



**MATI H REALTY SERVICE™**

• STAMP DUTY • REGISTRATION

## AGREEMENT FOR SALE

YAGNESH P. KOTADIA,

Mob. No. 9833300099

ASHISH M. SHAH,

Mob. No. 9773485773

JINESH Y. KOTADIA

Mob. No. 9967126630

OFFICE NO. 30, GROUND FLOOR, BUILDING NO. 8, THE MALAD

C.H.S.L., OPP SARAF MATRU HALL, PODDAR ROAD,

MALAD EAST, MUMBAI 400097

OFFICE NO. : 9326682779

4:57  
14/08/2024

367 14294

पावती

Original/Duplicate

Wednesday, August 14, 2024

नोंदणी क्रं. :39म

2:04 PM

Regn.:39M

पावती क्रं.: 15311

दिनांक: 14/08/2024

गावाचे नाव: एक्सर

दस्तऐवजाचा अनुक्रमांक: बरल-2-14294-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रमोदकुमार मेघराज कौशल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

2:23 PM ह्या वेळेस मिळेल.

सह दु.नि.का-बोरीवली2

बाजार मूल्य: रु.12810639.03 /-

मोबदला रु.21500000/-

भरलेले मुद्रांक शुल्क : रु. 1290000/-

सह. दुय्यम निबंधक बोरीवली-२  
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.700/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0824145606114 दिनांक: 14/08/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006755072202425E दिनांक: 14/08/2024

बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT  
DELEVERIED ON 9/6/18/24REGISTERED ORIGINAL DOCUMENT  
DELEVERIED ON 16/8/24

8/14/2024

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202408144213		14 August 2024 01:30:09 PM पृष्ठ-2		
मूल्यांकन वर्ष	2024				
जिल्हा	मुंबई उपनगर				
मूल विभाग	87-एकम ( बांधणी )				
उप विभाग	पुणे व उजवे गावांची सीमा, पुणे व उजवे गावांची सीमा व पहिल्या उजवे मार्ग				
मालक नं. व भू क्रमांक	मि टी एस नं. 2640				
<b>वार्षिक मूल्य दर तक्रारानुसार मूल्यदर रु.</b>					
कुल मूल्य	निवास मूल्य	कार्यालय	दुकान	श्रीवाणी	वाहतूक मूल्य
49710	116110	134400	174200	116110	वीस बीर
<b>बांधीव क्षेत्राची माहिती</b>					
वाढविलेले भाग (Built Up)-	97.13 वीस बीर	मिळकतीचा प्रकार-	मिळकती	मिळकतीचा प्रकार-	वर्ग
वाढविलेले क्षेत्र-	1-आ मी मी	मिळकतीचा वर्ग-	0 TO 25	वाढविलेले भाग -	Rs. 30250 -
उदाहरण मूल्या-	आर	मालक -	5th floor To 10th floor		
मालक नमूद -					
Sale Type - Resale		First Sale Date - 14-07-2009			
Sale Resale of built up Property constructed after circular dt 02-01-2018					
मालक नियम दर पाठ = 105% apply to rate - Rs 121916 -					
मालक नियम मिळकतीचा प्रति वी. बीर मूल्यदर = ((वार्षिक मूल्यदर - मूल्य दर) * मालक नियम दर) + मूल्य दर					
= ((121916-49710) * (100 - 100)) + 49710					
Rs 121916 -					
A) मालक मिळकतीचे मूल्य	= वीस दरम्यान मूल्य दर * मिळकतीचे वीस				
	= 121916 * 97.13				
	= Rs 11841701.08 -				
F) वॉल्यूम वॉल्यूम तक्रार क्षेत्र	33.38 वीस बीर				
वॉल्यूम वॉल्यूम तक्रार क्षेत्र	= 33.38 * (116110 * 25/100)				
	= Rs 968937.95 -				
Applicable Rules	= .10.4.16				
एकत्रित अंतिम मूल्य	= मूल्य मिळकतीचे मूल्य + मालक नियम दर + वॉल्यूम वॉल्यूम तक्रार क्षेत्र मूल्य + वॉल्यूम वॉल्यूम तक्रार क्षेत्र मूल्य + वॉल्यूम वॉल्यूम तक्रार क्षेत्र मूल्य + वॉल्यूम वॉल्यूम तक्रार क्षेत्र मूल्य + वॉल्यूम वॉल्यूम तक्रार क्षेत्र मूल्य + वॉल्यूम वॉल्यूम तक्रार क्षेत्र मूल्य				
	= A + B + C + D + E + F + G + H + I + J				
	= 11841701.08 + 0 + 0 + 0 + 968937.95 + 0 + 0 + 0 + 0 + 0				
	= Rs 12810639.03 -				

Home Print



बरल - २/  
१०२६४ १ ३५  
२०२४



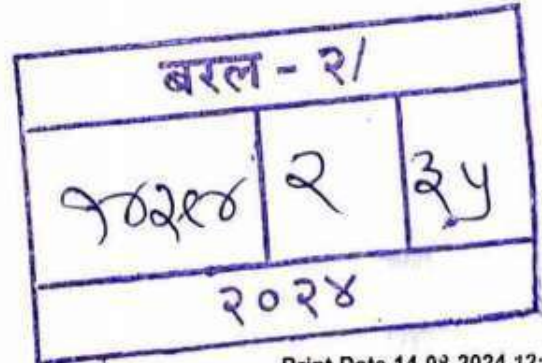
CHALLAN  
MTR Form Number-6



SRN	MH006755072202425E	BARCODE			Date	14/08/2024-12:32:58	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BRL2_JT SUB REGISTRAR BORIVALI 2			Full Name	PRAMODKUMAR MEGHRAJ KAUSHAL			
Location	MUMBAI			Flat/Block No.	FLAT NO 1006 10TH FLOOR D WING BUILDING			
Year	2024-2025 One Time			Premises/Building	NO 2 SHREE KRISHNA COMPLEX D AND E			
Account Head Details		Amount In Rs.		CHSL				
00045501	Stamp Duty	1290000.00		Road/Street	OPP NATIONAL PARK W E HIGHWAY			
00063301	Registration Fee	30000.00		Area/Locality	BORIVALI EAST MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 6 6			
				Remarks (If Any)	SecondPartyName=JAYRAM RANCHOD PATEL AND OTHER-			
				Amount In	Thirteen Lakh Twenty Thousand Rupees Only			
		13,20,000.00		Words				
Payment Details				FOR USE IN RECEIVING BANK				
UNION BANK OF INDIA				Bank CIN	Ref. No.	02901792024081435997	526106764	
Cheque-DD Details				Bank Date	RBI Date	14/08/2024-12:37:59	Not Verified with RBI	
Cheque/DD No.				Bank-Branch		UNION BANK OF INDIA		
Name of Bank				Scroll No. , Date		Not Verified with Scroll		
Name of Branch								

Department ID : Mobile No. : 9326682779  
 E:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

चलन केवल दुर्यम निबंधक कार्यालय बोरिवली कार्यालय दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0824145606114 Date 14/08/2024

Received from DHC, Mobile number 9326682779, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Borivali 2 of the District Mumbai Sub-urban District.

Payment Details

Bank Name SBIN Date 14/08/2024

Bank CIN 10004152024081405812 REF No. 422737669706

This is computer generated receipt, hence no signature is required.



बरल - २/  
१०२२४ ३ ३५  
२०२४

CHALLAN  
MTR Form Number-6



MH006755072202425E	BARCODE	Date 14/08/2024-12:32:58	Form ID 252
--------------------	---------	--------------------------	-------------

Department Inspector General Of Registration	Payer Details		
Stamp Duty	TAX ID / TAN (If Any)		
Registration Fee	PAN No.(If Applicable)		
Name BRL2_JT SUB REGISTRAR BORIVALI 2	Full Name	PRAMODKUMAR MEGHRAJ KAUSHAL	
Location MUMBAI	Flat/Block No.	FLAT NO 1006 10TH FLOOR D WING BUILDING	
2024-2025 One Time	Premises/Building	NO 2 SHREE KRISHNA COMPLEX D AND E	
Account Head Details	Amount In Rs.	CHSL	
45501 Stamp Duty	1290000.00	Road/Street	OPP NATIONAL PARK W E HIGHWAY
63301 Registration Fee	30000.00	Area/Locality	BORIVALI EAST MUMBAI
		Town/City/District	
		PIN	4 0 0 0 6 6
		Remarks (If Any)	SecondPartyName=JAYRAM RANCHOD PATEL AND OTHER-
		Amount In	Thirteen Lakh Twenty Thousand Rupees Only
	13,20,000.00	Words	



Bank Details UNION BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	02901792024081435997 526106764
DD No.	Bank Date	RBI Date	14/08/2024-12:37:59 Not Verified with RBI
Bank	Bank-Branch	UNION BANK OF INDIA	
Branch	Scroll No.	Date	Not Verified with Scroll

Document ID : This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9326682779



Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
(IS)-367-14294	0003728049202425	14/08/2024-14:03:57	IGR191	30000.00

बरल - २/  
१४२२४ ४ ३५  
२०२४

2	(IS)-367-14294	0003728049202425	14/08/2024-14 03 57	IGR191
Total Defacement Amount				



बरल - २/		
१०२२४	५	३५
२०२४		

१५	५	४३००७
४५०७		



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 0824145606114

Receipt Date 14/08/2024

Received from DHC, Mobile number 9326682779, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 14294 dated 14/08/2024 at the Sub Registrar office Joint S.R. Borivali 2 of the District Mumbai Sub-urban District.



### Payment Details

Bank Name SBIN

Payment Date 14/08/2024

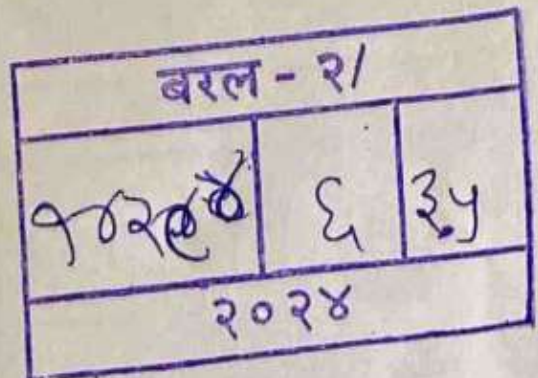
Bank CIN 10004152024081405812

REF No. 422737669706

Deface No 0824145606114D

Deface Date 14/08/2024

This is computer generated receipt, hence no signature is required.





## AGREEMENT FOR SALE

This **AGREEMENT FOR SALE** is made and entered into at Mumbai on this 14<sup>th</sup> day of August - 2024.

### BETWEEN

(1) **MR. JAYRAM RANCHOD PATEL**, aged about 52 years, having PAN : **AAFPP6561J** AND (2) **MRS. SHANTI JAYRAM PATEL**, aged about 48 years, having PAN : **AGYPP8318G**, both Indian inhabitants of Mumbai, residing at Flat No. 1006, 10<sup>th</sup> Floor, D-Wing, Building No. 2 of **SHREE KRISHNA COMPLEX D & E CO-OPERATIVE HOUSING SOCIETY LIMITED** situated Opp. National Park, W. E. Highway, Borivali (East), Mumbai - 400066, hereinafter called as "**THE VENDORS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, administrators and permitted assigns) of the **ONE PART**;

### AND

**MR. PRAMODKUMAR MEGHRAJ KAUSHAL**, aged about 67 years, having PAN : **ACQPK6517L**, Indian inhabitant of **NAGPUR** residing at 38 Friends Colony, Near Syndicate Bank, Katol Road, S. O. Nagpur - 440013, hereinafter called as "**THE PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, administrators and permitted assigns) of the **OTHER PART**;



बरल - २/		
१०२६४	७	३५
२०२४		

**WHEREAS:-**

(i) Pursuant to an Articles of Agreement dated 14<sup>th</sup> day of July 2009, made and entered into **BETWEEN** M/S. AUDUMBER CONSTRUCTION COMPANY, therein referred to as "THE SUB-DEVELOPERS" of the ONE PART **AND** (1) MR. JAYRAM RANCHOD PATEL & (2) MRS. SHANTI JAYRAM PATEL - Vendors herein, therein referred to as "THE FLAT PURCHASER/S" of the OTHER PART, had purchased and acquired the premises bearing Flat No. 1006, 10<sup>th</sup> Floor, D-Wing, Building No. 2 of SHREE KRISHNA COMPLEX D & E CO-OPERATIVE HOUSING SOCIETY LIMITED situated Opp. National Park, W. E. Highway, Borivali (East), Mumbai - 400066, for the consideration, on the terms, conditions mentioned therein. And the same was registered in the office of the Sub-Registrar of Assurances Borivali-3 under serial no. BDR6-5971-2009 on 17/07/2009.



Pursuant to an Agreement dated 31<sup>st</sup> day of December - 2010, made and entered into **BETWEEN** M/S. AUDUMBER CONSTRUCTION COMPANY, therein referred to as "THE SUB-DEVELOPERS" of the ONE PART **AND** (1) MR. JAYRAM RANCHOD PATEL & (2) MRS. SHANTI JAYRAM PATEL - Vendors herein, therein referred to as "THE FLAT PURCHASER/S" of the OTHER PART, had purchased and acquired Stilt Car Parking Space No. S-4, on the terms, conditions mentioned therein. And the same was registered in the office of the Sub-Registrar of Assurances Borivali-7 under serial no. BDR16-1038-2011 on 02/02/2011.


बरेल - 16-1038-2011		
(iii) That by virtue of the above Articles of Agreement dated 14 <sup>th</sup> day of July - 2009 and Agreement dated 31 <sup>st</sup> day of December - 2010 the Vendors herein are the owners of the premises bearing Flat No. 1006, 10 <sup>th</sup> Floor, D-Wing, Building No. 2 of SHREE KRISHNA COMPLEX D & E CO-OPERATIVE HOUSING SOCIETY LIMITED situated Opp. National Park, W. E. Highway, Borivali (East), Mumbai - 400066, along with Stilt Car Parking Space No. S-4 (hereinafter referred to as "the said premises") and more particularly described in the schedule hereunder written.	2027	29
		28

(iii) That by virtue of the above Articles of Agreement dated 14<sup>th</sup> day of July - 2009 and Agreement dated 31<sup>st</sup> day of December - 2010 the Vendors herein are the owners of the premises bearing Flat No. 1006, 10<sup>th</sup> Floor, D-Wing, Building No. 2 of SHREE KRISHNA COMPLEX D & E CO-OPERATIVE HOUSING SOCIETY LIMITED situated Opp. National Park, W. E. Highway, Borivali (East), Mumbai - 400066, along with Stilt Car Parking Space No. S-4 (hereinafter referred to as "the said premises") and more particularly described in the schedule hereunder written.

*[Handwritten signatures]*

- (iv) Hence the Vendors are the registered members of the **SHREE KRISHNA COMPLEX D & E CO-OPERATIVE HOUSING SOCIETY LIMITED** bearing Registration No. **MUM / WR / HSG / TC / 15156 / 2011-12** (hereinafter referred to as "**the said society**") and are the Registered Holders of 05 (Five) fully paid up shares of Rupees 100/- (One Hundred) each, bearing **Share Certificate No. 073**, Distinctive Nos. from **361 to 365** (both inclusive), (hereinafter referred to as "**the said shares**").
- (v) That the Vendors are the absolute owners of the said premises and that neither the Vendors have till date hereof at any time either agreed to induct or inducted any third party in use, occupation, possession and/or enjoyment of the said premises or any part or portion whereof, in any way or any manner whatsoever.
- (vi) That there are no attachments or Prohibitory order as against or affecting the said premises and the said premises is free from all encumbrances or charges and/or is not the subject matter to any lispendens or easements or attachments either before or after judgment. The Vendors have not received any notice either from the Government, Semi-government, Society, or Municipal Corporation regarding any of the proceedings in respect of the said premises.
- (vii) That the Vendors have not received any notice either from the Municipal Corporation and/or from other statutory body authorities regarding the requisition and/or acquisition of the said premises.
- (viii) That the Purchaser has approached the Vendors and requested them to sell the said premises and the said shares for the consideration and on the terms and conditions hereinafter appearing.



 J. K. Kaur

बरल - २/		
१४२१४	e	३५
२०२४		

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

1. That the Vendors hereby agree to sell and the Purchaser agrees to purchase all the rights, title and interest of the Vendors in respect of the premises bearing Flat No. 1006, 10<sup>th</sup> Floor, D. Wing, Building No. 2 of SHREE KRISHNA COMPLEX D & E CO. OPERATIVE HOUSING SOCIETY LIMITED situated Opp. National Park, W. E. Highway, Borivali (East), Mumbai - 400086, along with Stilt Car Parking Space No. S-4 and the said shares at and for the total consideration of Rs.2,15,00,000/- (Rupees Two Crores Fifteen Lakhs Only). The Purchaser shall pay to the Vendors, the said sum of Rs.2,15,00,000/- (Rupees Two Crores Fifteen Lakhs Only) in the following manner:-

a. Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) being Part / Advance Payment by way of NEFT on or before the time of execution of these presents (the Vendors shall admit and acknowledge the receipt hereunder).

b. Rs.2,15,000/- (Rupees Two Lakhs Fifteen Thousand Only) being Part Payment which will be paid to the Income Tax Department, Government of India, towards the Tax Deducted at Source (TDS) {i.e. 1% of the total consideration} as per the provisions of Income Tax Act 1961, within 15 days from the date of registration of this Agreement for Sale.

c. Rs.1,87,85,000/- (Rupees One Crore Eighty Seven Lakhs Eighty Five Thousand Only) being Full and Final / Balance Payment by way of Pay order / DD / by obtaining Loan from Bank or any other Financial Institution, within 15 days from the date of registration of this Agreement for Sale, against which, the Vendors shall handover peaceful and vacant possession of the said premises to the Purchaser along with all the original documents and set of keys.

2. That the Vendors have applied to the said society for issuing NO OBJECTION CERTIFICATE for transferring the said premises to the Purchaser herein.



बरत		
90220	90	27
2024		

*[Handwritten Signature]*

*[Handwritten Signature]*

3. That the Vendors declare that they have paid all the amounts due and payable to the said society till date.
4. That the Vendors hereby declare that they have good right and absolute authority to enter into the agreement and transfer the said premises and the said shares, the Vendors have not done any act, matter and thing whatsoever whereby the Vendors are prevented from agreeing to transfer or assign the said premises and the said shares in favour of the Purchaser.
5. The Vendors hereby covenant with the Purchaser as follows:-
- i) That the Vendors are the absolute owners of the said shares and the said premises and no other person or persons has or have any right, title, interest, property claim or demand of any nature whatsoever unto or upon the said premises either by way of sale, charge, mortgage, lien, gift, trust, lease, assignment or otherwise howsoever and have good right, full power and absolute authority to sell and transfer the same to the Purchaser.
  - ii) That the Vendors have duly observed and performed the rules and regulations, bye-laws of the said society and paid upto date their contribution in the nature of outgoings, taxes, dues, etc. to the said society and that the membership of the Vendors, is valid and subsisting and is not terminated by the said society.
  - iii) That the Vendors shall whenever required do so from time to time and at all the times hereafter execute and sign or cause to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing, assuring and effectually transferring the said shares and the said premises unto and to the use of the Purchaser forever.
  - iv) That the Vendors shall be liable to secure permission from the said society for the transfer of the said premises and the said shares in favour of the Purchaser after the completion of the sale, as per society's rules and regulations.



बुरल - २/		
१०२२४	११	३५
२०२४		

*S. Kaur*

v) That the Vendors shall indemnify and keep indemnified the Purchaser from and against all actions, claims, demands, costs, charges and expenses, etc. upto the date of completion of the sale.

6. That the Purchaser hereby confirms that before entering into this Agreement for Sale, he has verified all the documents, title deeds relating to the said premises and satisfied himself about the area, dates and other details.

7. That the Purchaser hereby agrees and undertakes to become a member of the said SHREE KRISHNA COMPLEX D & E CO-OPERATIVE HOUSING SOCIETY LIMITED and abide by the rules, regulations, bye-laws of the said society.

8. That the Vendors further undertake to pay all the outgoing, maintenance charges and other outgoing in respect of the said premises upto the date of the completion of the sale. After completion of the sale the Purchaser shall be liable and responsible to pay the necessary outgoing, bills in respect of the said premises.



The Vendors represent to and assure the Purchaser and declare and confirm that:

a) They will give written permission or No Objection Certificate to transfer existing meter of Tata Power Limited / Adani Power Limited in favour of the Purchaser.

b) They will give written permission or No Objection Certificate to transfer existing meter of Mahanagar Gas Limited in favour of the Purchaser.

Transfer of		
90228	92	34
2028		

c) They will co operate with the Purchaser all the time whenever reasonably required for registration of this Agreement for Sale with sub-Registrar of Assurances.

*[Handwritten signatures]*

10. That the Vendors hereby declare that they have produced and submitted the relevant annexure for the procedure of Registration, which are genuine and shall indemnify for the same to the Government Department and competent authority. And they agree to take full responsibility and ready to face all the consequences which may occur in future.
11. That the Vendors hereby declare and undertake that if any Government dues or stamp duty or penalty is due and pending on any of the previous documents and agreements and/or any taxes, charges, bills in respect of the said premises the same shall be cleared and payable by the Vendors herein and the Purchaser shall not be responsible for the same.
12. That the society transfer charges in respect of this transfer and the stamp duty and the registration charges shall be borne and payable by the Purchaser alone.
13. That this Agreement for Sale shall always be subject to the provisions of the Maharashtra Ownership Flats Act, 1963 & the rules made there under.
14. That in the event of the sale not being completed due to any willful default on the part of the Vendors, the Purchaser shall have the right to require specific performance of this Agreement for Sale by the Vendors.
15. That in the event of the sale not being completed due to any willful default on the part of the Purchaser, the Vendors shall have the right to require specific performance of this Agreement for Sale by the Purchaser.
16. That this Agreement for Sale (including the Schedules) constitute the entire agreement between the parties hereto and shall supersede all prior agreements, letters of intent and understandings, both written or oral, arrived at between the parties with respect to the subject matter hereof.



बरल - २/		
१०२६०	१३	३५
२०२४		

*S. Kanchal*

17. That this Agreement for Sale shall not be amended or modified except by way of an instrument in writing signed and executed by both the parties hereto.
18. That this Agreement for Sale as also its formation, execution, validity, interpretation and implementation shall be governed by and construed in accordance with the laws of India.
19. That any disputes and/or differences arising out of this Agreement for Sale or from the interpretation of the terms and conditions, or non-compliance or non-payment there under, the same shall be resolved mutually and amicably by both the parties. If it cannot be so resolved mutually and amicably, the same shall be referred to Arbitration under the provisions of the Arbitration and Conciliation Act, 1996 or any other relevant Arbitral law for the time being in force. The Arbitration Proceedings shall be held in English language in the City of Mumbai.
20. That the Courts at Mumbai alone shall have exclusive jurisdiction to try and entertain all disputes arising between the parties hereunder.

### SCHEDULE OF THE PROPERTY

Flat No. 1006, 10<sup>th</sup> Floor, D-Wing, Building No. 2 of SHREE KRISHNA COMPLEX D & E CO-OPERATIVE HOUSING SOCIETY LIMITED situated Opp. National Park, W. E. Highway, Borivali (East), Mumbai - 400066, area admeasuring 871 Sq. Ft. Carpet, along with Stilt Car Parking Space No. S-4 area admeasuring 27.82 Sq. Mtrs. Carpet and situated on the plot of land bearing C.T.S. No. 2640, 2640/1 to 6 and 2641 of Village : Eksar, Taluka : Borivali, Mumbai Suburban District.

*[Handwritten signatures]*


बरल - २/		
१०२६४	१४	३५
२०२४		

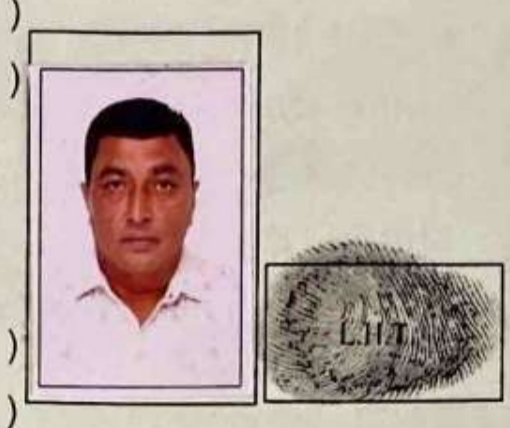





IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands the day, month and year hereinabove written;

SIGNED, SEALED AND DELIVERED by the withinnamed "VENDORS"

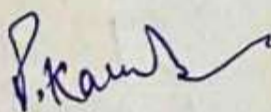
  
(1) MR. JAYRAM RANCHOD PATEL  
PAN : AAFPP6561J

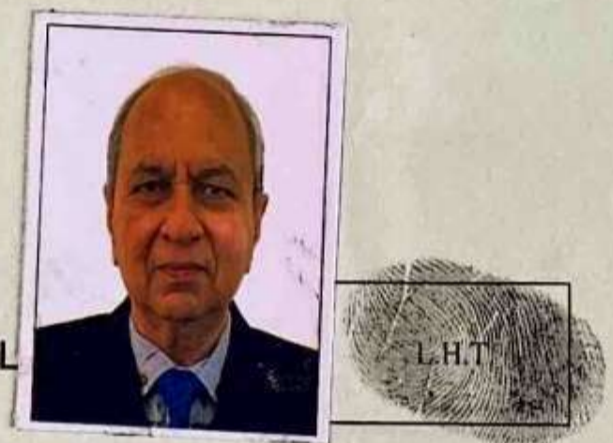


  
(2) MRS. SHANTI JAYRAM PATEL  
PAN : AGYPP8318G

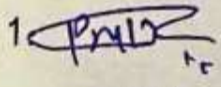
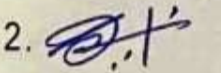


SIGNED, SEALED AND DELIVERED by the withinnamed "PURCHASER"

  
MR. PRAMODKUMAR MEGHRAJ KAUSHAL  
PAN : ACQPK6517L



WITNESSES:-

- 1. 
- 2. 



वरल - २/		
१०	१५	३५
२०२४		

RECEIPT

RECEIVED on the day and the year first hereinabove written of and from the within named PURCHASER, MR. PRAMODKUMAR MEGHRAJ KAUSHAL, a sum of Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) being Part / Advance Payment in respect of the premises bearing Flat No. 1006, 10<sup>th</sup> Floor, D-Wing, Building No. 2 of SHREE KRISHNA COMPLEX D & E CO-OPERATIVE HOUSING SOCIETY LIMITED situated Opp. National Park, W. E. Highway, Borivali (East), Mumbai - 400066, along with Stilt Car Parking Space No. S-4, by way of NEFT as per the terms and conditions of this Agreement for Sale, in the following manner:-

Ref. No.	Date	Drawn on	Amount(Rs.)
UR38090084	12/06/2024	State Bank of India	5,00,000/-
UR38090263	12/06/2024	State Bank of India	5,00,000/-
UR38098307	13/06/2024	State Bank of India	10,00,000/-
UR38107092	14/06/2024	State Bank of India	5,00,000/-

=====  
Total Amount Rs.25,00,000/-  
=====

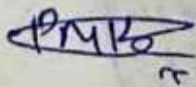
WE SAY RECEIVED Rs.25,00,000/-  
=====


बरल - २/		
१०२२४	१६	३५
२०२४		

(1) MR. JAYRAM RANCHOD PATEL

(2) MRS. SHANTI JAYRAM PATEL  
VENDORS

WITNESSES:-

1. 

2. 



# SHREE KRISHNA COMPLEX D & E CHS LTD.

CTS No. 2640, 2640/1 TO 6 & 2641

Opp. National Park, W. E. Highway, Borivall (East), Mumbai - 400 066.

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

(Registration No. MUM/WR/HSG/TC/15156/2011-12)

## Share Certificate

Share Certificate No. 073

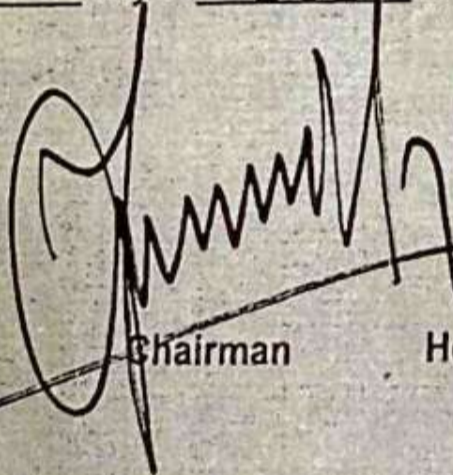
Member's Registration No. 073

Authorised Share Capital of Rs. 1,00,000/- Divided into 1,000/- Shares each of Rs. 100/- only

THIS IS TO CERTIFY that Mr./Mrs. Jayram Ranchod Patel  
Shanti Jayram Patel of Wing D Flat No. 1006

is/are the Registered Holder/s of FIVE fully paid up Shares bearing Distinctive Nos. from 361 to 365 of Rs. 100/- each (Rupees One Hundred each) in the SHREE KRISHNA COMPLEX D & E CHS LTD., Borivall (East), Mumbai 400 066, subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at Mumbai  
this 15<sup>th</sup> day of Dec 2012

  
Chairman

  
Hon. Secretary

  
Authorised M.C. Member

P.T.O.

बरल - २/		
१०२८४	१०	३५
२०२४		

DATED THIS 14<sup>th</sup> DAY OF AUGUST 2024

**B E T W E E N**

(1) MR. JAYRAM RANCHOD PATEL

(2) MRS. SHANTI JAYRAM PATEL

.... VENDORS

**A N D**

MR. PRAMODKUMAR MEGHRAJ KAUSHAL

..... PURCHASER

**AGREEMENT FOR SALE**

**OF**

Flat No. 1006, 10<sup>th</sup> Floor, D-Wing, Building No. 2  
of

**SHREE KRISHNA COMPLEX D & E  
CO-OPERATIVE HOUSING SOCIETY LIMITED**

situated

Opp. National Park, W. E. Highway,  
Borivali (East), Mumbai - 400066,

**along with Stilt Car Parking Space No. S-4.**

नालभता पत्रक

विभागीय/मांसे - एकतर तालिका/न.भु.मा.का. -- न.भु.अ.बोरीवली जिल्हा -- पुणे उपनगर जिल्हा

नाम भूभागाचे क्रमांक	अर्ज क्र.मां	भागीधारक	अप्रतपाला दिल्ल्या अर्जाबाबत कित्या धाड्यात अर्थसंगीत आदेशांतल्या फेर तपसणीची दिवत फाट
२६४८	१२०/००	५५	[१.२०.२०१०.००.२०] १.२०.२०१०.०१.००.०२    न.भु.का.२१,००/०१०० समोस विभागीय कारा.०५६.१० १६.०६.००.५३ पासून.

सुविधाधिकार  
 नालभता नुसत धाडक [श्रीमती कमलादेवी देवेंद्र फडणवीस]  
 पुरात  
 धाड  
 धाड

धारा १७३

धारा	उपधारा	संकेत क्रमांक	संगत धाडक (५) पुरात (१) कित्या धाड (५)	सोसायटी
१७३	१७३.१			५५००/१०० ५५५ बोरीवली
१७३	१७३.२			५५००/१०० ५५५ बोरीवली
१७३	१७३.३			५५००/१०० ५५५ बोरीवली



बदर-६/  
 ५६७९ ०९  
 २००९



बरल-२/  
 १०२०४ १८ ३५  
 २०२४



ANNEXURE "B"

मान्यता पत्रक

क्रमांक/दिनांक -- एकतर  
 मालक -- म.पू.ज.बोरीवली  
 जिल्हा -- मुंबई उपनगर जिल्हा

मालक -- म.पू.ज.बोरीवली  
 मालकी क्र. -- २६४१  
 मालकी क्र. -- २६४१  
 मालकी क्र. -- २६४१

मालकी क्र. -- २६४१  
 मालकी क्र. -- २६४१  
 मालकी क्र. -- २६४१

मालकी क्र. -- २६४१  
 मालकी क्र. -- २६४१

मालकी क्र. -- २६४१  
 मालकी क्र. -- २६४१

मालकी क्र. -- २६४१  
 मालकी क्र. -- २६४१

मालकी क्र. -- २६४१  
 मालकी क्र. -- २६४१

मालकी क्र. -- २६४१  
 मालकी क्र. -- २६४१

मालकी क्र. -- २६४१  
 मालकी क्र. -- २६४१

मालकी क्र. -- २६४१  
 मालकी क्र. -- २६४१

मालकी क्र. -- २६४१  
 मालकी क्र. -- २६४१

मालकी क्र. -- २६४१  
 मालकी क्र. -- २६४१

मालकी क्र. -- २६४१  
 मालकी क्र. -- २६४१

मालकी क्र. -- २६४१  
 मालकी क्र. -- २६४१

मालकी क्र. -- २६४१  
 मालकी क्र. -- २६४१

मालकी क्र. -- २६४१  
 मालकी क्र. -- २६४१

मालकी क्र. -- २६४१  
 मालकी क्र. -- २६४१

मालकी क्र. -- २६४१  
 मालकी क्र. -- २६४१

मालकी क्र. -- २६४१  
 मालकी क्र. -- २६४१

मालकी क्र. -- २६४१  
 मालकी क्र. -- २६४१

मालकी क्र. -- २६४१  
 मालकी क्र. -- २६४१

मालकी क्र. -- २६४१  
 मालकी क्र. -- २६४१

मालकी क्र. -- २६४१  
 मालकी क्र. -- २६४१



बदर - २/  
 १४२१४ २० १५  
 २०२४

बदर - ६/  
 ५२७९ ३६  
 २००९



मालमत्ता प्रमाण

दिनांक नं. -- एकसप्त  
 तालुका/न. भु.मा.का. -- ग. भु.अ. धोरीवाडी  
 जिल्हा -- मुंबई उपनगर जिल्हा  
 तास-वला/दल्ला अहमदाबादी जिल्हा गांधीपुत्र  
 तपसोस अर्थी त्याच्या फेर तपसोसोचे विपत वंश

क्र.	संख्या	खुड क्रमांक	मजिन घटक (धा) पट्टा (य) किंवा धार (धा)	साक्षरकन
१३-११-२००१	अर्ज नकाब प्रमाणपत्र व मा. उपन्यासावय पापंकडील घातक. ४६५/८० वा वा. इ. वि. मुंबई पापंकडील रॉ. कमिटी डी.जे. सुवि. वान. ड. २२६१ दि. -१०/११/८१ अन्वये व रॉ. वाच्यतापत्र सुवि. १ ड. वरा १/११/८१ दिनांक ११/०१/११११ अन्वये ग. पू. २२४०/१ ते ६ वरील श्रीमती कमलादेवी मेश चव्हाण व न. पू. ड. २६४१, वॉ.ल. श्री सदाशिव धातुदेव सोवेंग वाचें नकाब घाली केले. व श्री कमलादेवी मेश चव्हाण वाचें नकाब घाली केले वरील नकाब घाली.	S. I. F. न. पू. ड. धोरीवाडी यांचे आरंभ ड. न. पू. अ. वा. एकसप्त/ग. पू. क. २६४० २६४०/१ ते ६, २६४१/२००१ दिनांक ०३/११/२००१	मे मजिन विवरणसुद्धे धारधार (१) श्री कमलादेवी मेश चव्हाण (२) श्री भूवाच्यतापत्र इत्यादी (३) श्री सदाशिव धातुदेव सोवेंग (४) श्रीमती कमलादेवी मेश चव्हाण (५) श्री सदाशिव धातुदेव सोवेंग (६) श्री सदाशिव धातुदेव सोवेंग (७) श्री सदाशिव धातुदेव सोवेंग (८) श्री सदाशिव धातुदेव सोवेंग	वॉ. १५/११/२००१ ग. पू. अ. धोरीवाडी
१३-१२-२००१	मे मजिन विवरणसुद्धे धार अर्ज श्री. धारधार सोवेंग सहा धारधार वॉ. अ. वॉ. विवरणसुद्धे सहा धारधार विवरणसुद्धे धारधार सहा धारधार वॉ. अ. वॉ. विवरणसुद्धे सहा धारधार ड. NC १२८ दि. २८/०१/२००१ अन्वये दि. १/११/२००१ रॉ. वॉ. अ. वॉ. विवरणसुद्धे सहा धारधार अन्वये १ ते ८ धारधार वॉ. अ. वॉ. विवरणसुद्धे सहा धारधार धारधार वॉ. अ. वॉ. विवरणसुद्धे सहा धारधार	०५/०१/२००१	II मे मजिन विवरणसुद्धे धारधार १. श्री सदाशिव धातुदेव सोवेंग २. श्री सदाशिव धातुदेव सोवेंग ३. श्री सदाशिव धातुदेव सोवेंग	वॉ. १५/११/२००१ ग. पू. अ. धोरीवाडी
१३-१३-२००१	मे मजिन विवरणसुद्धे धार अर्ज श्री. धारधार सोवेंग सहा धारधार वॉ. अ. वॉ. विवरणसुद्धे सहा धारधार विवरणसुद्धे धारधार सहा धारधार वॉ. अ. वॉ. विवरणसुद्धे सहा धारधार ड. NC १२८ दि. २८/०१/२००१ अन्वये दि. १/११/२००१ रॉ. वॉ. अ. वॉ. विवरणसुद्धे सहा धारधार अन्वये १ ते ८ धारधार वॉ. अ. वॉ. विवरणसुद्धे सहा धारधार धारधार वॉ. अ. वॉ. विवरणसुद्धे सहा धारधार			मे मजिन विवरणसुद्धे धारधार वॉ. १५/११/२००१ ग. पू. अ. धोरीवाडी
१३-१४-२००१	मे मजिन विवरणसुद्धे धार अर्ज श्री. धारधार सोवेंग सहा धारधार वॉ. अ. वॉ. विवरणसुद्धे सहा धारधार विवरणसुद्धे धारधार सहा धारधार वॉ. अ. वॉ. विवरणसुद्धे सहा धारधार ड. NC १२८ दि. २८/०१/२००१ अन्वये दि. १/११/२००१ रॉ. वॉ. अ. वॉ. विवरणसुद्धे सहा धारधार अन्वये १ ते ८ धारधार वॉ. अ. वॉ. विवरणसुद्धे सहा धारधार धारधार वॉ. अ. वॉ. विवरणसुद्धे सहा धारधार			मे मजिन विवरणसुद्धे धारधार वॉ. १५/११/२००१ ग. पू. अ. धोरीवाडी



सह. प्रांतिकी  
 नाम भूमापन अधिकारी  
 सांगीबली

ग. भु.अ. धोरीवाडी  
 अर्ज क्र. - ७१११ मुंबई उपनगर जिल्हा  
 मजल अर्ज क्र. २५/०१/०६  
 मजल क्र. २५/०१/०६  
 मजल क्र. २५/०१/०६  
 मजल क्र. २५/०१/०६  
 मजल क्र. २५/०१/०६  
 मजल क्र. २५/०१/०६

बरल - २/		
१४२६४	२९	३५
२०२४		

बदर - ६/	
५२६७९	३०
२००९	





THIS I.O.D./C.C. IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND CEILING AND REGULATIONS ACT, 1971

BRIHANMUMBAI MAHANAGARPALIKA

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

No. CHE/ A-2720 /BP(WS)/XX/AR

COMMENCEMENT CERTIFICATE

To Shri Vasant A. Patel C.A. to Owner

Issued 20.06.2002

Sir,

With reference to your application No. 1451 dated 22.10.08 for Development Permission and grant of Commencement Certificate under Section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Residential bldg. No.2

C.T.S. No: 2640, 2640/1 to 6 and 2641 at premises at Street Western Express Highway Village Eksar Plot No. Ward R/Central situated at Borivali (East)

The Commencement Certificate/Building Permit is granted on the following conditions:

- The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- The Commencement Certificate/Building Permit permission shall remain valid for one year commencing from the date of its grant.
- This permission does not extend to any land which does not vest in you.
- This Commencement Certificate/Building Permit shall be valid for one year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966.
- This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:
  - The development work in respect of which permission is granted under this certificate is not carried out in accordance with the sanctioned plans.
  - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation in such an application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and person deriving title through or under him.

The Municipal Commissioner has appointed Shri F.G. Nair Executive Engineer to exercise his power and functions of the planning under Section 45 of the said Act. This C.C. is restricted for work up to (Part)Plinth +(Part)Still Slab level.

बदर-६/ २००२

For and on behalf of Local Authority Brihanmumbai Mahanagarpalika

Sd/- Executive Engineer, Building Proposal (W. S.) 'OX' 'R' Wards

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

NOTARY MALKAN ALUMNI ASHTRIA INDIA २०२४

No. CHE/A-2720/BP(W.S.)/AR

8) This C.C. is re-endorsed upto stilt slab level as per approved plan dtd. 18.06.2004.

Sd/-  
14.09.04  
Asstt. Eng. Bldg. Prop. 'R/N'

9) This C.C. is now further extended upto entire work giving 'D' i.e. - Stilt + 3rd upper floors as per approved plan dtd. 15.01.05.

Sd/-  
21.04.05  
Asstt. Eng. Bldg. Prop. 'R/N'

10) This C.C. is now further extended upto the work of Stilt slab level of Wing 'E' as per approved plan dtd. 15.01.05.

Sd/-  
15.06.05  
Asstt. Eng. Bldg. Prop. 'R/N'

11) This C.C. is now further extended upto the work of Wing 'D' i.e. - Stilt + 6 upper floors and Wing 'E' i.e. Stilt slab level as per approved plan dtd. 07.02.08.

Sd/-  
29.02.08  
Ex. Eng. Bldg. Prop. (W.S.) 'R'

12) This C.C. is now valid and further extended for entire work i.e. Wing 'D' - Stilt + 6 upper floors and Wing 'E' - 1st upper floor only as per approved amended plan dtd. 13.08.08.

Sd/-  
13.08.08  
Ex. Eng. Bldg. Prop. (W.S.) 'R'



now valid & further extended i.e. for wing 'D' - stilt + 12 + 13<sup>th</sup> upper floors & wing 'E' - stilt + 4<sup>th</sup> + 5<sup>th</sup> (pt) upper floors as per approved plan dtd. 26.11.2008.

- 2 DEC 2008

EXECUTIVE ENGINEER, BLDG. PROPOSAL (W.S.) R-Wing

CERTIFIED TRUE COPY

SEARCHED... INDEXED...  
J. 14...  
L.C. ...  
4/103.

बदर-२/
९६५९
२००३

बदर-२/
२०



बदर - २/
९६२२६
२३
३५
२०२४

श्रीमंत मुंबई महानगरपालिका  
 NO CHE/A-2720/BPWSI/AR of 11 APR 2011

**FULL OCCUPATION CERTIFICATE.**

To  
 Shri Vansari Patel  
 C.A. & Owner.

Sub: Permission to occupy the completed Bldg. No.2 on plot bearing C.T.S. No. 2640, 2640/1 to 6 & 2641 of village Eksar at W.B. Highway, Borivali (E).

Ref:- Your Architect's letter dtd.26.02.2010

The development work of Bldg. No. 2, comprising (pt.) Ground + (pt.) Stilt + 13<sup>th</sup> + (pt.)14<sup>th</sup> upper floors on plot bearing CTS No. 2640, 2640/1 to 6 & 2641 of village Eksar completed under the supervision of Shri Tarun H. Architect having Lic. No.M/163 Shri A.S. Patel, Lic. Structural Engineer having Lic. No. STR/P/187 and Lic. Site Supervisor, Shri A.D. Bandbe having Lic. No.B/218/SS II may be occupied on the following conditions:-



- 1) That the certificates under Section 270-A of B.M.C. Act shall be obtained from A.E.W.W. 'R/Central' Ward and a certified copy of the same shall be submitted to this office.

A set of certified completion plan is returned herewith.

Yours faithfully,

*[Signature]*  
 Exec. Eng. (Bldg. Prop.) W.S.

वदर-१६
६३६१/१४
२०११



D:\JR\OCCUPA-2720.doc

बरल - २/		
१०२१४	२४	३५
२०२४		



कोरे पृष्ठ  
Blank Page

बरल - २/		
१४२१४	२५	३५
२०२४		

# SHREE KRISHNA COMPLEX D & E CO-OP.HSG.SOC.LTD.

(Regn. No MUMWR/HSG/TC/15156/2011/12 DATED 03-02-2012)  
CTS NO.2640/1 to 6 & 2641, Opp.National Park, Borivali(E), Mumbai - 400 066

Bill for the Month of Jun-2024

Name **MR JAYRAM PATEL**

Flat No **D 1006**

Bill No. 09807  
Bill Date 01/06/2024  
Due Date 11/06/2024

Particulars	Amount (in Rs.)
MAINTENANCE CHARGES	2,575.00
PROPERTY TAX CHARGES	0.00
PARKING CHARGES- 4 WHEELER	900.00
NON-OCCUPANCY CHARGES	257.00
PARKING CHARGES- 2 WHEELER	900.00
SINKING FUND CHARGES	247.00
REPAIR FUND CHARGES	741.00
WATER CHARGES	800.00
OTHER CHARGES	0.00
CHEQUE RETURN CHARGES	0.00
POSTAL CHARGES	0.00
LEGAL CHARGES	3,000.00
INSURANCE CHARGES	68.00
ARRERAS OF INTEREST	0.00
Principal Amount Dues 4,831.00	Total : 9,468.00
Accumulated Interest 0.00	Arrears / Advance 4,831.00
	Interest on Arrears 85.00
Rs. Fourteen Thousand Four Hundred Four only	Grand Total : 14,404.00

- Note
- 1 Only cheques/NEFT realised and credited to Society's bank account on or before the last working day of the month will be accounted for in the current month's Receipts
  - 2 Please mention your Bill No./ Flat No. on the reverse of the cheque.
  - 3 Interest @21% p.a will be charged on Outstanding Dues.
  - 4 For NEFT/RTGS Punjab National Bank Borivali East A/c SB 1231000100201269, IFSC CODE PUNB 0123100
  - 5 This being computensed bill hence not signed.
  - 6 All Cheques should be drawn in favour of "SHREE KRISHNA COMPLEX D & E CHS LTD
  - 7 Keep your society neat & clean / SAVE WATER.

Receipt No.

**RECEIPT**  
for Previous Bill

Received with thanks from **NOT APPLICABLE**

Vide: Cash/Chq. **PAYMENT NOT RECEIVED**



For SHREE KRISHNA COMPLEX D & E CO-OP.HSG.SOC.LTD

Powered by **SOCIETY MAXX**

Chairman / Hon Secretary / Treasurer

बरल - २/		
१०२२४	२६	३५
२०२४		

YOUR BILL OF SUPPLY

Consumer Number (CA no.): 9000 0037 5133

Name: JAYRAM R. & SHANTI J. PATEL.

Address : 1006 D WING, SHREE KRISHNA COMPLEX, W E HIGHWAY, NR OMKARESHWARI TEMPLE, BORIVALI (E), MUMBAI, 400066

Mobile No. : 8\*\*\*\*\*84

PAN No : AA\*\*\*\*\*1J

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 Lighting

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

Regular Bill

Bill Month: JUL-2024

Bill Period: 26.06.2024 to 25.07.2024

Bill Date: 27.07.2024

EBILL : EBPP

Bill No. : 92005620598

Meter No. : RI-7932220

Meter status : OK

Metered Units : 417

Billed Units : 446

Supply Zone : North NZ01

Dispatch Zone : North NZ01

Nxt. Mtr. Rdg. Dt. : 26.08.2024 (Tent.)

Discount Date : 03.08.2024

Due Date : 17.08.2024

Supply Date : 27.07.2011

Tariff Category : LT I (B)  
:LT-RESIDENTIAL

MRU : W142

Consumer : Welco

Type Of Supply : 3 PHA

Current Bill Amount  
Rs. 5,214.00

Net Other Charges  
Rs. -31.00

Past Dues  
Rs. 0.00

Total Amount  
Due Date  
Rs. 5,183.00

Amount By  
Discount Date  
Rs. 5,139.00

Amount After Due  
Date  
Rs. 5,248.00

Security Deposit  
Available  
Rs. 7,026.00

Security Depos  
Rs. 2,690.00

\*Due date is applicable for current bill only.

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



महाराष्ट्र प्रदूषण नियंत्रण मंडळ



पर्यावरण व वातावरणीय बदल विभाग



संकल्प भारतीय स्वातंत्र्य दिनाचा...  
निश्चय समृद्ध वसुंधरेच्या रक्षणाचा!



संकल्प करा ऊर्जा बचतीचा

मिशन लाईफ : पर्यावरणपूरक जीवनशैली  
ठरेल समृद्ध वसुंधरेसाठी वरदान

सार्वजनिक वाहनांचा वापर करा. ऊर्जा बचतीचे पल्ले. डि. डि.  
सिग्नलवर वाहनाचे इंजिन बंद करा. छोट्या अंतरासाठी सायकल  
राख्य तिथे सौरऊर्जा वापर करा. गरज नसताना बिजेचे बटणे  
सिग्नल युज प्लास्टिकचा वापर बंद करा,  
सुरेदीला जाताना कापडी पिशवीचाच वापर करा.

Your 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 13:00 HRS)  
Borivali Housing Colony, Dutta Pada Road Near Magathane Bus Depot, Borivali (E) Mumbai 400066.

MESSAGE TO CONSUMER

Electrical safety is crucial. Ensure your home is free of faulty wires or loose cables to avoid shocks when exposed to water. Replace outdated outlets & switches to prevent hazards during wet weather. Stay safe and enjoy the monsoon!



Nilesh K.  
Chief District  
(Mumbai Office)



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

P1,17.53.12.08.2024

NZ/W1426402/839/0000

बरोल - २ / THE TATA POWER COMPANY LIMITED			
Consumer Name: JAYRAM R. & SHANTI J. PATEL.		Consumer No: 9000 0037 5133	
Bill No. : 92005620598	Bill Date : 27.07.2024	Bill Amount : Rs.5,183.00	QR Code
Cheque No. : 70227	Discount Date : 03.08.2024	Amt by Disc Dt. : Rs.5,139.00	
Cheque Date : 2024	Due Date : 17.08.2024	Amt After Due Dt. : Rs.5,248.00	

Payment should be made by crossed cheque/DD in favour of "Tata Power"  
CA.NO. 9000 0037 5133  
For multiple payments, write CA no & break-up of amount on back side of cheque.  
Please dont issue postdated or outstation cheques. Pls attach payment slip(s).



## गावाचे नाव : एक्सर

लेखाचा प्रकार	करारनामा
बदला	रु.4567500
वाजारभाव(भाडेपट्ट्याच्या पट्टाकार आकारणी देतो की द्वारे ते नमुद करावे)	रु. 3263568
मापन, पोटहिस्सा व मांक(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 - 2640 मध्ये आहे. सदनिका क्रं. 1006, डी विंग, 10 वा मजला, श्रीकृष्णा कॉम्प्लेक्स बि. नं. 2
क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 97.13 चौ.मी. आहे.
कारणी किंवा जुडी देण्यात असेल	-
स्तऐवज करून देणा-या/लिहून या पक्षकाराचे नाव किंवा दिवाणी लयाचा हुकुमनामा किंवा आदेश यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे/- औदुंबर कन्स्ट्रक्शन कं. चे भागीदार जयंतीभाई पटेल तर्फे मुखत्यार कपील शर्मा - - वय:-??पत्ता:- -पिन कोड:- ६६पॅन नं:-AAJSA4515D
स्तऐवज करून घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा आदेश असल्यास,प्रतिवादिचे नाव व	2): नाव:-जयराम रणछोड पटेल - - वय:-??पत्ता:-१३पिन कोड:- १पॅन नं:-AAFPP6561J 3): नाव:- शांती जयराम पटेल - - वय:-??पत्ता:- वरीलप्रमाणेपिन कोड:-पॅन नं:-AGYPP8318G
स्तऐवज करून दिल्याचा दिनांक	14/07/2009
दस्त नोंदणी केल्याचा दिनांक	17/07/2009
अनुक्रमांक, खंड व पृष्ठ	5971/2009
वाजारभावाप्रमाणे मुद्रांक शुल्क	210975
वाजारभावाप्रमाणे नोंदणी शुल्क	30000
गोरा	-



बरल - २/		
१०२६४	२८	३५
२०२४		

1038451

14-08-2024

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

सूची क्र.2

दुय्यम निबंधक : बोरीवली 7 (बोरीवली)  
दस्त क्रमांक : 1038/2011  
नोंदणी :  
Regn:63m

## गावाचे नाव : एक्सर

(1) विलेखाचा प्रकार	.करारनामा
(2) मोबदला	रु.0.00
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 320500.00
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:मुंबई सबबइतर वर्णन :स्टील्ट कारपार्कींग नं एस-4 क्षेत्रफळ 27.82 चौ.मी. कृष्णा कॉम्प्लेक्स वेस्टर्न एक्सप्रेस हायवे बोरीवली पू. मुं-66.
(5) क्षेत्रफळ	33.38 चौ.मीटर
(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:-मे.औदुंबर कन्स्ट्र कंपनी चे भागीदार वसंत पटेल तर्फे मुखत्यार हरकिशन - भावसार वय:-57पत्ता:-1 कृष्णा कॉम्प्लेक्स, पहिला मजला, वेस्टर्न एक्सप्रेस हायवे बोरीवली कोड:-400066पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2): नाव:-जयराम रणछोड पटेल वय:-39पत्ता:-डी-1006 श्री कृष्णा कॉम्प्लेक्स बि नं 2 वेस्टर्न एक्सप्रेस हायवे बोरीवली पूपिन कोड:-400066पॅन नं:- 3): नाव:-शांती जयराम पटेल वय:-36पत्ता:-डी-1006 श्री कृष्णा कॉम्प्लेक्स बि नं 2 वेस्टर्न हायवे बोरीवली पूपिन कोड:-400066पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2010
(10) दस्त नोंदणी केल्याचा दिनांक	02/02/2011
(11) अनुक्रमांक, खंड व पृष्ठ	1038/2011
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	16100.00
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	3210.00
(14) शेरा	-



बरल - २/		
२४	२२	२५
२०२४		



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AAFPP6561J**

नाम /NAME  
**JAYRAM RANCHOD PATEL**

पिता का नाम /FATHER'S NAME  
**RANCHOD PATEL**

जन्म तिथि /DATE OF BIRTH  
**10-07-1972**

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पदाति)  
 DIRECTOR OF INCOME TAX

*Jayram Patel*

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AGYPP8318G**

नाम /NAME  
**SHANTI JAYRAM PATEL**

पिता का नाम /FATHER'S NAME  
**SURENDRA SUVARNA**

जन्म तिथि /DATE OF BIRTH  
**04-12-1975**

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर केन्द्र)  
 Commissioner of Income-Tax (Computer Operations)

*Shanti*



बरल - २/		
१४२९४	३०	३५
२०२४		

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ACQPK6517L

नाम / Name  
PRAMODKUMAR MEGHRAJ KAUSHAL

पिता का नाम / Father's Name  
MEGHARAJ RELURAM KAUSHAL

जन्म की तारीख /  
Date of Birth  
11/10/1956

11072018

हस्ताक्षर / Signature

भारत सरकार  
GOVERNMENT OF INDIA

प्रमोद मेघराज कौशल  
Pramod Meghraj Kaushal  
जन्म तारीख / DOB : 11/10/1956  
पुल्लिंगी / MALE

7362 9227 3452

अधार - सामान्य माणसाचा अधिकार

*P. Kaushal*

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

पता: निगर सिंडीकेट बँक, ३८ फ्रेंड्स कॉलोनी, काटोल रोड स.ओ, नागपूर, महाराष्ट्र, ४४००१३

Address: NEAR SYNDICATE BANK, 38 FRIENDS COLONY, Katolroad S.O, Nagpur, Maharashtra, 440013

1947  
1800 300 1947

help@uidai.gov.in : www.uidai.gov.in

P.O. Box No.1947, Bengaluru-560 001



बरल - २/		
९६२२४	३९	३५
२०२४		




**भारत सरकार**  
Government of India

---

**भारतीय विशिष्ट पहचान प्राधिकरण**  
Unique Identification Authority of India

Enrolment No.: 2722/40097/66226

To  
Sachin Chandrakant Yelange  
Room No. 3, Rana Cottage  
Manchhulhai Road  
Malad (East)  
Mumbai Maharashtra - 400097  
8692890025



आपका आधार क्रमांक / Your Aadhaar No. :  
**8175 1043 9184**  
 VID : 9147 8559 0329 4088  
**मेरा आधार, मेरी पहचान**

---




**भारत सरकार**  
Government of India



Issue Date: 23/01/2012

Sachin Chandrakant Yelange  
Date of Birth/DOB: 02/08/1996  
Male/ MALE



**8175 1043 9184**  
 VID : 9147 8559 0329 4088  
**मेरा आधार, मेरी पहचान**

S.H.






**भारत सरकार**  
GOVERNMENT OF INDIA




प्रदीप महेश्वर पवार  
Pradip Maheshwar Pawar  
जन्म वर्ष / Year of Birth : 1989  
पुरुष / Male



**3213 1236 2492**  
**आधार - सामान्य माणसाचा अधिकार**

PMU2



**भारतीय विशिष्ट-ओऍडय प्राधिकरण**  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार क्रमांक: 2722/40097/66226

प्राधिकरण: 23/01/2012

प्राधिकरण: 23/01/2012

Address: Trimbh Bahav  
Sanyal Room No 9 Turbhal  
Chawl, Sant Kabir Marg, Near  
Guravari School, Malad East,  
Mumbai Maharashtra, 400097

<b>बरल - २/</b>		
१०२६०	३२	३५
२०२४		

दस्त गोपवारा भाग-1

बरल-2

दस्त क्रमांक: 14294/2024

367/14294

बुधवार, 14 ऑगस्ट 2024 2:04 म.नं.

दस्त क्रमांक: बरल-2 /14294/2024

वाजारा मूल्य: रु. 1,28,10,639/-

मोवदला: रु. 2,15,00,000/-

भरलेले मुद्रांक शुल्क: रु. 12,90,000/-

दु. नि. मह. दु. नि. बरल-2 यांचे कार्यालयात

पावती: 15311

पावती दिनांक: 14/08/2024

अ. क्र. 14294 वर दि. 14-08-2024

मादरकरणाचे नाव: प्रमोदकुमार मेघराज कौशल

गेजी 2:02 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण: 30700.00

P. Kaur

दस्त हजर करणाऱ्याची मही:

मह. दु. नि. का. बोरीवली-2  
(एस. टी. साळवे)दुय्यम निबंधक, बोरीवली-2,  
गंबई उपनगर जिल्हा.

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्र. 1 14 / 08 / 2024 02 : 02 : 46 PM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 14 / 08 / 2024 02 : 03 : 44 PM ची वेळ: (फी)

मह. दु. नि. का. बोरीवली-2  
(एस. टी. साळवे)सह. दुय्यम निबंधक, बोरीवली-2,  
गंबई उपनगर जिल्हा.

## प्रतिज्ञापत्र

• सदर दस्तावेज हा नोंदणी १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. • दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. • दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

Kaur

लिहून देणारे :

लिहून घेणारे :



बरल - २/		
98208	३३	३५
२०२४		

कोरे पृष्ठ  
Blank Page



वरल - २/		
१०२२४	३४	३५
२०२४		

दस्तावेज


08/2024 2

क्रमांक: वर

प्रकार:

पु. क्र. 1

2

3

दस्तावेज क्र. 3 ची

कक्ष:-

नील इसम

पु. क्र. प

1 न

व

प

म

ि

2 न

व

प

म

ि

वका क

द नि.

एस

पुण्य

रि

P  
M  
K  
P  
M  
H  
D-S  
Ver  
Ge



दस्त क्रमांक: 14294/2024  
पक्षकाराचे नाव व पत्ता

- पक्षकाराचे नाव व पत्ता  
नाव: जयराम रणछोड पटेल  
पत्ता: प्लॉट नं. सदनिका क्र. 1006, माळा नं: 10 वा मजला, डी-विंग,  
विल्डिंग नं. 2, इमारतीचे नाव: श्री कृष्णा कॉम्प्लेक्स डी अँड ई  
सी.एच.एस.एल., ब्लॉक नं: बोरीवली (पूर्व), रोड नं: नॅशनल पार्कच्या  
समोर, वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई.  
पिन नंबर: AAFPP6561J
- नाव: शोभी जयराम पटेल  
पत्ता: प्लॉट नं. सदनिका क्र. 1006, माळा नं: 10 वा मजला, डी-विंग,  
विल्डिंग नं. 2, इमारतीचे नाव: श्री कृष्णा कॉम्प्लेक्स डी अँड ई  
सी.एच.एस.एल., ब्लॉक नं: बोरीवली (पूर्व), रोड नं: नॅशनल पार्कच्या  
समोर, वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई.  
पिन नंबर: AGYPP8318G
- नाव: प्रमोदकुमार मेघराज कौशल  
पत्ता: प्लॉट नं: 38, माळा नं: .. इमारतीचे नाव: फ्रेंड्स कॉलनी, ब्लॉक नं:  
नागपुर, रोड नं: सिंडीकेट बँकच्या जवळ, काटोल रोड, एस.ओ.,  
महाराष्ट्र, नागपुर.  
पिन नंबर: ACQPK6517L

पक्षकाराचा प्रकार

छायाचित्र

ठसा प्रमाणित

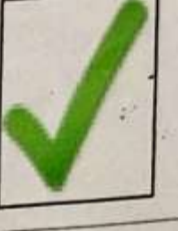
लिहून देणार  
वय :-52  
स्वाक्षरी:-



लिहून देणार  
वय :-48  
स्वाक्षरी:-



लिहून घेणार  
वय :-67  
स्वाक्षरी:-



दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
क्र.3 ची वेळ: 14 / 08 / 2024 02 : 05 : 57 PM

दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

- पक्षकाराचे नाव व पत्ता  
नाव: प्रदीप खवरे  
वय: 36  
पत्ता: ऑफिस क्र. 30, तळ मजला, विल्डिंग नं. 8, द मालाड सी.एच.एस.एल., सराफ  
मातृ हॉलच्या समोर, पोद्दार रोड, मालाड पूर्व, मुंबई.  
पिन कोड: 400097
- नाव: सचिन येलंगे  
वय: 28  
पत्ता: ऑफिस क्र. 30, तळ मजला, विल्डिंग नं. 8, द मालाड सी.एच.एस.एल., सराफ  
मातृ हॉलच्या समोर, पोद्दार रोड, मालाड पूर्व, मुंबई.  
पिन कोड: 400097

छायाचित्र

ठसा प्रमाणित



क्र.4 ची वेळ: 14 / 08 / 2024 02 : 06 : 24 PM

ए.टी. साळवे)  
सह. दुय्यम निबंधक, बोरीवली - २,  
मुंबई उपनगर जिल्हा

बरल - २/  
98208 ३५ ३५

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRAMODKUMAR MEGHRAJ KAUSHAL	eChallan	02901792024081435997	MH006755072202425E	1290000.00	SD	0003728049202425	14/08/2024
2		DHC		0824145606114	700	RF	0824145606114D	14/08/2024
3	PRAMODKUMAR MEGHRAJ KAUSHAL	eChallan		MH006755072202425E	30000	RF	0003728049202425	14/08/2024



(SD:Stamp Duty) [RF:Registration Fee] [DHC: Document Handling Charges]  
पुस्तक क्र. १/बरल-२/९८२०८-३५-३५-२०२४  
वर नोंदला, दिनांक... 1.4. AUG. 2024

14294 /2024

1. Verify Scanned Document for correctness through printout (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

( ए.टी. साळवे )  
सह. दुय्यम निबंधक, बोरीवली क्र. २,  
मुंबई उपनगर जिल्हा.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 2

दस्त क्रमांक : 14294/2024

नोंदणी :

Regn.63m

गावाचे नाव : एक्सर

करारनामा

21500000

12810639.03

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1006, माळा नं: 10 वा मजला, डी-विंग, विल्डिंग नं. 2, इमारतीचे नाव: श्री कृष्णा कॉम्प्लेक्स डी अँड ई सी.एच.एम.एल., ब्लॉक नं: बोरीवली(पूर्व), मुंबई - 400066, रोड : नॅशनल पार्कच्या समोर, वेस्टर्न एक्सप्रेस हायवे, इतर माहिती: सदनिका चे क्षेत्रफळ 871 चौ. फूट. कार्पेट, मोबन एक स्टील कार पार्किंग स्पेस नं. एम-4 चे क्षेत्रफळ 27.82 चौ. मी. कार्पेट. ( C.T.S. Number : 2640, 2640/1 to 6 and 2641 ; ) )

1) 97.13 चौ.मीटर

1): नाव:-जयराम रणछोड पटेल वय:-52; पत्ता:-प्लॉट नं: सदनिका क्र. 1006, माळा नं: 10 वा मजला, डी-विंग, विल्डिंग नं. 2, इमारतीचे नाव: श्री कृष्णा कॉम्प्लेक्स डी अँड ई सी.एच.एम.एल., ब्लॉक नं: बोरीवली (पूर्व), रोड नं: नॅशनल पार्कच्या समोर, वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-AAFPP6561J

2): नाव:-शांती जयराम पटेल वय:-48; पत्ता:-प्लॉट नं: सदनिका क्र. 1006, माळा नं: 10 वा मजला, डी-विंग, विल्डिंग नं. 2, इमारतीचे नाव: श्री कृष्णा कॉम्प्लेक्स डी अँड ई सी.एच.एम.एल., ब्लॉक नं: बोरीवली (पूर्व), रोड नं: नॅशनल पार्कच्या समोर, वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-AGYPP8318G

1): नाव:-प्रमोदकुमार मेघराज कौशल वय:-67; पत्ता:-प्लॉट नं: 38, माळा नं: ., इमारतीचे नाव: फ्रेंड्स कॉलनी, ब्लॉक नं: नागपुर, रोड नं: मिंडीकेट वॅकच्या जवळ, काटोल रोड, एम.ओ., महाराष्ट्र, नागपुर. पिन कोड:-440013 पॅन नं:- ACQPK6517L

14/08/2024

14/08/2024

14294/2024

1290000

30000



सह. दुय्यम निबंधक बोरीवली-२  
मुंबई उपनगर जिल्हा

मूल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनाताना निवडलेला अनुच्छेद :-

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



खरी प्रत

सह. दुय्यम निबंधक, बोरीवली क्र.-२  
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRAMODKUMAR MEGHRAJ KAUSHAL	eChallan	02901792024081435997	MH006755072202425E	1290000.00	SD	0003728049202425	14/08/2024
2		DHC		0824145606114	700	RF	0824145606114D	14/08/2024
3	PRAMODKUMAR MEGHRAJ KAUSHAL	eChallan		MH006755072202425E	30000	RF	0003728049202425	14/08/2024

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