

Original/Duplicate

391/14376

पावती

नोंदणी क्र. :39म

Friday, June 28, 2024

Regn.:39M

3:42 PM

पावती क्र.: 15396

दिनांक: 28/06/2024

गावाचे नाव: नाहूर

दस्तऐवजाचा अनुक्रमांक: करल4-14376-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: एन पी रोहित कृष्णन

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

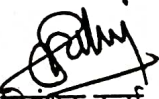
मुळ दस्त परत मिळाला

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
4:01 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.4437784.32 /-

मोबदला रु.4500000/-

भरलेले मुद्रांक शुल्क : रु. 270000/-

  
सह दुर्निबंधक कुर्ला - 4

सह दुय्यम निबंधक वर्ग-२  
कुर्ला-४, मंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524283916374 दिनांक: 28/06/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002675332202425E दिनांक: 28/06/2024

बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला



28/06/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुल 4

दस्त क्रमांक : 14376/2024

नोदणी :

Regn 63m

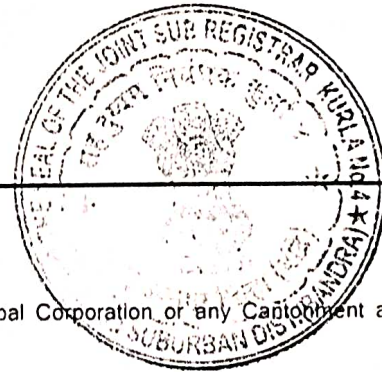
गावाचे नाव : नाहूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4437784.32
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अगल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: शॉप नं. 5, माळा नं: तळ मजला, इमारतीचे नाव: साईधाम शॉपिंग प्लाझा प्रिमाईसेस सी एस एल, ब्लॉक नं: साईधाम मंदिर जवळ, पी.के. रोड, रोड : मुलुंड पश्चिम मुंबई 400080, इतर माहिती: . PUI: TX0315961050008 ( ( C.T.S. Number : 551/77B ; ) )
(5) क्षेत्रफळ	1) 222 चौ.फूट
(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:- दिनेश दामजी भानुशाली वय:-60; पत्ता:- प्लॉट नं: 1405, माळा नं: 14, इमारतीचे नाव: प्रोमेनदे 2, ब्लॉक नं: एल.बी.एस. मार्ग, आर सिटी मॉल समोर, रोड नं: घाटकोपर पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AADPB6541J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- एन पी रोहित कृष्णन वय:-28; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: अमर नगर, मुलुंड कॉलनी, रोड नं: मुलुंड पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400082 पॅन नं:-HCVPK4987A
(9) दस्तऐवज करून दिल्याचा दिनांक	28/06/2024
(10) दस्त नोदणी केल्याचा दिनांक	28/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	14376/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	270000
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

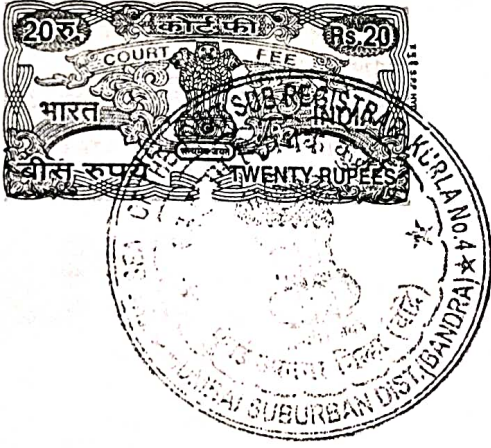
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	N.P. Rohit Krishnan	eChallan	02003942024052801038	MH002675332202425E	270000.00	SD	0002374825202425	28/06/2024
2		DHC		0524283916374	600	RF	0524283916374D	28/06/2024
3	N.P. Rohit Krishnan	eChallan		MH002675332202425E	30000	RF	0002374825202425	28/06/2024

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



पु.सह दुय्यम निबंधक वर्ग-२  
कुर्ला-४, मुंबई उपनगर जिल्हा

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0524283916374

Date 28/05/2024

Received from N P ROHIT KRISHNAN, Mobile number 9111111111, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.

Payment Details

Bank Name SBIN

Date 28/05/2024

Bank CIN 10004152024052815080

REF No. 414971759451

This is computer generated receipt, hence no signature is required

करल ४

१४३०६ २५३०

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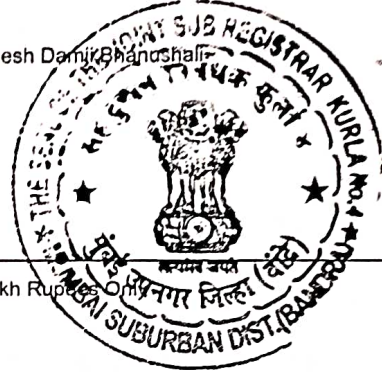




**CHALLAN**  
MTR Form Number-0



GRN	MH002675332202425E	BARCODE	[Barcode]		Date	28/05/2024-15:56:13	Form ID	252
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	KRL4_JT SUB REGISTRAR KURLA NO 4			Full Name	N.P. Rohit Krishnan			
Location	MUMBAI			Flat/Block No.	Shop No. Fr. Guidehouse Shopping Plaza Premises			
Year	2024-2025 One Time			Premises/Bulding	करल ४ Co - Operative Society Limited			
Account Head Details	Amount In Rs.	Road/Street		Near Saktham Temple, P.K. Road				
0030045501 Stamp Duty	270000.00	Area/Locality		Mumbai West Mumbai				
0030063301 Registration Fee	30000.00	Town/City/District						
		PIN		4 0 0 0 8 0				
		Remarks (If Any)						
		SecondPartyName=Dinesh Damik Bhanushali						
		Amount In	Three Lakh Rupees					
		Words						
Total	3,00,000.00							
Payment Details	BANK OF BARODA			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	02003942024052801038	1387567900			
Cheque/DD No.		Bank Date	RBI Date	28/05/2024-15:57:00	Not Verified with RBI			
Name of Bank		Bank-Branch		BANK OF BARODA				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				



Department ID :

Mobile No. : 8850872354

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

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

*Handwritten signatures and initials:*  
P...  
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Din 3

AGREEMENT OF TRANSFER



THIS AGREEMENT OF TRANSFER IS MADE AND ENTERED INTO AT MUMBAI ON THIS 28TH DAY OF JUNE 2024 between Dr.MR. DINESH DAMJI BHANUSHALI, age 60 years , AADHAR NO. 2554 3096 8076, PAN No. AADPB6541J, a Hindu, India111n Inhabitant of Mumbai, residing at Flat No. 1405, Promenade 2, L.B.S. Marg, Opp. R. City Mall, Ghatkopar West, Mumbai - 400 086, hereinafter called the SELLER/TRANSFEROR (which term and expression shall unless it is repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the FIRST PART and Mr. N.P. ROHIT KRISHNAN, age 28 years , PAN No. HCVPK4987A, AADHAR NO. 9569 4617 8130, also a Hindu, Indian Inhabitant of Mumbai, residing at Amar Nagar, Mulund Colony, Mulund West, Mumbai - 400 082, hereinafter called the PURCHASER/TRANSFEEE (which term and expression shall unless it is repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the SECOND PART.

करल ४		
१४३०६	५	३०
२०२४ WHEREAS the		

Seller/Transferor is seized and possessed of or otherwise well and sufficiently entitled to a shop bearing No. 5 admeasuring 222 square feet (carpet) on the ground floor in a society known as SAIDHAM SHOPPING PLAZA PREMISES CO - OPERATIVE SOCIETY LTD, a society duly registered under the Maharashtra Co - Operative Societies Act, 1960 under No. MUM/MR.D.A./G.N.L./(O)/23/2017-18 on C.T.S. No. 551/77B of Village Nahur, Taruka Kurla situate at Saidham Shopping Plaza, Near Saidham Mandir, P.K. Road, Mulund West, Mumbai - 400 080, within the registration district and sub - district of Mumbai City and Suburbs and within the limits of Municipal Corporation of Greater Mumbai, hereinafter for brevity's sake shall be referred to as "the said premises". AND WHEREAS the Seller/Transferor is also holding twenty shares of Rs. 50/- each bearing distinctive Nos. 81 to 100 from the said society and the printed number of the share certificate is 005. AND AS SUCH the Seller/Transferor is seized and possessed of or otherwise well and sufficiently entitled to the said premises.



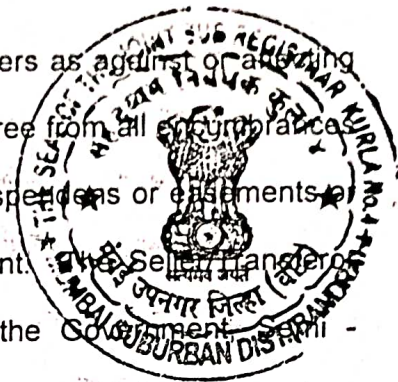
AND WHEREAS the Seller/Transferor herein has absolute right and power to hold, occupy and deal with or dispose off the said premises, those ownership rights, he has agreed to transfer to the Purchaser/Transferee herein at or for the lump sum price consideration of Rs.45,00,000/- (Rupees forty five lakhs only) and the Purchaser/Transferee has agreed to purchase the said premises relying upon the following representations made by the Seller/Transferor that :-

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*[Signature]*

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- a) There are no suits, litigations, civil or criminal or any other proceedings pending as against the Seller/Transferor personally affecting the said premises;
- b) There are no attachments or prohibitory orders as against or against the said premises and the said premises is free from all encumbrances or charges and/or is subject matter to any lispendens or attachments or attachments either before or after judgement. The Seller/Transferor has not received any notice either from the Government or Municipal Corporation regarding any of the proceedings in respect of the said premises;
- c) The said premises is free from all mortgages, charges, encumbrances of any nature whatsoever ;
- d) The Seller/Transferor has paid all the necessary charges of any nature whatsoever in respect of the said premises and the Seller/Transferor has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises;
- e) The Seller/Transferor in the past has not entered into any agreement either in the form of sale, lease, exchange, assignment or any other way whatsoever and has not created any tenancy, leave and licence or any other rights of the like nature in the said premises and has not dealt with or dispose off the said premises in any manner whatsoever;



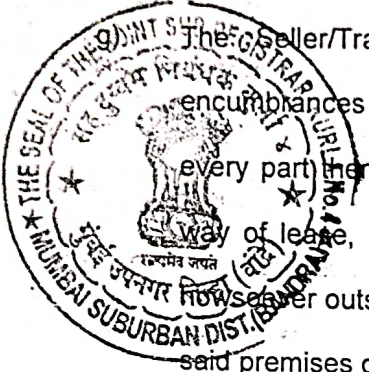
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The Seller/Transferor is in exclusive use, occupation, and possession of the said premises and every part thereof and except the Seller/Transferor no other person or persons is/are in use, occupation, possession and enjoyment of the said premises or any part thereof;



The Seller/Transferor has good and clear title, free from all encumbrances of any nature whatsoever of the said premises and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust or otherwise whatsoever outstanding against the Seller/Transferor and/or against the said premises or any part thereof;

- h) The Seller/Transferor is not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra Land Revenue Code, U.L.C. Act or under any other statute from disposing off the said premises or any part thereof in the manner stated in this agreement;
- i) The Seller/Transferor is not done any act, deed, matter or thing whereby he is prevented from entering into this deed on the various terms and conditions stated herein in favour of the Purchaser/Transferee and the Seller/Transferor has all the right, title and interest to enter into this deed with the Purchaser/Transferee on the various terms and conditions as stated herein;

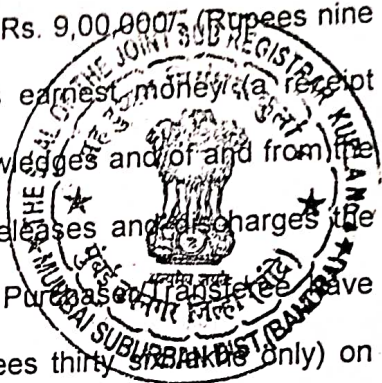
Relying upon the aforesaid representations and declarations made by the Seller/Transferor herein the Purchaser/Transferee herein have agreed to

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*[Handwritten signature]*

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purchase the said premises at or for the lump sum price consideration of Rs.45,00,000/- (Rupees forty five lakhs only) AND WHEREAS the Seller/Transferor herein has agreed to transfer all his right, title, interest and benefit of the said premises to the Purchaser/Transferee herein and the Purchaser/Transferee herein have paid a sum of Rs. 9,00,000/- (Rupees nine lakhs only) on execution of this agreement as earnest money (a receipt whereof the Seller/Transferor doth hereby acknowledges and/or from the same and every part thereof for ever acquits, releases and discharges the Purchaser/Transferee). AND WHEREAS the Purchaser/Transferee have agreed to make a sum of Rs. 36,00,000/- (Rupees thirty six lakhs only) on obtaining loan from bank or any other financial institution and at the time of handing over the vacant and peaceful possession of the said premises i.e. within two months from the date of execution of this agreement. It is agreed that the price consideration settled hereinabove is fair and reasonable market value. Besides the aforesaid terms and conditions, certain other terms and conditions are also arrived at, by and between the parties hereto which both of them intend to reduce into writing AND THEREFORE THIS AGREEMENT OF TRANSFER WITNESSETH AS UNDER :-



1. That the Seller/Transferor herein doth hereby agree to assign and transfer all his right, title, interest and benefits whatsoever he had in the said premises on receiving the full and final consideration money as agreed hereinabove. The assignment of the said rights are incidental to the agreement which the Seller/Transferor is holding in respect thereof and as

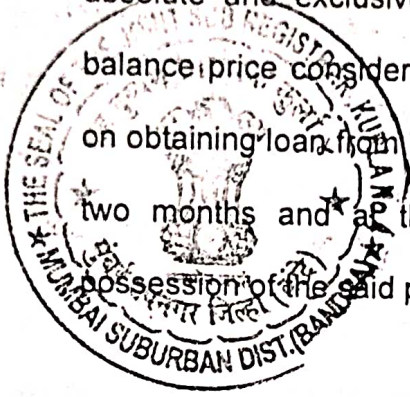
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*[Handwritten signature]*

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such the ownership rights of the said premises and the rights accrued to the Seller/Transferor is incidental to the membership thereof.

2. The Seller/Transferor herein shall put the Purchaser/Transferee in absolute and exclusive possession of the said premises on receiving the balance price consideration of Rs. 36,00,000/- (Rupees thirty six lakhs only) on obtaining loan from bank or any other financial institution, within a period of two months and at the time of handing over the vacant and peaceful possession of the said premises.



3. The Purchaser/Transferee shall be entitled to apply to the said society for the transfer of the said room in place of the Seller/Transferor on making full and final payments of the said room to the Seller/Transferor as agreed hereinabove and in fact the Seller/Transferor shall arrange and do the needful in getting the said premises transferred on the name of the Purchaser/Transferee in the record of the said society.

4. On receiving the full price consideration, the Seller/Transferor shall have no right, title, interest, claim, demand or charge of whatsoever nature on the payments and contributions made by the Seller/Transferor on the said premises and the Purchaser/Transferor shall take the exclusive possession of the said premises and the Seller/Transferor shall do the needful in all respect to secure the title of the said premises the Purchaser/Transferee and the

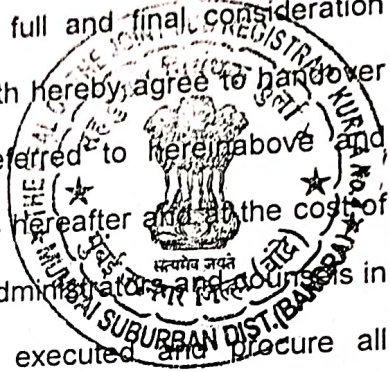
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Seller/Transferor shall always keep the Purchaser/Transferee indemnified from all liabilities and/or claim of the said premises.

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5. That the Seller/Transferor on receipt of full and final consideration money for said room as agreed hereinabove doth hereby agree to handover to the Purchaser/Transferee all documents referred to hereinabove and undertake that from time to time and at all times hereafter and at the cost of the Purchaser/Transferee, his heirs, executors, administrators and assigns in law shall reasonably require to be done or executed and procure all documents and such further assurances in law and better and every perfectly transfer rights, title, interest and benefits in the said premises and every part thereof unto and to the Purchaser'/Transferee' use as aforesaid.



6. The Seller/Transferor on receiving full and final price consideration of the said premises agree to handover all the original documents of the said premises in token of his transferring and assigning all his rights, title and benefit in respect of the said premises. Similarly, the Seller/Transferor shall also hand over all the other receipts, if any to the Purchaser/Transferee on receiving the balance price consideration. The Seller/Transferor states that save and except the aforesaid papers, he does not possess any other papers or documents of title in respect of the said premises nor he has deposited or pledged the same with anyone and as such he undertakes to indemnify and keep indemnified the Purchaser/ Transferee.

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करल ४		
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२०२४		SCHEDULE OF THE PREMISES ABOVE REFERRED TO :-

ALL THAT shop bearing No. 5 admeasuring 222 square feet (carpet) on the ground floor in a society known as SAIDHAM SHOPPING PLAZA PREMISES GO - OPERATIVE SOCIETY LTD, a society duly registered under the Maharashtra Co - Operative Societies Act, 1960 under No. MUM/M.M.R. & S.G.N.L./O/23/2017-18 on C.T.S. No. 551/77B of Village Nalim Taluka Kurla situate at Saidham Shopping Plaza, Near Saidham Road, Mulund West, Mumbai - 400 080, within the registration district and sub - district of Mumbai City and Suburbs and within the limits of Municipal Corporation of Greater Mumbai.



IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN

SIGNED, SEALED AND DELIVERED BY THE )  
 WITHIN NAMED Dr. Mr. DINESH DAMJI )  
 BHANUSHALI, THE SELLER/TRANSFEROR, )  
 THE PARTY OF THE FIRST PART, IN THE )  
 PRESENCE OF..... )

1) Raj Singh

2)



SIGNED, SEALED AND DELIVERED BY THE  
 WITHIN NAMED Mr. N.P. ROHIT KRISHNAN,  
 THE PURCHASER/TRANSFEEE, THE  
 PARTY OF THE SECOND PART, IN THE  
 PRESENCE OF.....



*Rohit*



1) *Raj singh*

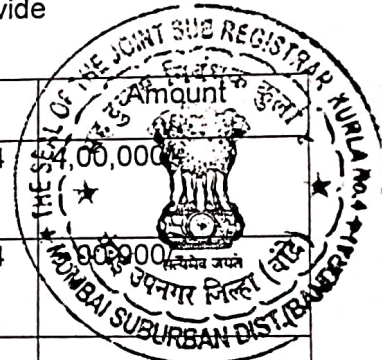
2) *Rohit*

RECEIPT

करल ४		
९४३०९	१२	३०
२०२४		

RECEIVED of and from the within named Purchaser/Transferee a sum  
 of Rs. 9,00,000/- (Rupees nine lakhs only) being the part price consideration  
 of the aforesaid premises to be paid by him paid to me vide

Cheque No.	Drawn on	Date	Amount
860452	SVS CO- OPERATIVE BANK LTD.	21.06.2024	4,00,000/-
860452	SVS CO- OPERATIVE BANK LTD.	28.06.2024	5,00,000/-



I SAY RECEIVED, 3.

*A. V. ...*

SELLER/TRANSFEROR.

WITNESSES:

1) *Raj singh*

2) *Rohit*

# साईधाम शॉपिंग प्लाझा प्रिमायसेस को. ऑप. सोसायटी लिमिटेड

नोंदणी क्र. एम.यु.एम./एम.एम.आर.डी.ए./जी.एन.एल./ (ओ)/२३/२०१७-१८

साईधाम शॉपिंग प्लाझा, साईधाम मंदिराच्या बाजूला, पी.के. रोड, मुलुंड (प), मुंबई - ४०० ०८०.

संदर्भ क्र. 275

NO OBJECTION CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

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२०३०६	१३	३०
२०२४		

This is to certify that Dr. DINESH DAMJI BHANUSHALI, is a bonafide member of our society occupying Shop No. 5, Ground Floor of the society, C.T.S. No. 551/77B of Village Nahur, T Ward, Mulund (W), Mumbai - 400080, situated at Saidham Shopping Plaza Premises Co-Operative Society Ltd., Near Sai Dham Temple, P.K. Road, Mulund (W), Mumbai - 400080. He is occupying the aforesaid shop since May 2008.

Our building acquired the Occupation Certificate No. MMRDA/SRA/CELL/OSD/24/IOA-86/PL/T Dated 29<sup>th</sup> March, 2010.

With the reference to the application from aforesaid Dr. DINESH DAMJI BHANUSHALI dated on 5-4-2024 We have NO OBJECTION to the transfer of Shop No. 5, Ground Floor in the name of Mr. N. P. ROHIT KRISHNAN, in place of Mr. DINESH DAMJI BHANUSHALI, who is our society members.

Detailed information is given as per best of our knowledge and as per our available records.

1. Area of the Shop 222 Sq. ft. Carpet as per BMC Property Tax annexure.
2. Building consist of Ground + One Floor.
3. There are no lifts in the said building.
4. Municipal Jurisdictions T Ward Mumbai.
5. CTS No. 551/77b of Village Nahur, T Ward, Mumbai
6. Occupation Certificate No. MMRDA/SRA/CELL/OSD/24/IOA-86/PL/T Dated 29<sup>th</sup> March, 2010.
7. NOC as per our society MGM Meeting Resolution No. 3, held on 10-4-2024

This NOC is given under slums Rehabilitation Authority Order No. 145 with outward No. SRA/CO-OP/Desk No. 1/TC2/2548/2013 dated 04/10/2013 and under Mah SRA Act 1971, u/s 33 (F) narrating sale transfer of Flat / galas after 10 years of occupation.

SAIDHAM SHOPPING PLAZA PREMISES CO-OP. SOC. LTD.

President Mone Secretary Treasurer

MUMBAI METROPOLITAN REGION DEVELOPMENT  
AUTHORITY (M.M.R.D.A.)  
MUMBAI URBAN INFRASTRUCTURE PROJECT

करल ४		
४३०६	१२	३०
०२४		

**PROVISIONAL ALLOTMENT LETTER**  
**COMMERCIAL**

No.DC/R&R/MUIP/69  
Date :- ०९/०६/२००८

To  
DINESH BHANUBHALI  
ASALFA VILLAGE  
A.G.L.R-1

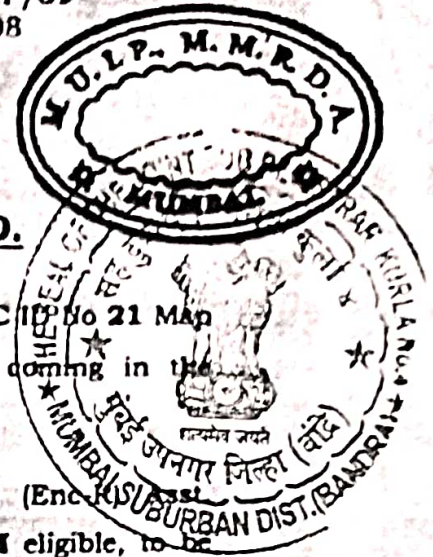
**Sub:- Grant of tenement at MULUND.**

You are presently staying at Collector ID No- \_\_\_ / SPARC ID No 21 Map No.9 at ASALFA VILLAGE/- MUIP road Project, which is coming in the alignment of A.G.L.R-1.

This information was verified by the Dy. Collector (Enc-R) Municipal Commissioner KURLA, who has found you as COM eligible, to be resettled as the structure was there as on 1-1-2000.

Hence, you are allotted alternate tenement at **MIDDLE STONE MULUND**, [Constructed by- **MIDDLE STONE Builder**] Gr.floor, Shop No 05. The allotment of tenement in the permanent rehabilitation building is subject to state govt. MUIP (R&R) Policy and under the following terms & conditions:-

- 1) The allotted tenement will not be sold/leased/rented or transferred in any manner, for the period of 10 Years from the date of allotment.
- 2) If it is found at any time, that the documents/evidence submitted to Competent Authority and Dy. Collector (Enc-R) are bogus/false, the allotment of tenement will be cancelled.
- 3) PAP will not make any internal/external structural changes in the civil work of tenement without prior permission of MMRDA.
- 4) It will be binding on the PAP to form & be the member of the Co-operative Housing Society.
- 5) It will be binding on the PAP to pay light bill, Water supply bill & maintenance & other charges.



Change Date  
9 JUN 2008

Allotted Date  
28 APR 2008



Continued... Page 2



Certificate No.....005..

Mem. Register No.....05.....

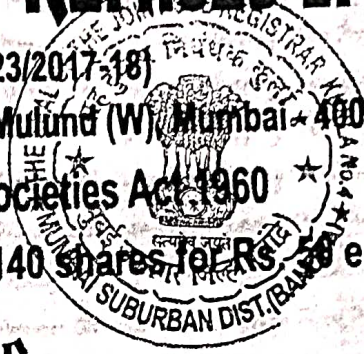
# SAIDHAM SHOPPING PLAZA PREMISES LTD.

(Regd. No.MUM/M.M.R.D.A. /G.N.L. / (O) / 23/2017-18)

Saidham Shopping Plaza, Near Saidham Mandir, P. K. Road, Mulund (W), Mumbai - 400 080.

Registered under the Maharashtra Co-op. Societies Act 1960

Authorised Share Capital Rs. 157000/- Divided into 3140 shares of Rs. 50 each



## Share Certificate

This is to Certify that Shri / Smt. / Ms. Dinesh Bhanushali

Shop No. 5 is / are registered holder / s of ..... Fully  
paid-up Shares of Rs. 50 each membered From 81 to 100 both

Inclusive in Saidham Shopping Plaza Premises Ltd.

Subject to By-laws of the said Society

Given under the Common seal of the said Society



साईधाम शॉपिंग प्लाझा (मन्दीर)

अध्यक्ष Bhane सचिव Flwate खजिनदार

at ..... this ..... day of ..... 23-10-2018

₹ 1000/-

Bhayanbar Awar  
Hon-Chairman

Bhane  
Hon-Secretary

Flwate  
Hon-Treasurer

Note : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate.



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेश

विकास	प्रशासिक	कार्य
98304	99	30
2028		
29 MAR 2010		

MMRDA/SRA CELL/OSD/24/10A-86/PL/T

To:  
 Shri R. S. Karmik,  
 M/S Architect Collaboration,  
 1<sup>st</sup> floor, Taradarshan Bldg,  
 Off. Navghar road, Mulund(W)  
 Mumbai-400 081.

करल ४		
७२६	२२	७७
२०२२		

Sub: Grant of amended plan cum full occupation certificate for rehab wing A & B and Sale wing C of composite building under Slum Rehabilitation Scheme vide clause No.3.11 read with clause No.3.5 & 3.19(ii) of Appendix IV of DCR 33(10) on land bearing CTS Nos. 551/77B of village Nahur, at Mulund (W), T Ward

Ref: Your letter dated 17-02-2010.

Sir,

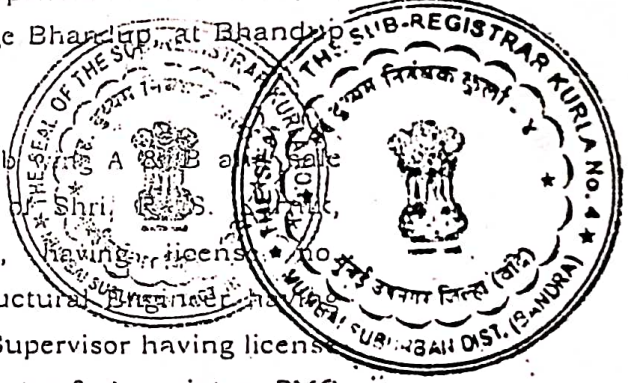
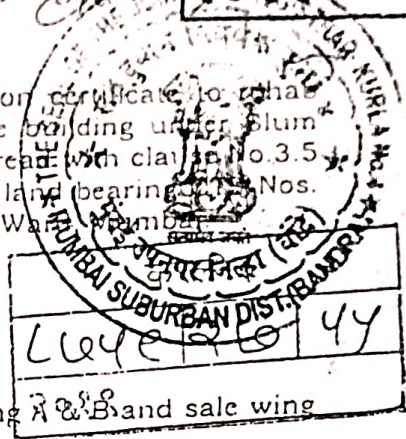
The Composite building consists of Rehab wing A & B and sale wing C situated in Slum Rehabilitation Scheme approved under clause no. 3.11 read with clause no. 3.5 and 3.19 (ii) of Appendix IV of DCR 33(10) on land bearing CTS Nos. 301, 1021 A of village Bhandrup, at Bhandrup (W), S Ward Mumbai.

The composite building consisting of rehab wing A & B and sale wing C is completed under the supervision of Shri. R. C. Tipnis, Architect of M/S Architects Collaboration, CA/82/6989, Shri. R. C. Tipnis, Licensed Structural Engineer having license no. STR/13 and Shri. S. G. Ambole Site Supervisor having license no. A/155/SS-I, Shri. Uday Master, of M/S Master & Associates, PMC appointed by MMRDA and the necessary completion certificates have been submitted by them.

The composite building consisting of rehab wing A & B and sale wing C may therefore, be occupied on following conditions:

1. That certificate u/s 270A of BMC Act shall be obtained from A.E. (W.W), T ward and the certified copy of the same shall be submitted to this office.
2. That the PAP tenements of rehab wing A and all floors of rehab wing B of composite building under reference shall be properly maintained, guarded and kept clean till handing over of all the tenements to Engineering Division, MMRDA.

Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051.



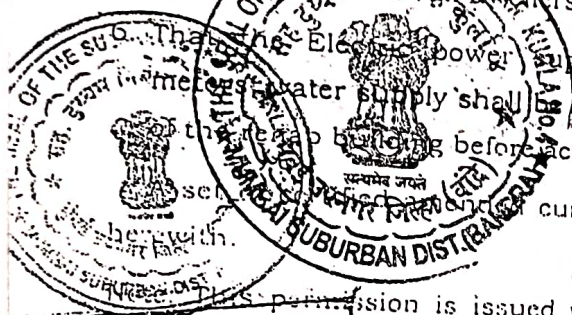
करल ४  
 ७२२ २३ २७  
 २०२२

That the defect, if any found in the rehab building/infrastructure works shall be got rectified by Developer & undertaking to that effect shall be submitted.

करल ४  
 ७३०६ १५ ३०  
 २०२२

4. That the tenements in the rehab building under reference shall be allotted only to the project affected persons affected by vital public project of MMRDA, except the shops allotted for insitu slum dwellers.

5. That SRA Cell of MMRDA shall be always kept indemnified against any claims, damages, risks, costs or any kind of litigation arising out of handling of the said building to the MMRDA for rehabilitation of slum dwellers.



That the Electric power supply, installation of electric energy and water supply shall be made available to the each tenement in the rehab building before actual allotment of the PAPs. cum full occupation plans is returned.

Such permission is issued without prejudice to action, if any, under MR & TP Act.

करल-३  
 २५२ २८ ५५  
 २०२२

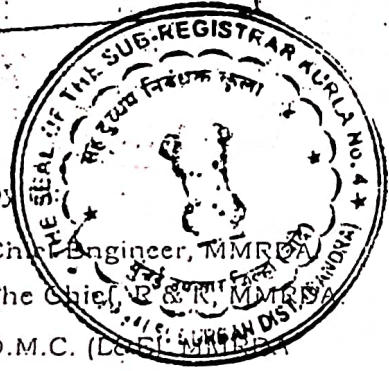
Yours faithfully,

Sd-

(Milind B. Patil)  
 Officer on Special Duty  
 SRA Cell, MMRDA.

Copy

1. Chief Engineer, MMRDA
2. The Chief, P & R, MMRDA
3. D.M.C. (Local)
4. The Asstt. Engineer (Water Works),  
 'T' ward Office Building, Devidayal Road  
 Near Panch Rasta,  
 Mulund (W), Mumbai - 400 080.
5. The Asstt. Assessor & Collector 'T' Ward  
 'T' ward Office Building, Devidayal Road  
 Near Panch Rasta,  
 Mulund (W), Mumbai - 400 080.
6. M/s. Middleton Developers Ltd.



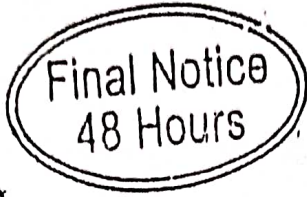
*Patil*  
 29/07/2010  
 Officer on Special Duty  
 SRA Cell, MMRDA.

DEMAND NOTICE

No. AC/TX/03/549452

करल ४	
9830E	Date 10/08/2022
१८	30
२०२४	

VISHWAKARMA PYARELAL SUKHAI,  
No. 08, Grd floor SAIDHAM SHOPPING PLAZA -  
P.K. ROAD OPP. ST MARY SCHOOL - MULUND (W  
ST) Mumbai 400080 Maharashtra



Asstt. Assessor & Collector, T Ward  
Municipal Office Building, Room No 7 & 9,  
Ground Floor, Lala Devi Dayal Marg,  
Mulund (West), Mumbai - 400 080.  
Ph.No.22 2564 5290 Ext.313

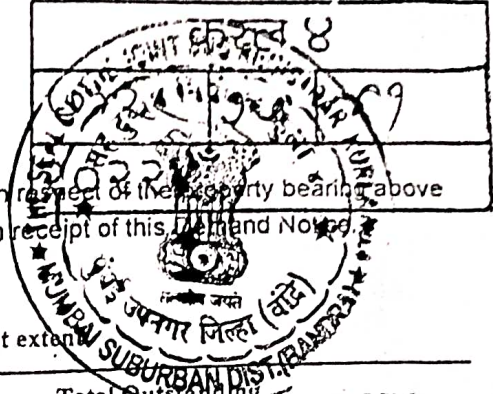
Subject:- Payment of outstanding tax dues for Property Tax

Property Account No TX0315961050008

Madam,

The bills detailed below amounting to Rs. 43026 /- (with penalty if any) are due from you in respect of the property bearing above  
Property Account Number. Please arrange to pay the aforesaid amount immediately on receipt of this Demand Notice.  
Otherwise, action under provisions of MMC Act 1888 will be initiated.

If any of the bills detailed below are paid, this demand letter may be treated as cancelled to that extent.



Bill No.	Bill Period	Tax Amount	N.D.+W.C.+M.Pen.+G.Pen.+ Disch.Fec+Unlaw Pen+Admin.Fee	Total Outstanding Amount (In Rs.)	OSM
202010BIL11892673	202010	10029	0+0+1067+137+0+0+0	11233	
202020BIL11892674	202020	10029	0+0+1067+137+0+0+0		
202110BIL14181495	202110	10029	0+0+267+34+0+0+0		
202120BIL14181496	202120	10029	0+0+178+23+0+0+0		
<b>TOTAL</b>					



Asstt. Assessor & Collector, T Ward

You are requested to pay the above  
said property taxes immediately to avoid  
action u/s 202, 203, 204, 205, 206, &  
279 of MMC Act 1888, for recovery  
of Property Taxes, & to interim  
orders of the Hon'ble High Court  
in Writ Petition No. 2123 of 2018 &  
Supreme Court Special Leave Petition  
17009 of 2019

मालमत्ता पत्रक

विभाग/मौजे - नाहुर

तालुका/न.भू.मा.का. - न.शु.अ. मुंबई

जिल्हा - मुंबई उपनगर जिल्हा

मा. क्र. नं. / शिट नंबर प्लॉट नंबर क्षेत्र धारणा/व्यवहार  
क्र. नं. / शिट नं. चौ.मी.

शारदाभला दिवल्या अकारपांचे क्षेत्राच्या भाड्याच्या रत्तरील गणितीच्या वेर तपासणीची निवत घेऊ

५५१/७७ब

४७०९.०  
-९८.०  
४६११.०

C

करल ४

७२६ २५ २९

करल ४  
१०३०६ २ ३०  
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सुविधाधिकार -

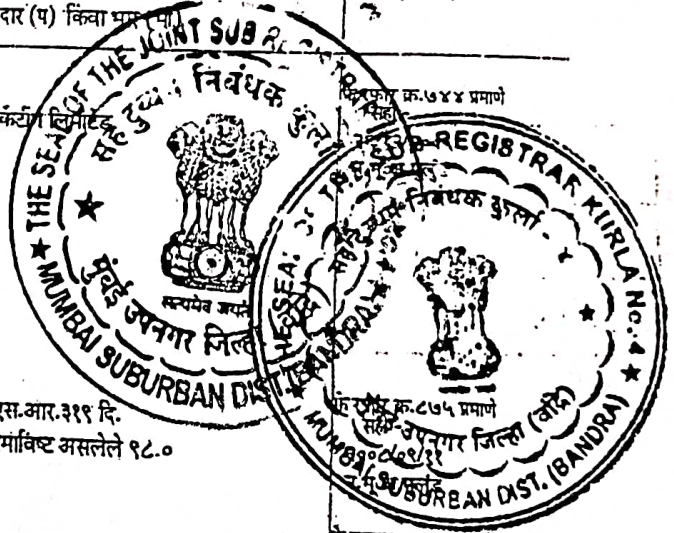
हक्काचा मुळ धारक वर -

पट्टेदार -

इतर भार -

इतर शरें -

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धारक (धा)	साक्षात्कृत
२६/१२/२००५	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील पॉस्टविभाजन आदेश क्र. सी. / कार्या/डी/पो.वि./ एस.आर.के.७२० दि.१८/११/०५ व इकडील क्र. न. भू. अ. मु. / न. भू. नाहर न.भू.क्र. ५५१/७७/ पो.वि.मो.र.नं. ३२४अ/२२/११/०५ दि. २६/१२/०५ चे आदेशानुसार न. भू. क्र. ५५१/७७ब ची स्वतंत्र मिळकत पत्रिका लघुदली व क्षेत्र ४७०९.० चौ.मी. दाखल करून मुळ मिळकत पत्रिके नुसार सत्ता प्रकार 'C' दाखल केला व धारकाचे नावाची नोंद घेतली.		धा. अशांका मार्केटिंग लिमिटेड	क्र. ७४४ प्रमाणे
११/०१/२००८	मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. सी./कार्या २क/२१/०८/२००८ मन्वये न.भू.क्र. ५५१/७७ब चे ४७०९.० चौ.मी. क्षेत्रातून न.भू.क्र. ५५५ चे समाविष्ट असलेले ९८.० चौ.मी. क्षेत्र कमी करून न.भू.क्र. ५५१/७७ब चे ४६११.० चौ.मी. क्षेत्र कायम केले.		कलम १३५/ एस.आर.३१९ दि.	
११/०२/२०११	सह.दुय्यम निबंधक कुर्ला-१ कडील नोंदणीकृत दस्तानवये न.भू.क्र.५५१/७७ब चे एकूण क्षेत्र ४६११.० चौ.मी.पंकी ४५३८-२१ चौ.मी.खरेदी केल्याने या क्षेत्रावर मुंबई महानगरप्रदेश विकास प्राधिकरण यांचे नाव दाखल केले.	बदर-३/५७०/२००८ दि.१६/०१/२००८ बदर-३/१५७९/२०१०,दि. ४/२/२०१०	H मुंबई महानगरप्रदेश विकास प्राधिकरण (क्षेत्र ४५३८.२१ चौ.मी.)	क्र. ८७५ प्रमाणे मुंबई उपनगर जिल्हा (मो.) ५५१/७७ब
२४/०८/२०१५			मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मू.२/मि.प/असरी नोंद / २०१५,पुणे दिनांक १६/२/२०१५ मन्वये मा. जिल्हाधिकारी मुंबई उपनगर यांचे आदेशान्वये उपरोक्त दि. २६/१२/२००५ चे नोंदीने मिळकत पत्रिकेवर दाखल असलेले अंकी क्षेत्र असरी चार हजार सहाशे अकरा पुणांक शुन्य दशांश चौ.मी.दाखल केले..	क्र. ११६२ प्रमाणे सही - २४/८/२०१५ न.भू.अ.मुंबई



मालमत्ता पत्रक

विभाग/मोजे - करल ४ तालुका/न.भु.मा.धा. - न.भु.अ. मुलुंड जिल्हा -- मुंबई उपनगर जिल्हा

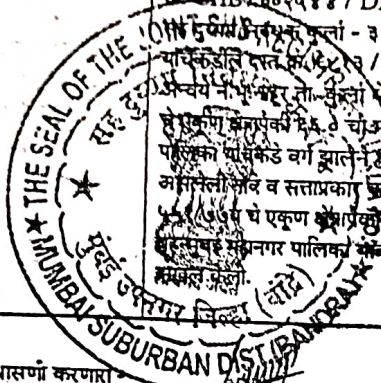
नगर भूमापन साइट नंबर प्लॉट नंबर भा. धारणाधिकार

क्रमांक २०३७६ २० ३७५

पुणे/७७७

२०२४

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्कार
०६/०२/२०१८	सहाय्यक अभियंता (इंक्लसपमेंट प्लॅन) एस अॅण्ड टी चौई बृहन्मुंबई महानगर पालिका यांचेकडील ताबापावती क्र. CHE/००२५४४ / DPES दि. १९/६/२०१७ च नुमावट दि. ३०/१२/२०१७ / २०१७ दि. ३/८/२०१७ अन्वयेची भू-धारणा नोंद घेतिल न.भू.क्र. ५५१/७७ब येथे एकूण क्षेत्रफळ ६६.० चौ.मी. बृहन्मुंबई महानगर पालिका यांचेकडे वर्ग झालेले धारक सदरी दाखल असलेली नोंद व सत्ताप्रकाश क्रमांक २०१७/७७ब चे एकूण क्षेत्रफळ ६६.० चौ.मी. क्षेत्रास बृहन्मुंबई महानगर पालिका यांचे नांव दाखल केलेची नोंद प्रसंगी घेतली.		धारक बृहन्मुंबई महानगर पालिका राई सेंट बँक क्षेत्र - ६६.० चौ.मी.	साक्षात्कार क्र. ३७५/२०१८/७७७



तपासणी करणारा: श्री. एस. ए. पाटील खरी नकल - न.भू.अ. मुलुंड मुंबई उपनगर जिल्हा

करल ४

७२८	२५	२९
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२०२२

अर्ज क्रमांक ३१०१

अर्ज प्राप्त दिनांक २०/१२/२०१७

नक्शा तयार दिनांक २०/१२/२०१७

नक्शा दिल्याची दिनांक २१/१२/२०१७

खरी नक्शा

गुणवत्ता

मुलुंड लिपिक

नगर भूमापन अधिकारी

मुलुंड



98304 29 30  
२०२४

PERMANENT ACCOUNT NUMBER  
AADPB6541J

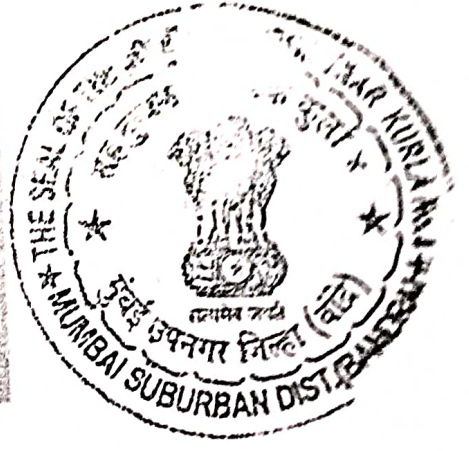
नाम / NAME  
DINESH DAMJI BHANUSHALI

पिता या माता / FATHER'S NAME  
DAMJI JERAM BHANUSHALI

जन्म तिथि / DATE OF BIRTH  
22-09-1964

सिस्टम / SIGNATURE

आयकर विभाग (पंजी) / DIRECTOR OF INCOME TAX SYSTEMS



*Handwritten signature*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

HCVPK4987A



नाम / Name

N P ROHIT KRISHNAN

पिता का नाम / Father's Name

RAJAN NARAYAN NARINGA  
PARAMBILI

व्यक्ति का निर्माण तिथि / Issue Date

31/05/1995

हस्ताक्षर / Signature






फरल ४  
 १४३०६ २४ ३०  
 २०२४

भारत सरकार  
 Government of India

भारत

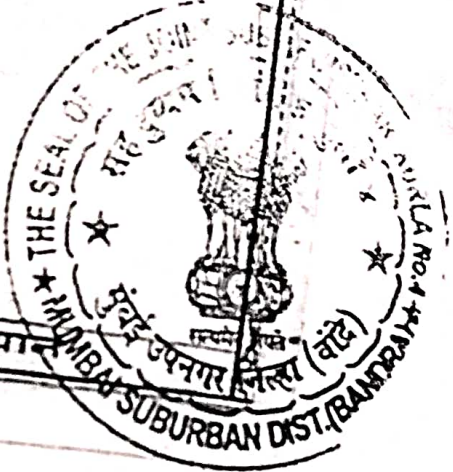
Issue Date: 21/05/2013



N. P. Rohit Krishnan  
 Date of Birth/DOB: 31/05/1995  
 Male/ MALE

9569 4617 8130  
 VID : 9161 2458 4339 0413

मेरा आधार, मेरी पहचान

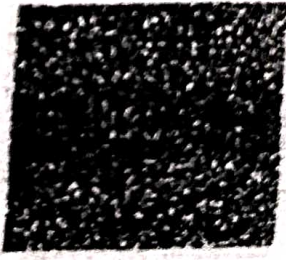


THE SEAL OF THE GOVERNMENT OF INDIA  
 MUMBAI SUBURBAN DIST. (BANDRA)

भारत सरकार  
 Government of India

भारत

Address:  
 C/O: N.P. Rajan, Amar Nagar, Near  
 Divamandir, Behind Gunachwara, Amar Nagar,  
 Mulund Colony, Mulund West, Mumbai,  
 Mumbai Suburban,  
 Maharashtra - 400062



9569 4617 8130  
 VID : 9161 2458 4339 0413

1047 | help@uidai.gov.in | www.uidai.gov.in

भारत सरकार  
GOVERNMENT OF INDIA

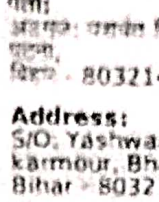


नाम / Name  
**Raj Singh**  
जन्म तिथि / DOB : 24/12/2000  
पुरुष / MALE

**2466 3481 2758**  
VID : 9100 0853 0189 9564

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



पता:  
अडवाले: यशवंत सिंह, भागवतपुर,  
बिहार - 803214

Address:  
S/O: Yashwant Singh,  
karmour, Bhagwatiour  
Bihar - 803214

**2466 3481 2758**

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 9387 Bhubaneswar-751 031

Raj Singh

भारत सरकार  
Government of India

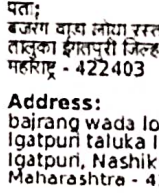


रोहित अर्जुन आदंगले  
Rohit Arjun Adangale  
जन्म तिथि/DOB: 06/06/1998  
पुरुष / MALE

**5798 0132 0579**  
VID : 9167 0942 7744 0634

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:  
बजरंग वाद्य लोया रस्ता इगतपुरी, म पोस्ट इगतपुरी  
तालुका इगतपुरी जिल्हा नाशिक, इगतपुरी, नाशिक,  
महाराष्ट्र - 422403

Address:  
bajrang wada loya road Igatpuri. at post  
Igatpun taluka Igatpuri dist NASHIK,  
Igatpun, Nashik,  
Maharashtra - 422403

**5798 0132 0579**  
VID : 9167 0942 7744 0634

QR Code with Photograph

Rohit

CHALLAN  
MTR Form Number-6



GRN	MH002675332202425E	BARCODE	Date 28/05/2024-15:56:13		Form ID 25.2
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)		
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4		PAN No.(If Applicable)		
Location	MUMBAI		Full Name	N.P. Rohit Krishnan	
Year	2024-2025 One Time		Flat/Block No.	Shop No. 5, Saidham Shopping Plaza Premises	
Account Head Details		Amount In Rs.	Premises/Building	Co - Operative Society Limited	
0030045501	Stamp Duty	270000.00	Road/Street	Near Saidham Temple, P.K. Road	
0030063301	Registration Fee	30000.00	Area/Locality	Mulund West Mumbai	
			Town/City/District		
			PIN	4 0 0 0 8 0	
			Remarks (If Any)	SecondPartyName=Dinesh Damji Bhanushali-	
			Amount	Three Lakh Rupees Only	
			Words		
		3,00,000.00			
Payment Details		BANK OF BARODA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.	92003942024052801038 1387567900	
Cheque/DD No.		Bank Date	Bank Date	28/05/2024-15:56:13 29/05/2024	
Name of Bank		Bank-Branch	BANK OF BARODA		
Name of Branch		Scroll No.	Date	11/29/05/2024	
Department ID :	8850872354		Mobile No. :		

NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 नोट: यह चालान केवल दस्तावेज को दर्ज करने के लिए कार्यालय में ही मान्य है। अनियमित दस्तावेज के लिए नहीं मान्य है।

Validity unknown  
 Digitally signed by  
 DIRECTORATE OF ACCOUNTS  
 AND TREASURIES MUMBAI 02  
 Date: 2024.05.28 15:42:48 IST  
 Reason: GRNS Secure Document  
 Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-391-14376	0002374825202425	28/06/2024-15:42:21	IGR200	30000.00
2	(IS)-391-14376	0002374825202425	28/06/2024-15:42:21	IGR200	270000.00
Total Defacement Amount					3,00,000.00

391/14376

Friday, June 28, 2024

3:42 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: नाहूर

पावती क्र.: 15396

दिनांक: 28/06/2024

दस्तऐवजाचा अनुक्रमांक: करल4-14376-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: एन पी रोहित कृष्णन

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

मुळ दस्त परत मिळाला


आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:01 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 4437784.32 /-

मोबदला रु. 4500000/-

भरलेले मुद्रांक शुल्क: रु. 270000/-

  
प. सह दु. निबंधक कुर्ला - 4

सह तुय्यम निबंधक वर्ग-२  
कुर्ला-४, मंढई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु. 600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524283916374 दिनांक: 28/06/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002675332202425E दिनांक: 28/06/2024

बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला

## सूची क्र.2

दुसऱ्याम जिबाक मार दुजि कुळी 4

दस्त क्रमांक: 14376/2024

नोंदणी

Regn 63m

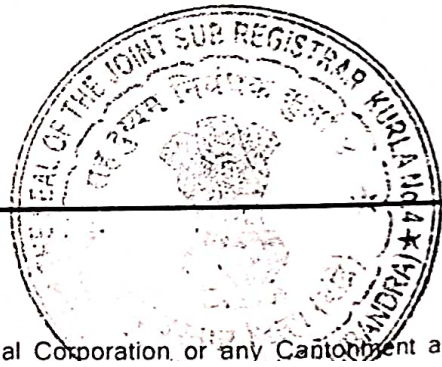
मातारो भाव : नाहूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4437784.32
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: शॉप नं. 5, माळा नं. तळ मजला, इमारतीचे नाव: साईधाम शॉपिंग प्लाझा प्रिमाईसेस सी एस एल, ब्लॉक नं: साईधाम मॉडर जवळ, पी.के. रोड, रोड : मुलुंड पश्चिम मुंबई 400080, इतर माहिती: . PUI: TX0315961050008 ( ( C.T.S Number : 551/77B ; ) )
(5) क्षेत्रफळ	1) 222 चौ.फूट
(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:-दिनेश दामजी भानुशाली वय:-60; पत्ता:-प्लॉट नं: 1405, माळा नं: 14, इमारतीचे नाव: प्रोमेनदे 2, ब्लॉक नं: एल.बी.एस. मार्ग, आर सिटी मॉल समोर, रोड नं: घाटकोपर पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AADPB6541J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-एन पी रोहित कृष्णन वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: अमर नगर, मुलुंड कॉलनी, रोड नं: मुलुंड पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400082 पॅन नं:-HCVPK4987A
(9) दस्तऐवज करून दिल्याचा दिनांक	28/06/2024
(10) दस्त नोंदणी केल्याचा दिनांक	28/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	14376/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	270000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मार्गक शुल्क आकारणाच्या तितक्याच

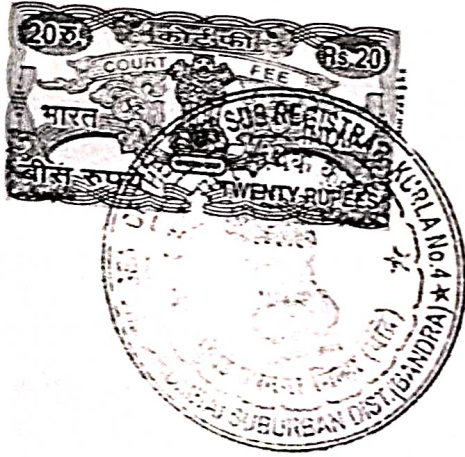
(i) within the limits of any Municipal Corporation, or any Cantonment area annexed



Index-II  
Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number
1	Rohit Krishnan	eChallan	02003942024052801038	MH002675332202425E	270000.00	SD	0002374825202425
2		DHC		0524283916374	600	RF	0524283916374D
3	Rohit Krishnan	eChallan		MH002675332202425E	30000	RF	0002374825202425

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



*[Signature]*  
सह दुय्याम निबधक वर्ग-२  
कुर्ला-४, मुंबई उपनगर जिल्हा

