KOTHARI		
Location	MUMBAI	Flat/Block No.	Shop No.1, Ground Floor, Forward House, in The		
Year	2023-2024 One Time	Premises/Bullding	Forward Cl		
Account Head Details	Amount In Rs.	Road/Street	Plot No. 28/G 28 on Trombay Road, Chembur		
0030045501 Stamp Duty	393000.00	Area/Locality	Mumbai		
0030063301 Registration Fee	30000.00	Town/City/District	MUMBAI SUBURBAN DIST.		
		PIN	4071		
		Remarks (If Any)	SecondPartyName=MAHENDRA KUMAR NANALAL KOTHARI JAIN-		
		Amount In	Four Lakh Twenty Three Thousand Rupees Only		
		Words	4,23,000.00		
Total	4,23,000.00				
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref. No.	00040572024022980027	IK0CQUZGZ5	
Cheque/DD No.	Bank Date	RBI Date	29/02/2024-02:31:34	01/03/2024	
Name of Bank	Bank-Branch		STATE BANK OF INDIA		
Name of Branch	Scroll No. , Date		61 , 01/03/2024		



Department ID : Mobile No. : 9819410338  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS  
DIRECTORATE OF ACCOUNTS  
AND TREASURY, MUMBAI 02  
Date: 2024.03.05 09:58:27 IST  
Reason: GRAB Secure Document  
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-520-5880	0008833258202324	05/03/2024-09:57:27	IGR561	30000.00
2	(IS)-520-5880	0008833258202324	05/03/2024-09:57:27	IGR561	393000.00
Total Defacement Amount					4,23,000.00



# FORWARD CO- OPERATIVE HOUSING SOCIETY

( Reg. No. B- 2892)

"Forward House" Plot No.408/C, S.T. Road, Chembur, Mumbai - 400 071.

करल - ५	Date: 27-02-202
दस्त क्र. ५८८०/२०२४	
१६/३०	

## TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT **Mr. MAHENDRA KUMAR NANALAL KOTHARI JAIN** is bonafide member of the Society Occupying and owning Shop No. 1, on the Ground Floor, in the building known as "Forward House", in The Forward Co-operative Housing Society Limited, situated at Plot No. 408/C, Sion Trombay Road, Chembur, Mumbai 400 071. The detail information in respect of above mentioned Shop as per society is as follows:-

01. Area of said Shop is 250 sq. ft. Carpet
02. Year of construction of Building Prior to 1968.
03. Building consists of Ground + 2 Upper Floors
04. Municipal Jurisdiction area is MWEST Ward.
05. Village Chembur
06. C.T.S. No 1628



The said member has been allotted the said Shop by Society vide Allotment Letter dated 13/03/1980 and no agreement is executed. The Society is registered vide Registration No. B-2892 of 1966 which is registered under Maharashtra Co-Op. Societies Act 1960.

Society declares that there is no lien, outstanding arrears towards the society dues and society has no objection if **Mr. MAHENDRA KUMAR NANALAL KOTHARI JAIN** sells and transfers his said Shop to purchaser **Mr. MUKESH DEVENDRA KOTHARI**.



For Forward Co-operative Housing Society Ltd.

*[Signature]* Secretary



करल - ५
दस्त क्र. ५८८०/२०२४
६/३०

## SALE DEED

THIS SALE DEED is made and entered into at Mumbai, on this <sup>th</sup> 05 day of MARCH, 2024, IN BETWEEN:-

**Mr. MAHENDRA KUMAR NANALAL KOTHARI JAIN**, aged about 68 years, having Pan No. AABPK5899E, Aadhar No. 7756 8375 2590, an adult, Indian Inhabitant, residing at Flat No. 2, Forward House, Plot No. 408/C, Sion Trombay Road, Chembur, Mumbai 400 071, hereinafter referred to as the "VENDOR / TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the party

PART;

AND

**Mr. MUKESH DEVENDRA KOTHARI**, aged about 50 years, Pan No. AJLPK8128M, Aadhar No. 7461 2743 8333, an adult, Indian Inhabitant, residing at 408/C/4, Forward Co-op. Hsg. Soc., Sion Trombay Road, Chembur, Mumbai 400 071, hereinafter referred to as the "PURCHASER / TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the SECOND PART.

### WHEREAS:

a. The VENDOR / TRANSFEROR herein is a sole and absolute owner in respect of Shop No. 1, admeasuring an area of about 250 Sq. Ft. Carpet, on the Ground Floor, in the building known as "Forward House", in The Forward Co-operative Housing Society Limited, situated at Plot No. 408/C, Opp. IDBI Bank, Sion Trombay Road, Chembur, Mumbai 400 071, hereinafter for brevity sake is referred to as "THE SAID SHOP PREMISES".

b. WHEREAS the VENDOR / TRANSFEROR has been allotted the said Shop Premises from the society i.e. The Forward Co-operative Housing Society Limited, vide Allotment Letter dated 13/03/1980.

*Mukesh Kothari*

*Mahendra M. Jain*





करता - ६
दस्त क्र. ५८८६ / २०२४
c. WHEREAS <del>the</del> VENDOR / TRANSFEROR above named is

member of The Forward Co-operative Housing Society Limited, situated at Plot No. 408/C, Sion Trombay Road, Chembur, Mumbai 400 071, which is registered under the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. B-2892 of 1966, hereinafter for brevity sake is referred to as "the said Society".



WHEREAS VENDOR/ TRANSFEROR is the member and Registered Share holder of The Forward Co-operative Housing Society Limited, situated at Plot No. 408/C, Sion Trombay Road, Chembur, Mumbai 400 071, and in respect of the said Shop Premises hold its Share Certificate No. 101, for in all (2) Two Nos. of Shares of Rs 50/- each, hereinafter for brevity sake is referred to as "the said Shares".

e. AND WHEREAS the VENDOR / TRANSFEROR is now willing & desirous to sell and transfer the said Shop Premises in the name of PURCHASER / TRANSFEREE and therefore the VENDOR / TRANSFEROR has with the prior permission and consent of the said Society agreed to transfer the said Shop Premises and all his rights, titles, interests, claims and benefits in the said Society to the PURCHASER / TRANSFEREE above named and the PURCHASER / TRANSFEREE has agreed to have, acquire and get transferred in his name the above Shop Premises for the total sale consideration amount of Rs. 65,50,000/- (Rupees Sixty Five Lakhs Fifty Thousand Only) subject to the deduction of the necessary 1% Tax Deduction at Source (T.D.S.) payable as per Income Tax Act, 1961, including of original electrical fittings, being the present value of the property thereof;

**NOW THEREFORE THIS SALE DEED WITNESSETH & IT IS HEREBY AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. That the VENDOR / TRANSFEROR do hereby sell, transfer and assign the said Shop No. 1, admeasuring an area of about

Mukesh Kathari Mahendra N. Jaisi

250 Sq. Ft.  
as "Fo  
Soci  
Si



Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MUKESH DEVENDRA KOTHARI and KANTA MUKESH KOTHARI	eChallan	00040572024022980027	MH016478913202324E	393000.00	SD	0008833258202324	05/03/2024
2		DHC		0224299414282	600	RF	0224299414282D	05/03/2024
3	MUKESH DEVENDRA KOTHARI and KANTA MUKESH KOTHARI	eChallan		MH016478913202324E	30000	PF	0008833258202324	05/03/2024

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



Validation ID

महाराष्ट्र शासन  
 वित्त विभाग  
 उपायुक्त विभाग  
 महाराष्ट्र शासन  
 अर्थ विभाग  
 मुंबई



करल - ५
दस्त क्र. ५८६/२०२४
building known 30

250 Sq. Ft. Carpet, on the Ground Floor, in the building known as "Forward House", in The Forward Co-operative Housing Society Limited, situated at Plot No. 408/C, Opp. IDBI Bank, Sion Trombay Road, Chembur, Mumbai 400 071, hereinafter for brevity sake is referred to as "THE SAID SHOP PREMISES"

name of PURCHASER / TRANSFEREE on as is where is to the name of VENDOR / TRANSFEROR shall transfer and as to the name of PURCHASER / TRANSFEREE all his rights, title and interest in the PREMISES for a total sale consideration amount of **Rs. 65,50,000/- (Rupees Sixty Five Lakhs Fifty Thousand Only)** subject to the deduction of the necessary 1% Tax Deduction at Source (T.D.S.) payable as per Income Tax Act, 1961.



2. The PURCHASER / TRANSFEREE has agreed to purchase the said Shop Premises and accept all the rights, titles and interests of the VENDOR / TRANSFEROR as also in respect of the said SHOP PREMISES with all its benefits and entitlements in the said Society.

3. The PURCHASER / TRANSFEREE has paid the entire total sale consideration amount of **Rs. 65,50,000/- (Rupees Sixty Five Lakhs Fifty Thousand Only)** subject to the deduction of the necessary 1% Tax Deduction at Source (T.D.S.) payable as per Income Tax Act, 1961, to the VENDOR / TRANSFEROR. The details of which are mentioned in the Receipt of this Sale Deed.

4. Simultaneously against the receipt of full and final total sale consideration amount, the VENDOR / TRANSFEROR has handed over the quiet, peaceful and vacant physical possession of the said SHOP PREMISES to the PURCHASER / TRANSFEREE.

5. Upon receipt of full and final total sale consideration amount, the VENDOR / TRANSFEROR will sign all the required transfer documents to enable the PURCHASER / TRANSFEREE to submit them to the Society and get the ownership/title of the said Shop Premises along with its Shares duly transferred into the name of PURCHASER / TRANSFEREE.

*Mukesh Keshari*

*Mahendra N. Jais*





बृहन्मुंबई महानगरपालिका  
करनिर्धारण व संकलन खाते  
मालमत्ता करदेयक

करल - ५

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये वजायण्यात आलेली मालमत्ता कराचे देयक.

लेखा क्रमांक MW0303800040000	मालमत्ता करवर्ष 2022-2023	देयक क्रमांक 202210BIL16592532 202220BIL16592533	देयक दिनांक 01/10/2022
पक्षकाराचे नाव व पत्ता FORWARD CO-OP HOUSING SOCIETY FORWARD HOUSE, PLOT NO 103B, S.T.ROAD CHEMBUR MUMBAI 40,0071		पेयक - Asstt. Assessor & Collector, M West Ward, Municipal Office Building, Sharadbhau Acharya Marg, Near Natraj Cinema, Chembur, Mumbai - 400 071.	
मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्गीत, करद्वाराची नावे. M-1065(1B)/E/103B, SION TROMBAY RD FORWARD HOUSE NO 2 FORWARD CO-OP-HSG-SOCIETY LTD.		ईमेल - aacmw.ac@mcgm.gov.in दूरध्वनी क्र. 022 2528 0795	

देयक क्रमांक 94120  
देयक दिनांक 01/10/2022

प्रथम करनिर्धारण दिनांक: 31/03/1961	जनजोडणी क्रमांक: -	एकूण भांडवली मूल्य (अक्षरी) ₹ One Crore Forty Seven Lakh Ninety Eight Thousand Six Hundred Five Only
31/03/2010 या तारखेपर्यंतची थकबाकी ₹ 0	दि. 01/04/2010 ते 31/03/2022 या तारखेपर्यंत	
देयक काळावधी: 01/04/2022	ते 31/03/2023	



कराचे नाव	01/04/2022	ते 30/09/2022	01/10/2022	31/03/2023
सर्वसाधारण कर			2240	2240
जल कर			0	0
जल लाभ कर			1408	1408
मत्तनिःसारण कर			0	0
मत्तनिःसारण लाभ कर			872	872
म.न.पा. शिक्षण उपकर			823	823
राज्य शिक्षण उपकर			686	686
रोजगार हमी उपकर			91	91
वृक्ष उपकर			41	41
पथ कर			1051	1051
एकूण देयक रक्कम			7212	7212
कलम 152 अ नुसार दंडाची रक्कम			0	0
परताव्यावरील व्याजाची वसुली			0	0
आगाड अधिदानाचे समायोजन			0	0
रवाची निव्वळ रक्कम			7212	7212
प्रतिदानाची निव्वळ रक्कम			0	0
अक्षरी रुपये	₹ Seven Thousand Two Hundred Twelve Only		₹ Seven Thousand Two Hundred Twelve Only	
अंतिम देय दिनांक	31/12/2022		31/12/2022	

"To make payment through NEFT:  
IFSC - SBIN0003000, Beneficiary A/C No:- MCGMPTMW0303800040000, Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 152अ अन्वये, अवेध बांधकामांवर मालमत्ता कर व शास्ती बसविणे व ती गोळा करणे, यांचा, असे अवेध बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात असेतोपर्यंतच्या कोणत्याही कालावधीसाठी विनियमित झाले आहे असा अन्वयार्थ लावला जाणार नाही.



महाराष्ट्र आग प्रतिबंधक व जीव संरक्षक उपाययोजना अधिनियम 2006 मधील तरतुदीनुसार, इमारतीचे मालक / भोगवटादार यांनी अग्निप्रतिबंधक व अग्निशमन यंत्रणा सुस्थितीत असल्याचे 'प्रपत्र-ब' अग्निशमन दलास प्रतिवर्षी जानेवारी व जुलै मध्ये सादर करावे.  
सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154 (1 ङ) चा अंतर्भाव होण्यामापेक्षेस जारी करण्यात येत आहे.

*Rif*  
महेश पाटील  
करनिर्धारक व संकलक



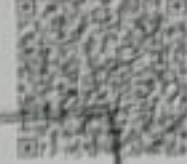
User Category :- rRC

E & OE





CHALLAN  
MTR Form Number-6



GRN	MH016478913202324E	BARCODE				Date	29/02/2024-14:30:31	Form ID	251
Department	Inspector General Of Registration		दस्तावेज Details			करल - 4			
Stamp Duty	Registration Fee		TAX ID / TAN (If Any)	य 130					
Type of Payment	Registration Fee		PAN No.(If Applicable)						
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5		Full Name	MUKESH DEVENDRA KOTHARI and KANTA					
Location	MUMBAI			MUKESH KOTHARI					
Year	2023-2024 One Time		Flat/Block No.	Shop No.1, Ground Floor, Forward House, in The					
Account Head Details	Amount In Rs.	Premises/Building	Forward CHS Ltd						
0030045501 Stamp Duty	393000.00	Road/Street	Plot No. 45, ... Road, Chembur						
0030063301 Registration Fee	30000.00	Area/Locality	Mumbai						
		Town/City/District	Mumbai						
		PIN	0 7 1						
		Remarks (If Any)	SecondPartyName=MAHENDRA KOTHARI JAIN-						
		Amount In	Four Lakh Twenty Three Thousand Rupees Only						
Total	4,23,000.00	Words							
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK						
Cheque-DD Details	Bank CIN	Ref. No.	00040572024022980027	IK0CQUZGZ5					
Cheque/DD No.	Bank Date	RBI Date	29/02/2024-14:24:31	Not Verified with RBI					
Name of Bank	Bank-Branch		STATE BANK OF INDIA						
Name of Branch	Scroll No. , Date		Not Verified with Scroll						



Department ID : Mobile No. : 9819410338  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



करल - ५
दस्त क्र. ५८८० / २०२४
९५ / २०

### FULL AND FINAL PAYMENT RECEIPT:-

RECEIVED with thanks Rs. 65,50,000/- (Rupees Sixty Five Lakhs Fifty Thousand Only) subject to the deduction of the necessary 1% Tax Deduction at Source (T.D.S.) payable as per Income Tax Act, 1961, from the PURCHASER Mr. MUKESH DEVENDRA KOTHARI, on account of full and final sale consideration of Shop No. 1, admeasuring an area of about 250 Sq. Ft. Carpet, on the Ground Floor, in the building known as "Forward House", in The Forward Co-operative Housing Society Limited, situated at Plot No. 408/C, - Opp. IDBI Bank, Sion Trombay Road, Chembur, Mumbai 400 071, with the abovementioned terms and conditions paid by him to me as per following details:-

#### MODE OF PAYMENT:-

Date	Cheque / RTGS UTR No.	From Bank	Amount in Rs.
27-02-2024	SIBLR5202402270 0278227	South Indian Bank, Chembur Branch	15,00,000/-
04-03-2024	SIBLR5202403040 0159850	South Indian Bank, Chembur Branch	15,00,000/-
08-03-2024	442901	IDBI Bank, Deonar Branch	9,00,000/-
12-03-2024	442902	IDBI Bank, Deonar Branch	9,00,000/-
15-03-2024	001231	South Indian Bank, Chembur Branch	9,00,000/-
20-03-2024	442903	IDBI Bank, Deonar Branch	7,84,500/-
	1% T.D.S.		65,500/-
		<b>Total</b>	<b>65,50,000/-</b>

I SAY RECEIVED RS. 65,50,000/-

*Mahendra N. Jain.*

Mr. MAHENDRA KUMAR NANALAL KOTHARI JAIN  
(VENDOR / TRANSFEROR)

#### WITNESSES :

1. Vaibhav Shigam *Shigam*
2. *Kanta M. Kothari* Kanta M. Kothari

FORWARD



मालमत्ता पत्रक

विभाग/मौजे - चेंबुर

तालुका/न.भू.मा.का. -- न.भू.अ. चेंबुर

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूखाने शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार

१६२८ १६२८ / १३७.५ B-1 /

सुविधाधिकार --

हक्काचा मूळ धारक वर्ष १९६७ फारवर्ड को ऑ. होसिंग सोसायटी लि. /

पट्टेदार --

इतर भार --

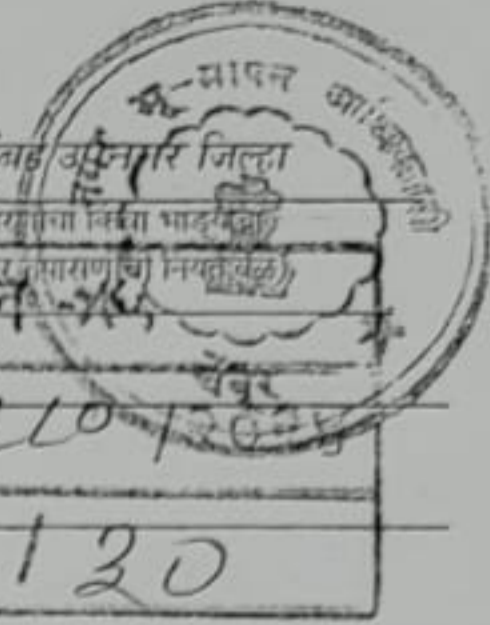
इतर शोरे --

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)
	/		/

तपासणी करणारा -

खरी नक्कल -

न.भू.अ. चेंबुर  
मुंबई उपनगर जिल्हा



दरमिती करणाची ता. १९६७ १३७.५  
 दमकल तयार करणाची ३११०६ नववर्षी फलक २१/२  
 दिस्त्याची ता. १९६७ नववर्षी धारणाधिकार शुल्क २१/२  
 हजेर करणार २१/२ तपासणी शुल्क २१/२  
 तपासणी करणार २१/२ तपासणी शुल्क २१/२  
 खरी नक्कल २१/२ शुल्क २१/२

२१/२  
 वर व. २१/२  
 चेंबुर



करल - ५
दस्त क्र. ५८८०/२०२४
१० / २०

FORWARD CO-OPERATIVE HOUSING SOCIETY LIMITED

(Reg. No. B-2892)  
Plot No. 408/C, CTS No. 1628, "Forward House", Sion-Trombay Road,  
Chembur, Bombay-400 071.

Date: 13/03/1980

ALLOTMENT LETTER OF THE SHOP NO

To

Shri. Mahendrakumar Nanalal Kothari Jain

Re:- Confirmation of the allotment of Shop No. 1 in your favour.

Dear Sir,

This is in regards to your application received by us, informing us that you have chosen Shop No. 1 (One) on Ground Floor in our Society. This is to confirm and accept that you have been allotted the said Shop.

The confirmation and allotment of the said Shop in your favour is subject to performance of the undertaking given by you in your application and in regard to the full and final payment RS. 35,000/- (RUPEES THIRTY FIVE THOUSAND ONLY) received by us. We are pleased to inform you that The Managing Committee has decided to allot the said Shop and announces handing over the peaceful possession of the said premises. You are requested to comply with all other legal formalities, if any, under intimation to us. We wish you all the happiness and prosperity for the years to come.

Thanking you,

Yours Sincerely,  
For FORWARD CO-OPERATIVE HOUSING SOCIETY  
LIMITED,

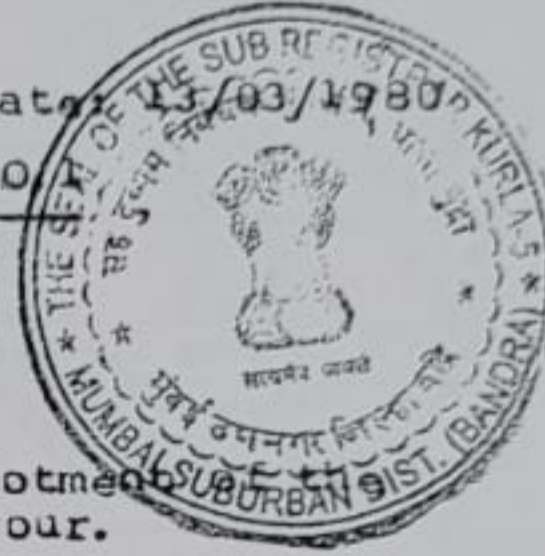
Place : Bombay

For Forward Co-operative Housing Society Ltd.

Secretary

(Hon. Secretary/Chairman)

S B A L





करल - ५  
दस्त क्र. ५८८०/२०२४  
२१२०

मूल्यांकन पत्रक ( याहरी क्षेत्र - बाणीव )	
Valuation ID	20240305189
मूल्यांकनाचे वष	2023
जिल्हा	मुंबई (उपनगर)
मूल्य विभाग	५४-वेस्ट, कुर्ली
उप मूल्य विभाग	रस्ता- ली एन पुरत घाण, सुभानगर ते शिवाजी महाराज चौक
दख्खे नंबर व मू. क्रमांक	शि.टी.एस. नंबर 1628
वार्षिक मूल्य दर तक्यानुसार मूल्यदर रु.	
खुली जमीन	का.प.ल.पू 2246.30
114570	195330
बांधीव क्षेत्राची माहिती	
बांधकाम श्रे. (Built Up)	22.88 चौरस मीटर
बांधकामाचे वर्गीकरण	1-आर सी सी आहे
उद्दवाहन सुविधा	
रस्ता समूह	
Sale Type - First Sale	
Sale/Resale of built up Property constructed after circular dt. 02/01/2018	
मजला निहाय घट वाढ	= 100% apply to rate = Rs. 352100/-
रस्ता समूहनुसार मूल्यदर	= 100% apply to rate = Rs. 352100/-
पसंदा-यानुसार मिल्कतीचा प्रति चौ मीटर मूल्यदर	-(वार्शिक मूल्यदर - खुल्या जमिनीचा दर) * पसंदा-यानुसार टक्केवारी) * खुल्या जमिनीचा दर ) = ( ( 352100 - 114570 ) * ( 50 / 100 ) ) + 114570 ) = Rs. 233335/-
A) मुख्य मिल्कतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिल्कतीचे क्षेत्र = 233335 * 27.88 = Rs. 6505379.8/-
Applicable Rules	= 10.9 ब. 4
एकात्रित अंतिम मूल्य	= मुख्य मिल्कतीचे मूल्य + तळघराचे मूल्य + मेझनाईन भवता क्षेत्र मूल्य + लगतच्या गळीचे मूल्य + वरील पावळीचे मूल्य + बंदिसा घाटून तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिसा घाटकी + मेझनाईन घाटकी = A + B + C + D + E + F + G + H + I + J = 6505379.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 6505379.8/-

Home Print



सह-मुख्य निरीक्षक-वर्ग ३  
कुर्ली क. ५





भारत सरकार  
Government of India



Aadhaar no. issued: 31/12/2011



महेंद्र कुमार नानालाल कोठारी जैन  
Mahendra Kumar Nanalal Kothari Jain  
जन्म तिथि/DOB: 12/09/1955  
पुरुष/ MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।  
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/  
ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।

**Aadhaar is proof of identity, not of citizenship  
or date of birth. It should be used with verification (online  
authentication, or scanning of QR code / offline XML).**

**7756 8375 2590**

मेरा **आधार**, मेरी पहचान

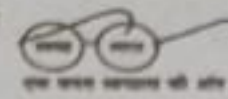


Consumer Number (CA no.): 9000 0021 4809  
 Name: MM KOTHARI  
 Address: 408 C 1, FORWARD CO OP HSG SOC., TROMBAY ROAD, Chembur (E), Mumbai, 400071

Consumer Seq.: EZ/W1814450/19//0000

Consumer ID No.: AA\*\*\*\*\*9E

YOU CAN REACH OUT TO US AT:  
 TOLL FREE NO.: 18002095161  
 WHATSAPP: 7045116237  
 IN CASE OF FIRE/ ACCIDENT: 022 2577 4399  
 EMAIL: customercare@tatapower.com  
 WEBSITE: customerportal.tatapower.com



**TATA**  
**TATA POWER**  
 Lighting up Lives!

The Tata Power Company Ltd., Commercial Department,  
 Senapati Bapat Marg, Lower Parel, Mumbai 400 013

Regular Bill | Bill Month: JAN 2024 | Bill Period: 14.12.2023 to 13.01.2024 | Bill Date: 15.01.2024

Bill No.: 99004376277	Metered Units: 55	Discount Date: 22.01.2024	Tariff Category: LT II(A):
Consumer No.: TAT 18945	Billed Units: 59	Due Date: 05.02.2024	LT-COMMERCIAL 0-20 KW
Consumer Status: OK	Supply Zone: East EZ01	Supply Date: 30.03.2010	MRU: W1814450
	Dispatch Zone: East EZ01		Consumer: Welcome
	Nxr.Mtr.Rdg.Dt.: 13.02.2024(Tent.)		Type Of Supply: 1 PHASE LT

Current Bill Amount ₹ 1,175.00	+	Net Other Charges ₹ -2.00	+	Past Dues ₹ 0.00	=	Total Amount Before Due Date* ₹ 1,173.00*
Amount By Discount Date ₹ 1,163.00		Amount After Due Date ₹ 1,188.00		Security Deposit Available ₹ 2,060.00		Security Deposit Due ₹ 0.00

For Advertisement enquiries please contact M/S. "GAJANAN IMAGING PRINT SOLUTIONS" email: gajananimagingprints@gmail.com

**M/S. GAJANAN IMAGING PRINT SOLUTIONS** (Reg.)  
 (ISO 14001:2015)  
 (ISO 45001:2018)  
 (ISO 9001:2015)  
 (GST No. 27AGZPT9968K1ZR)

- \* Offset / Designing / Variable Data Printing Solutions
- \* Supply of Re. manufacture MICR Toner Cartridge
- \* Supply Compatible Toner Cartridge
- \* Cost to the per pages printer
- \* Colour & Black/White Rental Printer

*paid by Gray 20/1/24*  
**Contact : 022 - 3525 3164**  
*by Anne*

For nearest offline payment centres :Customer Relations Centre (MON TO SAT : 9:00 TO 17:00 HRS & LUNCH: 14:00 TO 14:30 HRS; 2ND & 4TH SATURDAY : 9:00 TO 17:00 HRS)  
 Shop No. 4, Sunny CHS, LBS Road Next To SBI Bank Kurla (W) Mumbai 400070.

**MESSAGE TO CONSUMER**

Tata Power, we have an enduring commitment to caring for the environment. Through our campaign #DuniyaApneHawale, we seek to inspire a profound appreciation for our planet, emphasizing that even the smallest gestures can contribute to its well-being, and that sustainable is attainable. Scan the QR code to watch the film now.



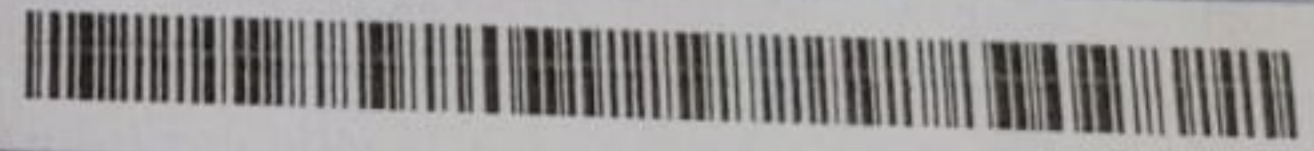
*Nulshikane*  
 Nitesh Kane  
 Chief - Distribution  
 (Mumbai Operations)

**RTGS/NEFT Details:** Bank Name: Kotak Mahindra Bank Limited,  
 Account No: TPCLEXXXXXXXXXXXX (here xxxxxxxxxxxx denotes 12 digit consumer no),  
 IFSC Code: KKBK0000958, Account Type: Current Account



THE TATA POWER COMPANY LIMITED			
Consumer Name: MM KOTHARI		Consumer No: 9000 0021 4809	
Bill No: 99004376277	Bill Date: 15.01.2024	Bill Amount: ₹ 1,173.00	
Cheque No.	Discount Date: 22.01.2024	Amt by Disc Dt. ₹ 1,163.00	
Cheque Date	Due Date: 05.02.2024	Amt After Due Dt. ₹ 1,188.00	

Payment should be made by crossed cheque/DD in favour of "Tata Power Company Limited, NO. 9000 0021 4809" For multiple payments, write CA no & break-up of amount on back side of cheque. Please don't issue postdated or outstation cheques. Pls attach payment slip(s).



UPI - UNIFIED PAYMENT INTERFACE





भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:

S/O नानालाल कोठारी जैन, एस.टी. रोड, देना बँक जवळ,  
प्लॉट नं.२, ४०८ फोरवर्ड हाऊस, चेंबूर, चेंबूर, मुंबई,  
महाराष्ट्र - ४०००७१

Address:

S/O Nanalal Kothari Jain, S.T. ROAD, NEAR  
DENA BANK, FLAT NO.2, 408 FORWARD  
HOUSE, CHEMBUR, Chembur, PO:  
Chembur, DIST: Mumbai,  
Maharashtra - 400071

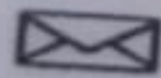


**7756 8375 2590**

**VID : 9122 0240 5245 7389**



1947



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www.uidai.gov.in



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

**AABPK5899E**



नाम / Name

MAHENDRA KUMAR NANALAL  
KOTHARI JAIN

पिता का नाम / Father's Name

NANALAL PREM CHAND KOTHARI  
JAIN

जन्म की तारीख / Date of Birth

12/09/1955

*Mahendra N. Jain*

हस्ताक्षर / Signature



05062018