

**SALE DEED**

THIS SALE DEED is made at Mumbai on this 20<sup>th</sup> day of March in the Year Two Thousand and Twenty Three

BETWEEN

**K.R.SACHAR H.U.F (KAUSHAL RAJ SACHAR HUF)** having Pan No. AAAHK3648C through its Karta Shri K.R. SACHAR full name being KAUSHAL RAJ SACHAR, age 82 years, Adult of Mumbai, having Pan No. AABPS5085L Indian Inhabitant, having its address at 6,Sagar Sahawas, Union Park, Khar (West), Mumbai 400 052, hereinafter called "**THE VENDOR / SELLER**" (Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the members or member from time to time of the said HUF and their respective heirs, executors, administrators, successors and permitted assignees) of the First Part;

AND

(1) **MRS.DHARMISTHA KANJI BHANDVA ALIAS MAIDEN NAME BEING DHARMISTHA VELJI PATEL**, Age 38 years having Pan No. APKPP9077K, Aadhaar No. 517113858064 an adult of Indian inhabitant and having her address at Flat No. 26,3<sup>rd</sup> Floor, Joy Pragati Building, Chakala, Andheri East, Mumbai 400099 hereinafter called "**THE PURCHASER**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include her respective heirs, executors, administrators and assigns) of the Second Part.

**WHEREAS:**

A: The Vendor is the absolute owner of Office Premises bearing No. 3163 admeasuring 613 Sq. Ft buildup area on the 3rd floor in Midas Building, Sahar Plaza constructed on land bearing C.T.S No.243 (Part) and now known as C.T.S No.243 (A) of Village Kondivita, situated at Andheri Kurla Road now known Sir Mathuradas Vasanji Road, Andheri East, Mumbai 400059 in Registration Sub- District and District of Bombay City and Bombay Suburban within Greater Bombay and more particularly described



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*K.R. Sachar*      *Shall*



in the Schedule hereunder written (hereinafter referred to as "said Office).

B. The Vendor has represented to the Purchaser that the Vendor has acquired the said Office in the following manner:

(i) By and under registered Agreement for Sale dated 23rd May 1993 duly registered with the office of Sub-Registrar at Andheri, under document bearing No. PBBJ- 1286/1994 executed between Messers Sahar Developers therein referred to as "the Developers" and M/s. Tirathdas Rellumal through its Sole Proprietor Mr. Ramesh Uttamchand Ramchandani therein referred to as "the Purchaser", the said M/s. Tirathdas Rellumal purchased Office Premises bearing No. 316 admeasuring 613 Sq. Ft buildup area on the 3rd floor in Midas Building, Sahar Plaza constructed on land bearing C.T.S No.243 (Part) and now known as C.T.S No.243 (A) of Village Kondivita, situated at Andheri Kurla Road now known Sir Mathuradas VasANJI Road, Andheri East, Mumbai 400059 in Registration Sub- District and District of Bombay City and Bombay Suburban within Greater Bombay for valuable consideration and on the terms and conditions as set out therein.

(ii) By and under Deed of Assignment dated 4th April 1997 executed between M/s. Tirathdas Rellumal therein referred to as "Assignor/ Vendor" and K.R.SACHAR H.U.F through its Karta Shri K.R. SACHAR therein referred to as "Assignee/ Purchaser" and Messers Sahar Developers therein referred to as "the Confirming Party", K.R.SACHAR H.U.F acquired the said Office Premises bearing No. 316 admeasuring 613 square feet buildup area on the 3<sup>rd</sup> Floor in the Building known as Midas in Sahar Plaza situated at C.T.S No.243 (Part) and now known as C.T.S No.243 (A) of Village Kondivita, situated at Andheri Kurla Road now known Sir Mathuradas VasANJI Road, Andheri East, Mumbai 400059 (hereinafter referred to as the "said Office") for valuable consideration and on the terms and conditions as set out therein. The Vendor herein confirm that Agreement for Sale dated 23rd May 1993 is wrongly mentioned as Agreement for Sale dated 3rd May 1993 in the Deed of Assignment dated 4th April 1997 and the same should be read as 23rd May 1993.

(iii) By and under Registered Deed of Confirmation dated 10th March 2023 duly registered with the office of Sub-Registrar, under document bearing No. BDR-17/ 3669 / 2023 executed between M/s. Tirathdas Rellumal therein referred to as "the Vendor/ Transferor/



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*R. S. Sachar*

*R. Patel*



Assignor" and K.R.SACHAR H.U.F (KAUSHAL RAJ SACHAR HUF) through its Karta Shri K.R. SACHAR i.e KAUSHAL RAJ SACHAR therein referred to as "Purchaser/ Transferee / Assignee" and Messers Sahar Developers therein referred to as "the Confirming Party", the parties agreed, recorded, declared and confirmed that the said Deed of Assignment dated 4th April 1997 executed between the parties for sale of the said Office Premises bearing No. 316 admeasuring 613 Sq. Ft buildup area on the 3rd floor in Midas Building, Sahar Plaza constructed on land bearing C.T.S No.243 (Part) and now known as C.T.S No.243 (A) of Village Kondivita, situated at Andheri Kurla Road now known Sir Mathuradas VasANJI Road, Andheri East, Mumbai 400059 more particularly described in the Schedule thereunder written is valid, subsisting and binding on the parties thereto and that the said Office bearing No. 316 admeasuring 613 Sq. Ft buildup area on the 3rd floor has been duly sold and transferred to the Purchaser / Transferee / Assignee therein vide the said Deed of Assignment dated 4th April 1997 and the Vendor therein have put the Purchaser/ Transferee / Assignee therein in quiet, vacant and peaceful possession of the said Office on the terms and conditions as set out therein.

- (iv) The Vendor hereto are in lawful use, occupation and possession of the said Office.
- (v) In the above manner, the Vendor herein has become the absolute owner of the said Office and continues to remain so.



- C. Thereafter vide a Registered Leave and License dated 5th July, 2022 (2022) bearing Serial No. 9721/2023 executed between **K.R.SACHAR H.U.F (KAUSHAL RAJ SACHAR HUF)** therein referred to as "The Licensor" being the Vendors herein and **Doit Sports Management (India) Private Limited** referred to as "The Licensee" therein, the Licensor granted the said Office on Leave and License to the Licensee for a period of 36 months (hereinafter referred to as "the said Leave and License") for the rent reserved and upon the terms as stated therein. Under the said Leave and License the Licensee have deposited with the Licensor as and by way of Security Deposit a sum of Rs.4,20,000/- (Rupees Four Lakhs Twenty Thousand only) for the said Office.

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- D. The Vendor is thus absolutely entitled to sell, transfer, convey and assign all its rights, titles and beneficial interests in the said Office to the Purchaser

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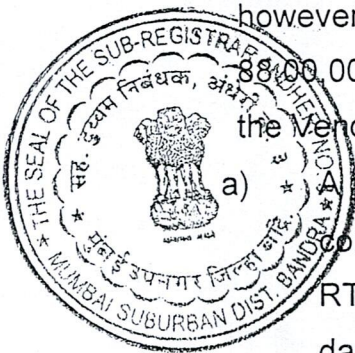


in the manner as agreed herein.

- E. The Purchaser have expressed their desire to purchase and acquire all the rights, title and interest of the Vendor in the said Office for an aggregate consideration of Rs. 88,00,000/- (Rupees Eighty-Eight Lakhs Only) and the Vendor has agreed to sell the said Office to the Purchaser on the terms mutually agreed between them as stated hereunder.
- F. The parties are now desirous of recording the terms and conditions for execution of these presents between them as under:

**NOW THIS SALE DEED WITNESSETH AND IT IS HEREBY EXPRESSLY, MUTUALLY AGREED CONFIRMED DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. It is recorded that the recitals contained herein shall form an integral part of this Sale Deed.
2. The Vendor hereby sells, transfers, conveys and assigns unto the Purchaser and the Purchaser hereby purchase and acquire from the Vendor, free from all encumbrances, all the right, title and interest of the Vendor in Office Premises bearing No. 316 admeasuring 613 Sq. Ft buildup area on the 3rd floor in Midas Building, Sahar Plaza situated at Andheri Kurla Road now known Sir Mathuradas VasANJI Road, Andheri East, Mumbai 400059 in Registration Sub- District and District of Bombay City and Bombay Suburban within Greater Bombay (hereinafter referred to as the "said Office") and more particularly described in the Schedule hereunder written, along with all the benefits directly and indirectly attached to the said Office free from all encumbrances and doubts subject however to the said Leave and License for the total consideration Rs. 88,00,000/- (Rupees Eighty-Eight Lakhs Only) paid by the Purchaser to the Vendor in the following manner:



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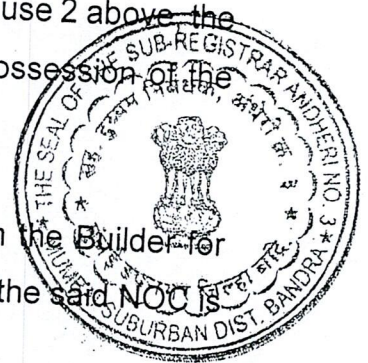
- a) A sum of Rs. 5,00,000/- (Rupees Five Lakh only) paid as part consideration before execution of this Sale Deed vide RTGS/IMPS/NEFT bearing Reference No. KKBKH23024770292 dated 24<sup>th</sup> January 2023 drawn on Kotak Mahindra Bank. (The payment and receipt whereof the Vendor hereby admit and acknowledges and of and from the payment of the same exonerates the Purchaser absolutely and forever).

*Vendor*

*Buyer*



- b) A sum of Rs. 2,64,300/- (Rupees Two Lakhs Sixty-Four Thousand Three Hundred only) and Rs. 30,000/- (Rupees Thirty Thousand only) paid as part consideration before execution of this Sale Deed RTGS/IMPS/NEFT bearing Reference Nos. 302414875028 and 302414886531 dated 24<sup>th</sup> January 2023 drawn on Kotak Mahindra Bank. (The payment and receipt whereof the Vendor hereby admit and acknowledges and of and from the payment of the same exonerates the Purchaser absolutely and forever).
- c) A sum of Rs. 79,17,700/- (Rupees Seventy-Nine Lakhs Seventeen Thousand and Seven Hundred only) being balance consideration shall be paid to the Vendor by the Purchaser before execution of this Sale Deed by way of RTGS/IMPS/NEFT bearing Reference No. ICICR52023032000269297 dated 20<sup>th</sup> March 2023 drawn on Kotak Mahindra Bank. (The payment and receipt whereof the Vendor hereby admit and acknowledges and of and from the payment of the same exonerates the Purchaser absolutely and forever).
- d) A sum of Rs. 88,000/- (Rupees Eighty-Eight Thousand only) being 1% of the total sale consideration deducted towards the Tax Deducted at Source and paid to the Income Tax Authorities by the Purchaser on or before taking possession of the said Office. The Purchaser shall furnish the certificate of the Income Tax authorities to the Vendor within 30 (thirty) days of executing this Sale Deed.
3. It is recorded that simultaneously with payment as per Clause 2 above the Vendor have handed over quiet, vacant and peaceful possession of the said Office to the Purchaser.
4. It is confirmed that the Vendor has obtained a NOC from the Builder for sale of the said Office in favour of the Purchaser. Copy of the said NOC is annexed hereto as Annexure - "A".
5. It is recorded on the date of execution and registration of this Sale Deed, the Vendor has handed over the original documents pertaining to the said Office along with the transfer forms duly executed in this regard to the Purchaser.



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6. The Vendor does hereby covenant and represent to the Purchaser as follows:
- (i) The Vendor are the absolute owner of the said Office and save and except the Vendor, there is/are no other person/s having any right, title, interest, claim, charge or lien of any nature whatsoever onto or upon the said Office except the Leave and Licensed Agreement date 5<sup>th</sup> July 2022.
  - (ii) The said Office is free from all other claims, charges and encumbrances except the Leave and Licensed Agreement date 5<sup>th</sup> July 2022.
  - (iii) The Vendor are fully entitled to deal with and dispose of the said Office in the manner appearing herein.
  - (iv) The Vendor hereby confirms that they have not in any manner encumbered the said Office except the Leave and Licensed Agreement date 5<sup>th</sup> July 2022. In any event, the Vendor do hereby indemnify and keep indemnified and saved and harmless the Purchaser in the event any defect is found in the Vendor' title.
  - (v) The Vendor is selling the said Office for legal necessity and for the benefit of other members of the HUF.

7. It is agreed that the Purchaser shall be entitled TO HAVE AND TO HOLD ALL and singular the said Office hereby granted, conveyed transferred and assured or intended or expressed so to be with its and every of its rights, members, appurtenances whatsoever UNTO and to the use and benefit of the Purchaser absolutely and forever SUBJECT HOWEVER TO the payment of all rents, rates, taxes, assessments, dues, duties, betterment charges, development charges, etc. if any, and the contributions to be made to the said Society/Developer for the maintenance and management thereof and now chargeable upon the said Office or which may hereafter become payable in respect thereof to the said Society/ Developer or to the Government of Maharashtra or to any public body or authority in respect of or concerning the said Office and/or the Vendor's right, title and interest thereto and therein.

AND THE VENDOR DOES hereby covenant with the Purchaser that:

Notwithstanding any act, deed, matter or thing whatsoever made, done, committed or omitted or knowingly or willingly suffered to the contrary by them, the Vendor or by any person lawfully or equitably claiming or to claim by, from, through, under or in trust from them, the Vendor now has in themselves good right, full power and absolute authority to grant, sell,



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*Purchaser*



transfer, convey, assure and assign the said Office to the Purchaser and hand over quiet, vacant and peaceful possession thereof to the Purchaser in pursuance hereof.

- (b) It shall be lawful for the Purchaser from time to time and at all times to use the said Office granted, transferred, conveyed, assured and assigned unto them with its appurtenances and for their own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or its respective successors or any of them or any person/s lawfully or equitably claiming or to claim by, from, through under or in trust for the Vendor FREE AND CLEAR and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendor well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had made, executed, occasioned or suffered by their or by any person/s lawfully or equitably claiming or to claim by, from through, under or in trust for the Vendor; and
- (c) The Vendor and all persons having lawfully or equitably claiming or to claim by, from, through, under or in trust for the Vendor any estate, right, title or interest at law or in equity in the said Office hereby granted and conveyed or any part thereof shall and will from time to time and at all times hereafter do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters, things, conveyances and assurances in the law whatsoever for the further better and more perfectly and absolutely assuring the said Office and every part thereof hereby granted and conveyed unto and to the use and benefit of the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser or her respective heirs, executors, administrators, successors or assigns.



9. AND THIS SALE DEED FURTHER records and confirms that the Vendor has represented to the Purchaser that:

- (a) The Vendor are exclusively entitled to the said Office and is competent and entitled to sell, transfer and assign the same to the Purchaser as provided herein without having to obtain the consent concurrence or permission of any other person.
- (b) The Vendor's right in the said Office is perfectly valid and subsisting, and the same has not been determined or cancelled by the Society/ Developer or any other person/s competent to do so;

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*Purchaser's Signature*



- (c) The Vendor has not entered into any agreement or arrangement whatsoever with any other person/s for any purpose including for sale, transfer, letting out the said Office in respect thereof except the Leave and Licensed Agreement date 5<sup>th</sup> July 2022 and is competent and entitled to sell and transfer the same and give possession thereof to the Purchaser.
- (d) The Vendor right and authority to grant, sell and transfer the said Office is clear and marketable and free from encumbrances, claims and reasonable doubts.
- (e) There are no proceedings pending in any Court or other forum or before any Authority in respect of or concerning the said Office and/or his right, title and interest thereto and therein.
- (f) Neither Income-Tax nor any other public authority has issued any order restraining them from selling or disposing off the said Office and there is no attachment or other prohibitory order issued by any competent court or authority preventing or restraining them from selling, disposing off, alienating, transferring or handing over the possession of the said Office as contemplated hereunder.
- (g) The Vendor have not charged, mortgaged or encumbered the said Office in any manner whatsoever or offered the same as security for payment of any money or for performance of any obligation and as on date the said Office is totally unencumbered except the Leave and Licensed Agreement date 5<sup>th</sup> July 2022.
- (h) The Vendor have not received any claim or demand whatsoever from any other person on the footing of their being entitled to or having any claim or demand over the said Office.
- (i) There is no dispute between the Vendor and the Society or any other person/s in any matter concerning the holding and enjoyment of the said Office or the payment of dues on account thereof.
- (j) The Vendor has paid all the dues on account of or in respect of the said Office including property tax and maintenance charges for the period upto the date hereof and in any event if any amount is found due and outstanding for the period upto the date hereof, the Vendor will pay the same, further if the Vendor has paid property tax and maintenance charges in respect of the said Office for period beyond the date hereof, then such additional payment by the Vendor for the period beyond the date hereof shall be reimbursed by the Purchaser to the Vendor.
- (k) As far as the Vendor is aware, there are no other circumstances or factors within their knowledge preventing them from selling and disposing off the



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said Office to the Purchaser in the manner contemplated hereunder or which may prevent the Purchaser from acquiring the same from them.

10. It is recorded between the parties that the Electric Meter may be transferred in the name of the Purchaser and the Vendor does not have any objection if Adani Electricity Mumbai Ltd and/or Tata Power transfers the electric meter along with existing deposits if any, in the favour of the Purchaser and they gives the consent and No Objection in this regard in favour of the Purchaser.
11. AND THIS DEED FURTHER records that the Vendor are aware that the Purchaser have agreed to pay monies and acquire the said Office relying on the correctness of the statements made by them as aforesaid and the Purchaser shall apply for membership of the said Society and get the Shares of Co-operative Society transferred in her favour for enjoyment of the rights hereby transferred and conveyed in her favour along with the deposits lying with the Society and/or Developer if any.
12. All rights and obligations of the Vendor herein under the said Leave and License Agreement dated 5<sup>th</sup> July 2022 shall stand transferred to the Purchaser after the execution of this Sale Deed. The Vendor ensures that Licensee shall enter into new Leave and License Agreement with the Purchaser. The Vendor shall ensure that the Licensee transfer the Security Deposit amount to the Purchaser.
13. THIS SALE DEED FURTHER WITNESSETH and it is hereby agreed by and between Parties hereto that:
- (a) The transfer charges payable to the Society/Developer in respect of this transaction have been borne and paid equally by the Vendor and the Purchaser.
- (b) The Stamp Duty and Registration Charges on these presents and on any other documents to be executed pursuant hereto shall be borne and paid by the Purchaser alone.
- (c) And that the Purchaser shall abide by all the rules, regulations and bye-laws of the Society and discharge their duties as member thereof for enjoyment of the said Office transferred in their favour.



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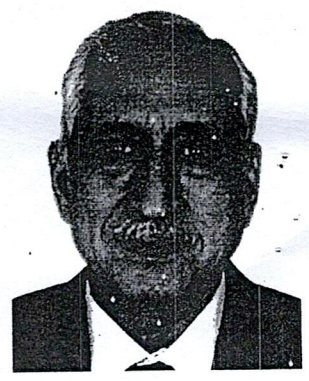
IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands on the day, month and year first hereinabove written.

SCHEDULE ABOVE REFERRED TO

- (i) All that property being Office Premises bearing No. 316 admeasuring 613 square feet buildup area on the 3<sup>rd</sup> Floor in Midas Building, Sahar Plaza situated at Andheri Kurla Road now known Sir Mathuradas VasANJI Road, Andheri East, Mumbai 400059 and constructed on land bearing C.T.S No.243 (Part) and now known as C.T.S No.243 (A) of Village Kondivita in the Registration District and Sub District of Bombay City and Bombay Suburban.

SIGNED SEALED AND DELIVERED by the )  
 within named Vendor/Transferor/ Assignor )  
 K.R.SACHAR H.U.F )  
 KAUSHAL RAJ SACHAR HUF )  
 through its Karta )  
 Mr. K.R.SACHAR )  
 FULL NAME KAUSHAL RAJ SACHAR )  
 in the presence of )

*K.R. Sachar*



1. Signature: )  
 Name: *Usha Sachar* )  
 Address: )  
 2. Signature: *Kanji Ganga Bhandva* )  
 Name: *Kanji Ganga Bhandva* )  
 Address: )



SIGNED SEALED AND DELIVERED by the )  
 within named Purchaser/Transferee/ Assignee )  
 DHARMISTHA KANJI BHANDVA )  
 ALIAS MAIDEN NAME DHARMISTHA )  
 VELJI PATEL )  
 in the presence of )

*D. Patel*



1. Signature: *Kanji Ganga Bhandva* )  
 Name: *Kanji Ganga Bhandva* )  
 Address: )



2. Signature: *Usha Sachar* )  
 Name: *Usha Sachar* )  
 Address: *Usha Sachar* )

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## RECEIPT

RECEIVED of and from the withinnamed Purchaser the sum of Rs. 88,00,000/- (Rupees Eighty-Eight Lakhs Only) being consideration paid by the Purchaser to the Vendor as under:

- (a) A sum of Rs. 5,00,000/- (Rupees Five Lakh only) paid as part consideration before execution of this Sale Deed vide RTGS/IMPS/NEFT bearing Reference No. KKBKH23024770292 dated 24<sup>th</sup> January 2023 drawn on Kotak Mahindra Bank.
- (b) A sum of Rs. 2,64,300/- (Rupees Two Lakhs Sixty-Four Thousand Three Hundred only) and Rs. 30,000/- (Rupees Thirty Thousand only) paid as part consideration before execution of this Sale Deed vide RTGS/IMPS/NEFT bearing Reference Nos. 302414875028 and 302414886531 dated 24<sup>th</sup> January 2023 drawn on Kotak Mahindra Bank.
- (c) A sum of Rs. 79,17,700/- (Rupees Seventy-Nine Lakhs Seventeen Thousand and Seven Hundred only) being balance consideration shall be paid to the Vendor by the Purchaser before execution of this Sale Deed by way of RTGS/IMPS/NEFT bearing Reference No. ICICR5 2023032<sup>0000269297</sup> dated 20<sup>th</sup> March 2023 drawn on Kotak Mahindra Bank.
- (d) A sum of Rs. 88,000/- (Rupees Eighty Eight Thousand only) being 1% of the total sale consideration deducted towards the Tax Deducted at Source and paid to the Income Tax Authorities by the Purchaser on or before taking possession of the said Office.

WE SAY RECEIVED:

*Murchar*  
Vendor

WITNESSES:

1. Signature: *[Signature]*  
Name: Kanji Ganga Bhandur  
Address:
2. Signature: *Usha Sachar*  
Name:  
Address:



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13<sup>th</sup> March, 2023

To

Mr. K. R. Sachar HUF  
6, Sagar Sahawas,  
Golf Link Road,  
Khar, Mumbai – 400 052

*Sub: NOC for transferring your office no.316 in Midas building, Sahar Plaza Complex,  
Andheri (E), Mumbai – 400 059.*

Dear Sir,

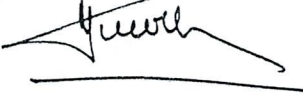
We have no objection to your transferring the above premises to Mrs. Dharmistha Kanji Bhandva Alias Maiden name being Dharmistha Velji Patel. Kindly send us a copy of your registered sale agreement, on receipt of which we will record the changes in our books.

Please note as of today there are no dues pending against above mentioned office.

Thanking You,

Yours faithfully,

For SAHAR DEVELOPERS



R. S. KUWELKER  
Partner.



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मालमत्ता पत्रक

दिनांक/शुक्रवारी -- काँदीव्रीटा तालुका/त.भु.मा.का. -- त.भु.अ.विलेपार जिल्हा -- मुंबई उपनगर जिल्हा

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 धारणाप्रकार C  
 शासनाला दिलेल्या अकरणाच्या किंवा भाड्याच्या तपशाल अगि व्याख्या कर तपशालाची दिवत वळ

सुविधाधिकार  
 तपशालाचा मुळ धारक वर [राष्ट्रीय मॉटल इंडस्ट्रीज लिमिटेड]

पट्टा नंबर  
 इतर

इतर शरें

| दिनांक     | व्यवहार  | खंड क्रमांक | नविन धारक (धा) पट्ट्या (प) किंवा भात (भा) | साक्षिकांक  |
|------------|--|-------------|---|---|
| २२/०८/१९७२ | मा.उपविभागीय अधिकारी मुंबई उपनगर यांचे कडील क्रमांक DLN/LND/A-२३८० दिनांक १-३-१९७२ अन्वये सि.स.न.२३९ते२३४, २३४/१ व २४३, २४३/१ते१ मिळून सुधारित विनशती सारा रूपये २०९८.८० हा दिनांक १-८-१९७१ पासून लागू केला.   | #<br>#      | #<br>#                                    | संज्ञा-<br>१९७२-०८-२३<br>न.भु.अ.<br>क्र.१ मुंबई ३३  |
| २२/०२/१९८४ | प्रमाणे मुदतवाढाची वि.शे. सारा नोंद घेतली. ए.डो.सी/एल.एन.डी.सी./३७९.दि.१५-११-८१ प्रमाणे मुदतवाढाची वि.शे. सारा नोंद घेतली.   | #<br>#      | #<br>#                                    | संज्ञा-<br>१९८४-१२-३०<br>न.भु.अ.<br>क्र.१ मुंबई ८३  |
| १/१९८९     | मा.अधिकार भूमी अधिलेख मुंबई उपनगर जिल्हा मुंबई यांचे कडील आदेश क्र. आर.ई.सी./४४/सि.टी.एस.३/४ अ/ एस.आर.१७१२/८९ दि.२३-३-८९ अन्वये न.भु.क्र.२४३ चे क्षेत्र १९९२१.७ चौ.मी.रह करून २०५८८.५ चौ.मी.क्षेत्र कायम केले.   | #<br>#      | #<br>#                                    | संज्ञा-<br>१९८९-०४-१५<br>वि.नि.भु.अ.<br>तपानमक्र १९ |
| १५/०४/१९८९ | अर्ज दि.२९-१०-८७, मा.उपविभागीय अधि.मुंबई उपनगर जिल्हा यांचे कडील आदेश क्र. DLN/LND/B-७६१२ दि.१८-१०-८८ अन्वये तसेच न.भु.अ.यांचे कडील आदेश क्र.काँदि/न.भु.क्र.२४३/८९ दि.१५-४-८९ नुसार न.भु.क्र.२४३चे विभाजन करून न.भु.क्र. २४३ यास २४३अ दाखल करून न.भु.क्र. २४३व व २४३क चे क्षेत्र यातून वजा करून न.भु.क्र. २४३चे १४२०.४ चौ.मी.क्षेत्र कायम केले.तसेच न.भु.क्र. २४३व व २४३क साठी को-था मिलकत पत्रिका घेतल्या. न.भु.क्र.२४३/१ते९ यास न.भु.क्र. २४३व/१ते९ दाखल केले. | #<br>#      | #<br>#                                    | संज्ञा-<br>१९८९-०५-०३<br>वि.नि.भु.अ.<br>तपानमक्र १९ |



बंदर-९  
 मुदतक १/५५५ २०/३२  
 २०२३



मालमत्ता पत्रक

वेभाग/मोजे - काँदीविटा

तालुका/न.मु.मा.का. -- न.भू.अ.विलोपाले

जिल्हा -- मुंबई उपनगर जिल्हा

मगर भूकामन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार  
 क्रमांक / फा. फ्लो. न. चौ.मी.

शसनाला भरलाल्या अधरणाचा एक्या भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

२४३अ २४३अ

| दिनांक     | व्यवहार  | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)   | साक्षात्करण                                |
|------------|--|-------------|--|--|
| १६/०९/१९८९ | यो. फ.कोदि/न.भू.क्र. २४३अ/८९ दि.१६/९/८९ अन्वये ९२२२.० चौ.मी. क्षेत्रास नांव दाखल केले.   |             | (H) मा.प्रसिडेंट ऑफ इंडीया मार्फत सी.बी.डी.टी. (क्षेत्र ९२२२.० चौ.मी.)               | सही- १९८९-१०-०६ जि.नि.भू.अ. तथा नभूअक्र ९९ |
| १६/०२/१९९४ | अर्ज, मुंबई महानगर पालीकेकडील दि.८-७-९३ चे पत्र इकडोल मो.२.न. ८८६/९३ व मा.जि.नि.भू.अ.तथा न.भू.अ.क्र.९ यांचे कडील आदेश क्र न.भू.९/काँदीविटा/फेरफार/१९९/९४ दिनांक १६-१-९४ नुसार रस्ताबंदीकरण साठी जाणा-या ५६३.७ चौ.मी.क्षेत्रास नविन रोज देवून (२४३अ/१)त्याचा(C/१) मूळ मिळकत प्रविका उघडली व मुळ न.भू.क्र. २४३अ कायम ठेवून क्षेत्र ८८५६.७ चौ.मी.कायम केले. |             |  | सही- १९९४-०२-१४ जि.नि.भू.अ. तथा नभूअक्र ९९ |
| ०६/०४/१९९४ | अर्ज,जबाब, खरेदी खत इडेक्स-२ चे आधारे व मा. जि.नि.भू.अ. तथा न.भू.अ.क्र. -९ यांचेकडील आदेश क्र न.भू.अ.क्र.-९/काँदीविटा फेरफार/१२४/९४ दि. ६/४/९४ अन्वये मा. प्रोसेडेन्सी ऑफ इंडीया (सी.बी.डी.टी.) यांचे नांव कमी करून धारक सदरी.१) मेसर्स तुलसाची विल्डस आणि टेस्टाईल्स लिमिटेड २.मेसर्स चंदुलाल सन्स प्रा.लि. यांची नावे दाखल केली.                       |             | (H) १) मेसर्स तुलसाची विल्डस आणि टेस्टाईल्स लिमिटेड २) मेसर्स चंदुलाल सन्स प्रा. लि. | सही- १९९४-०४-१४ न.भू.अ. क्र.९ नंवांर C/n   |

तपासणी करणारा -

खरी नककल -

न.भू.अ.विलोपाले  
मुंबई उपनगर जिल्हा



बदर-९

|            |      |    |    |
|------------|------|----|----|
| पुस्तक क्र | १५५५ | २९ | ३२ |
| २०२३       |      |    |    |

CERTIFIED TRUE COPY  
 G. KAWADE  
 Architect, Reg. No. CA/23/8878





# बृहन्मुंबई महानगरपालिका

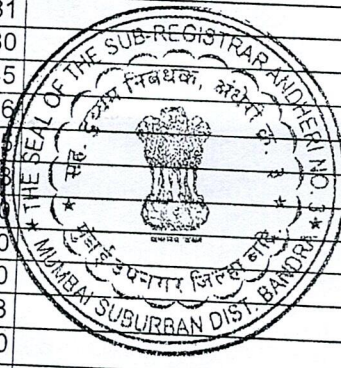
## करनिर्धारण व संकलन खाते

### मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

|   |                              |   |                           |
|---|------------------------------|---|---------------------------|
| लेखा क्रमांक<br>KE0911330180000   | मालमत्ता करवर्ष<br>2020-2021 | देयक क्रमांक<br>202010BIL11598367<br>202020BIL11598368  | देयक दिनांक<br>09/12/2020 |
| पक्षकाराचे नाव व पत्ता : RASHTRIYA METAL<br>INDUSTRIES KANDIVITAC/O TULSIYANI BUILDERSTULSIYANI<br>CHAMBERSNARIMAN POINTMUMBAI 400020   |                              | प्रेषक -<br>Asstt. Assessor & Collector, K East Ward, Municipal Office Building,<br>Aazad Road, Gundavali, Andheri (East), Mumbai - 400 069.<br>ईमेल - aacke.ac@mcgm.gov.in दूरध्वनी क्र. 022 2684 3392 |                           |
| मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ बिंग, सी.टी.एस.क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे.<br>KE 11896-11897,75G,77,CTS NO.243(PT) KURLA ANDHERI RD ANDHERI(E) HOUSE AS OFFICE -MIDAS RASHTRIYA METAL INDUSTRIES,<br>RASHTRIYA METAL INDUSTRIES |                              |   |                           |
| प्रथम करनिर्धारण दिनांक:<br>01/01/1990  | जलजोडणी क्रमांक :<br>-       | एकूण भांडवली मूल्य: ₹ 645035645   |                           |
| एकूण भांडवली मूल्य: ₹ Sixty Four Crore Fifty Lakh Thirty Five Thousand Six Hundred Forty Five Only<br>(अक्षरी)  |                              |   |                           |
| दि.31/03/2010 या तारखेपर्यंतची थकवाकी<br>देयक कालावधी:<br>01/04/2020  | ₹ 0                          | दि. 01/04/2010 ते 31/03/2020 या तारखेपर्यंतची थकवाकी<br>₹ 2999047   | ते 31/03/2021             |

| कराचे नाव                    | 01/04/2020 | ते | 30/09/2020   | 01/10/2020 | ते | 31/03/2021   |
|------------------------------|------------|----|--|------------|----|--|
| सर्वसाधारण कर                |            |    |  |            |    |  |
| जल कर                        |            |    | 870154   |            |    | 870154   |
| जल लाभ कर                    |            |    | 0  |            |    | 0  |
| मलनिःसारण कर                 |            |    | 547871   |            |    | 547871   |
| मलनिःसारण लाभ कर             |            |    | 0  |            |    | 0  |
| म.न.पा. शिक्षण उपकर          |            |    | 338391   |            |    | 338391   |
| राज्य शिक्षण उपकर            |            |    | 322281   |            |    | 322281   |
| रोजगार हमी उपकर              |            |    | 257830   |            |    | 257830   |
| वृक्ष उपकर                   |            |    | 64445  |            |    | 64445  |
| पथ कर                        |            |    | 16116  |            |    | 16116  |
| एकूण देयक रक्कम              |            |    | 418965   |            |    | 418965   |
| कलम 152 अ नुसार दंडाची रक्कम |            |    | 2836053  |            |    | 2836053  |
| परताव्यावरील व्याजाची वसुली  |            |    | 0  |            |    | 0  |
| आगाऊ अधिदानाचे समायोजन       |            |    | 0  |            |    | 0  |
| भरावयाची निव्वळ रक्कम        |            |    | 0  |            |    | 0  |
| प्रतिदानाची निव्वळ रक्कम     |            |    | 2836053  |            |    | 2836053  |
| अक्षरी रुपये                 |            |    | ₹ Twenty Eight Lakh Thirty Six Thousand Fifty Three Only |            |    | ₹ Twenty Eight Lakh Thirty Six Thousand Fifty Three Only |
| अंतिम देय दिनांक             |            |    | 08/03/2021   |            |    | 08/03/2021   |



"To make payment through NEFT:

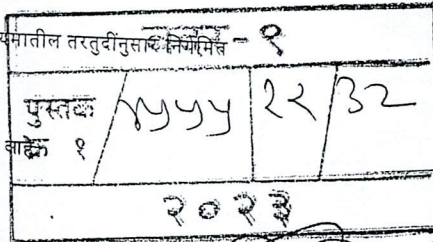
IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTKE0911330180000, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM"

सदर दस्तऐवज हा नागरिकांना करांचा भरणा सुलभतेने करता यावा यासाठी मुंमनपा अधिनियमातील तरतुदीनुसार निमित्त करण्यात आला असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

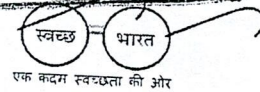
सामाजिक व परिस्थितीकीय लाभदायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या

पात्र मालमत्तास मालमत्ता करातील सर्वसाधारण कर या घटकात 5% ते 15% सवलत अनुज्ञेय आहे.

- माझे कुटुंब माझी जबाबदारी
- अ) मास्क वापरा
- ब) वारंवार हात धुवा
- क) सुरक्षित अंतर राखा



श. रा. हसनोळे  
डॉ. संगिता हसनोळे  
करनिर्धारक व संकलक (प्र)



एक कदम स्वच्छता की ओर



C

E & OE

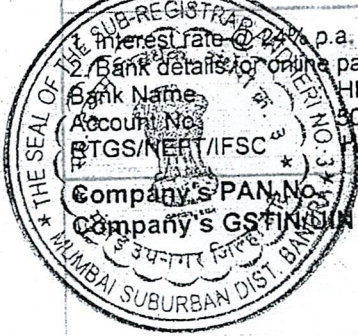




1103 Tulsiani Chambers 212 Nariman Point Mumbai 400021  
Tel 22851505 fax 22855856 email mail@tulsiani.com  
PROPERTY MAINTENANCE DIVISION

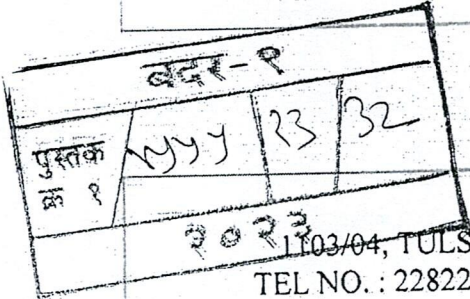
| MIDAS   |                      |              |                |                    |              |
|---|----------------------|--------------|----------------|--------------------|--------------|
| Mr.K.R.SACHAR (HUF)<br>6, SAGAR SAHAWAS, GOLF LINK ROAD,<br>KHAR, MUMBAI-400 062<br>Invoice for the Period From 1-Jan-2023 To 31-Mar-2023 |                      |              |                | Bill No. :         | MD2022230538 |
|   |                      |              |                | Date :             | 4-Jan-2023   |
|   |                      |              |                | Due Date:          | 31-Jan-2023  |
|   |                      |              |                | Office No.:        | 316          |
| Sr.No.  | Nature of Charges    | SAC/HSN Code | Taxable Amount | Non Taxable Amount | Total Amount |
| 1   | MAINTENANCE CHARGES  | 995419       | 7,172.00       |                    | 7,172.00     |
| 2   | MUNICIPAL TAXES      |              |                | 6,838.00           | 6,838.00     |
| 3   | ELECTRICITY CHARGES  |              |                | 920.00             | 920.00       |
| 4   | WATER CHARGES        |              |                | 1,103.00           | 1,103.00     |
| 5   | COMMON AMENITIES TAX |              |                | 147.00             | 147.00       |
| Total Amount before Tax (A)   |                      |              | 7,172.00       | 9,008.00           | 16,180.00    |
| CGST  |                      | 9 %          | 645.48         |                    | 645.48       |
| SGST  |                      | 9 %          | 645.48         |                    | 645.48       |
| ROUNDED OFF   |                      |              | 0.04           |                    | 0.04         |
| Total Amount GST (B)  |                      |              |                |                    | 1,291.00     |
| Total Amount after Tax (A+B)  |                      |              |                |                    | 17,471.00    |

Amount in Words : RUPEES SEVENTEEN THOUSAND FOUR HUNDRED SEVENTY ONE ONLY



Interest rate @ 24% p.a. will be charged on bills not paid within due date.  
Bank details for online payment : (Please inform payment details by email)  
Bank Name : HDFC Bank Ltd.  
Account No : 50200003416415  
RTGS/NEFT/IFSC : HDFC0000001  
Company's PAN No : AAAFS7166B  
Company's GSTIN No : 27AAAFS7166B1ZB

For SAHAR DEVELOPERS  
  
Authorised Signatory



## SAHAR DEVELOPERS

1103/04, TULSIANI CHAMBERS, 212, NARIMAN POINT, MUMBAI 400021.  
TEL NO. : 22822577, 22851505 Fax : (91-22) 22855856 E-Mail : mail@tulsiani.com

### RECEIPT

#### MIDAS

Receipt No: MD/202223/290

Date 27-Oct-2022

Received with thanks from K.R.SACHAR (HUF) [316]

Sum of INDIAN RUPEES SEVENTEEN THOUSAND FOUR HUNDRED SEVENTY ONE ONLY

By NEFT dtd. 25-Oct-22, recd. from K.R.SACHAR (HUF) towards maintenance & municipal taxes from 1/10/2022 to 31/12/2022 for Office no.316 in Midas bldg. at Sahar Plaza, Andheri (E).

₹ 17,471.00

Subject to realization of cheque(s).

For SAHAR DEVELOPERS  
  
Authorised Signatory



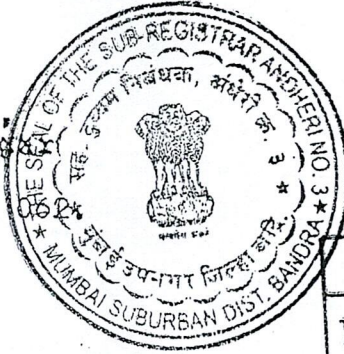
बृहन्मुंबई महानगरपालिका

MUNICIPAL CORPORATION OF GREATER BOMBAY

No. CE/3912/WS/AK of 23 SEP 1995

कार्यालय अभियंता इमारती प्रकल्प  
 (प.म. उपनगर) एच. & क. पॉन्डे काय. कय  
 मध्यवर्ती उपनगरांताल एहन पुर्ण  
 महानगर पालिकची कार्यालये  
 पार. के. पाटकर मार्ग. सुबर्ब ५०

To  
 Shri B.S. Barot, Architects,  
 Plot No. 14, 1st floor, 488  
 Jawahar Nagar, S.V. Road,  
 Goregaon (West), Bombay 400



|                 |            |
|-----------------|------------|
| बदर-२           |            |
| पुस्तक<br>क्र १ | १९९५ २६/३२ |
| २०२३            |            |

Sir,

The full development work of building of Building No. 1, on Sub-Plot A, bearing C.T.S. No. 179 and 181 of Village Mulgaon and C.T.S. No. 223, 223/1 to 46, 226, 230 to 235, 237, 238/A and 243/A of Village Kondivita situated at Andheri Kurla Road, Andheri (East) is completed under the supervision of Shri Bipin S. Barot, the Licensed Surveyor, License No. B/52 may be occupied on the following conditions:-

- 1) The certificate under section 270-A of shall be submitted within three months of date of issue of this letter.
- 2) That the balance ~~of~~ conditions of I.O.D. shall be complied with for the remaining work before asking for occupation for bldg. No. 2.
- 3) That the T.&C. of the approved layout shall be complied with before asking Occupation Cft. for other bldgs. in the layout.

A set of certified completion plans is returned herewith.

Yours faithfully,

Executive Engineer Building  
 Proposals (W.S.) H. & K/ West Wards.

Ask/22.9.95.

No. CE/3912/WS/AK of

23 SEP 1995

Copy to 1) Owner:- M/s. Tulsiani Builders and Textiles Ltd.,  
 1103/4, Tulsiani Chambers, 11th floor,  
 212, Nariman Point, Bombay 400 021.

Forwarded for information please.

Executive Engineer Building  
 Proposals (W.S.) H. & K/ West Wards.

Ask/22.9.95.



3669513

13-03-2023

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 6

दस्त क्रमांक : 3669/2023

नोंदणी :

Regn:63m

गावाचे नाव : कोडीविटा

|  |  |
|--|--|
| (1) विलेखाचा प्रकार  | मान्यतापत्र  |
| (2) मोबदला   | 0  |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)  | 1  |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)   | 1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: ऑफिस नं 316, माळा नं: 3 रा मजला, इमारतीचे नाव: मिडास, सहार प्लाझा, सहार प्लाझा कॉम्प्लेक्स, ब्लॉक नं: अंधेरी पूर्व मुंबई 400059, रोड : सर मथुरादास वासानजी रोड, इतर माहिती: सदर ऑफिस चे बाजारमूल्य रुपये 8552000 असून त्यावर मुद्रांक शुल्क रुपये 513200/- व नोंदणी फी 30000/- अदा केले आहेत ( ( C.T.S. Number : 243 A ; ) )   |
| (5) क्षेत्रफळ  | 56.97 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:- लिहून घेणार ---- के आर साचर एच यु एफ चे कर्ता के आर साचर वय:- 82 पत्ता:- प्लॉट नं: 6, माळा नं: -, इमारतीचे नाव: सागर सहवास, ब्लॉक नं: खार पश्चिम, रोड नं: युनियन पार्क, महाराष्ट्र, मुंबई. पिन कोड:- 400052 पॅन नं:- AAAHK3648C<br>2): नाव:- लिहून देणार ---- मेसर्स तिर्थदास रेलुमल चे सोल प्रोप्रायटर रमेश उतमचंद रामचंदानी तर्फे मुखत्यार संतोष मनोहर मडकईकर वय:- 56 पत्ता:- प्लॉट नं: 711-712, माळा नं: -, इमारतीचे नाव: दलामल टॉवर, ब्लॉक नं: नरीमन पॉइंट, रोड नं: 211 नरीमन पॉइंट, महाराष्ट्र, मुंबई. पिन कोड:- 400021 पॅन नं:- ADNPR1921R<br>3): नाव:- मान्यता देणार ---- मेसर्स सहार डेव्हलपर्स चे भागीदार रघुवीर सदाशिव कुवेलकर तर्फे मुखत्यार संजय कपाडिया वय:- 52 पत्ता:- प्लॉट नं: 1103/04, माळा नं: -, इमारतीचे नाव: तुलसियानी चेंबर्स, ब्लॉक नं: नरीमन पॉइंट, रोड नं: 212 नरीमन पॉइंट, महाराष्ट्र, मुंबई. पिन कोड:- 400059 पॅन नं:- AAAFS7166B |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता                   |  |
| (9) दस्तऐवज करून दिल्याचा दिनांक   | 10/03/2023   |
| (10) दस्त नोंदणी केल्याचा दिनांक   | 10/03/2023   |
| (11) अनुक्रमांक, खंड व पृष्ठ   | 3669/2023  |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क   | 264300   |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000  |
| (14) शेरा  |  |
| मुल्यांकनासाठी विचारात घेतलेला तपशील:-   | मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही  |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-   | Affidavit  |



|               |     |      |
|---------------|-----|------|
| बदर-२         |     |      |
| पुस्तक क्र. १ | ५५५ | ५/३२ |
| २०२३          |     |      |




NO OBJECTION CUM CONSENT LETTER

I, Dr. Ravish Sachar aged 53 years residing at 6.Sagar Sahawas, Union Park, Khar (West), Mumbai 400 052 do hereby state as under:

1. I say that I am member and one of the beneficiary of K.R.SACHAR H.U.F (KAUSHAL RAJ SACHAR HUF) (hereinafter referred to as "said HUF") and the said HUF is the owner of Office Premises bearing No. 316 admeasuring 613 Sq. Ft buildup area on the 3rd floor in Sahar Plaza (Midas Building) situated at Andheri Kurla Road now known Sir Madhuradas Vasanji Road, Andheri East, Mumbai 400059 ("said Office").
2. I say that I am aware that the said Office is being sold to One Mrs.Dharmistha Kanji Bhandva Alias Maiden Name being Dharmistha Velji Patel.
3. I am aware that the above sale is conducted for the legal necessity of the members and beneficiaries of the K.R.SACHAR H.U.F (KAUSHAL RAJ SACHAR HUF).
4. I say that I have no objection for the above sale and I hereby give my irrevocable and absolute consent for the above Sale and execution of Sale Deed by my father Mr. K.R.SACHAR (KAUSHAL RAJ SACHAR) as Karta of K.R.SACHAR H.U.F (KAUSHAL RAJ SACHAR HUF) in respect of the said Office.
5. I say that I am aware that by virtue of this NOC, I shall not be entitled to claim any right, title or interest in the said Office. I say that I am giving my consent and No Objection out of my own free will and volition and without any force or coercion from any person or persons. I confirm that at the time of granting this No Objection I am of sound mind and mental disposition.

Yours Faithfully



Dr. Ravish Sachar



|                 |      |
|-----------------|------|
| बंदरा-३         |      |
| पुस्तक<br>क्र १ | २८३२ |
| २०२३            |      |



अखिल भारतीय भौतिक चिकित्सा एवं पुनर्वास संस्थान, नम्बर ४०० ०३४.  
**ALL INDIA INSTITUTE OF PHYSICAL MEDICINE AND REHABILITATION,**  
**BOMBAY-400 034.**

All India Inst.  
 भारत सरकार स्वास्थ्य एवं परिवार कल्याण मंत्रालय  
 Ministry of Health & Family Welfare, Govt. of India

विकलांगता प्रमाण-पत्र **TEMPORARY/**  
**DISABILITY CERTIFICATE** **PERMANENT**

पुनर्वास नं.  
 Rehab. No.

24/77/95

वि. प्र. नं.

N: 007540

जारी करने की तारीख

Date of Issue:

24-7-95

**D. C./C**

प्रमाणित किया जाता है कि श्री/श्रीमती/कु. Hemant Sachar का  
 This is to certify that Mr./Mrs./Kum. Age 22 Sex Male

इ संस्था में दिनांक 24-7-95 को विकलांगता प्रतिशत हेतु मूल्यांकन किया गया था।  
 was evaluated in this Institute on 24-7-95 for disability percentage.  
 वह पीछित है।

He/She is suffering from

पोलियो के बाद बचा हुआ स्तम्भ रोग  
 Post Polio residual paralysis

जन्मजात विषमता  
 Congenital anomaly

मस्तिष्क संतुलन प्रकार  
 Cerebral palsy

CP. Ataxic

एकाघात/अधराधात  
 Hemiplegia/Paraplegia

छिन्नोंग प्रकार  
 Amputation

अन्य  
 Others

उनकी विकलांगता चालीस/पचास/साठ प्रतिशत से अधिक है/चालीस प्रतिशत से कम है।  
 His Her disability, exceeds forty/Fifty/Sixty percent/Less than Forty Percent.

परिवहित  
 He/She is fit/not fit to drive

चला सकता/सकती है/नहीं।

आरोपित व्यक्तियों के विकलांगता प्रतिशत के अनुसार चालीस प्रतिशत से अधिक हो तो वह विकलांगता प्रतिशत के  
 अनुसार देय सभी भत्तों एवं रियायतों का हकदार है। चिकित्सा विधिक मामलों में मान्य नहीं।  
 He/She is entitled for all allowances and concessions as per their Percentage  
 of disability for physically handicapped, if the disability Exceeds 40%. Not Valid  
 For Medical Legal Cases.

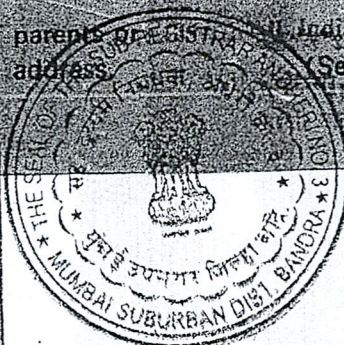
Haji Ali Park, Malabar Hill,  
 BOMBAY-400 034.

\*रोगी के हस्ताक्षर  
 \*Sig. of patient

\*अवयस्क हो तो नाम एवं पता सहित माता-पिता  
 भयवा संरक्षक के हस्ताक्षर।

\*in case of minors, signature of parents or  
 guardian along with name and address

निर्देशक/उपनिर्देशक  
 Director/Dy Dir.



|              |     |    |    |
|--------------|-----|----|----|
| पुस्तक क्र १ | 444 | 20 | 32 |
| २०२३         |     |    |    |



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

धार्मिणी कान्जी संख्या कार्ड  
**Permanent Account Number Card**  
**APKPP9077K**




नाम / Name  
**DHARMISTHA KANJI BHANDVA**

पिता का नाम / Father's Name  
**VELJI KARSON PATEL**

जन्म का तिथि / Date of Birth  
**02/02/1985**

03052021


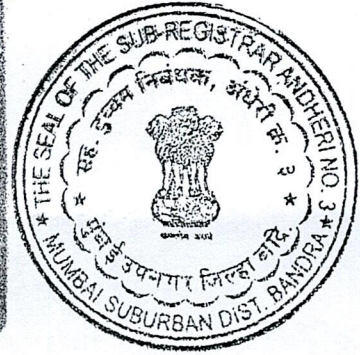
*Handwritten signature: Dhales*

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**KAUSHAL RAJ SACHAR**

20/09/1980  
 Permanent Account Number  
**AAAHK3648C**



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**KAUSHAL RAJ SACHAR**  
**VESHEHWAR NATH SACHAR**

14/09/1940  
 Permanent Account Number  
**AABPS5085L**

*Handwritten signature: Sachar*

|               |          |  |
|---------------|----------|--|
| बंदर-९        |          |  |
| पुस्तक क्र. १ | ४५५२६/३२ |  |
| २०२३          |          |  |

*Handwritten signature: Sachar*





भारत सरकार



आधार

भारतीय विशिष्ट ओळख प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1177/70023/16095

To,  
कौशल राज सचर  
Kaushal Raj Sachar  
S/O: Vesheshwar Nath Sachar  
6, Sagar Sahwas  
Off Carter Road  
Union Park  
Mumbai  
Khar Delivery Mumbai Mumbai  
Maharashtra 400052  
9820035747

Ref: 239 / 28A / 465501 / 465666 / P



SH136399786DF



आपला आधार क्रमांक / Your Aadhaar No. :  
**6881 5452 5699**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



कौशल राज सचर  
Kaushal Raj Sachar  
जन्म वर्ष / Year of Birth : 1940  
पुरुष / Male



6881 5452 5699

आधार - सामान्य माणसाचा अधिकार

*Kaushal Raj Sachar*

|                 |     |       |
|-----------------|-----|-------|
| बदर-९           |     |       |
| पुस्तक<br>क्र १ | १५५ | २२/३२ |
| २०२३            |     |       |



भारत सरकार



आधार

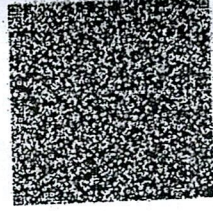
भारत सरकार  
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 0628/13630/24388

To,  
धर्मिष्ठा वेलजी पटेल  
Dharmistha Velli Patel  
D/O Velli Patel  
RM-26, 3RD FLR, JOY PRAGATI, CHAKALA  
NEAR SURESHA HOTEL  
ANDHERI EAST  
Mumbai Maharashtra - 400099  
9987711026

Download Date: 09/11/2018  
Generation Date: 22/11/2018

Signature Not Verified



QR Code with Photograph

आपला आधार क्रमांक / Your Aadhaar No. :  
**5171 1385 8064**

VID : 9149 1920 2109 8256

माझे आधार, माझी ओळख



भारत सरकार  
GOVERNMENT OF INDIA



धर्मिष्ठा वेलजी पटेल  
Dharmistha Velli Patel  
जन्म तारीख/DOB: 02/02/1985  
महिला/ FEMALE



5171 1385 8064  
VID: 9149 1920 2109 8256

माझे आधार, माझी ओळख

*Dharmistha Velli Patel*





भारत सरकार  
Government of India

आधार  
Unique Identification Authority of India

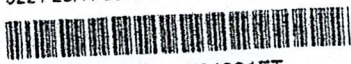
भारत सरकार

Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1177/70061/07210

To,  
उषा सचर  
Usha Sachar  
W/O: Kaushal Raj Sachar  
Flat-6, Sagar Sahawas  
Union Park  
Off Carter Road Khar West  
Mumbai  
Khar Delivery, Mumbai Mumbai  
Maharashtra 400052  
9820035747

Ref: 322 / 23H / 607047 / 608471 / P



SH174724891FT



आपला आधार क्रमांक / Your Aadhaar No. :

2992 6674 5412

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
Government of India

उषा सचर  
Usha Sachar  
जन्म वर्ष / Year of Birth : 1943  
स्त्री / Female



2992 6674 5412

आधार - सामान्य माणसाचा अधिकार

Usha Sachar

नोंदणी क्रमांक / Enrolment No.: 1175/29706/42552

To  
डॉ. कानजी गंगा भांडवा  
Dr. Kanji Ganga Bhandva  
502, Sapphire Bldg  
Mahakali Caves Road  
Share-E-Punjab, Andheri East  
Near Conossa School  
Mumbai  
Chakala Midc  
Mumbai Maharashtra - 400093  
9867115517

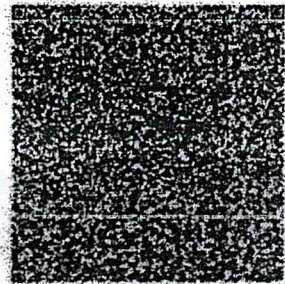
Download Date: 29/01/2021

Issue Date: 02/01/2015



Signature valid

Digitally signed by  
UNIQUE IDENTIFICATION  
AUTHORITY OF INDIA  
Date: 2021.01.29 12:14:36  
IST



आपला आधार क्रमांक / Your Aadhaar No. :

8626 0165 2878

VID : 9176 7588 8463 8364

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



डॉ. कानजी गंगा भांडवा  
Dr. Kanji Ganga Bhandva  
जन्म तारीख / DOB: 05/02/1981  
पुरुष / MALE

Download Date: 29/01/2021

Issue Date: 02/01/2015

|              |       |
|--------------|-------|
| बंदर-९       |       |
| पुस्तक क्र १ | 30/32 |

8626 0165 2878 ०२३

VID : 9176 7588 8463 8364

माझे आधार, माझी ओळख







378/4555

मोमवार, 20 मार्च 2023 10:54 म.पू.

दस्त गोपवारा भाग-1

बदर 9

दस्त क्रमांक: 4555/2023

दस्त क्रमांक: बदर 9 /4555/2023

वाजार मूल्य: रु. 85,51,824/-

मोवदला: रु. 88,00,000/-

भरलेले मुद्रांक शुल्क: रु. 5,28,000/-

दु. नि. मह. दु. नि. बदर 9 यांचे कार्यालयात

पावती: 4980

पावती दिनांक: 20/03/2023

अ. क्र. 4555 वर दि. 20-03-2023

सादरकरणाराचे नाव: धर्मिष्ठा कानजी भांडवा उर्फ धर्मिष्ठा बेलजी पटेल

गोजी 10:47 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

दस्त हजर करणाऱ्याची मही:

एकूण: 30640.00

मह. दु. नि. अंधेरी-3

सह दुय्यम निबंधक अंधेरी क्र. ३.

मह. दु. नि. अंधेरी-3

सह दुय्यम निबंधक अंधेरी क्र. ३.

दस्ताचा प्रकार: मेल डीड

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

शिक्का क्र. 1 20 / 03 / 2023 10 : 47 : 39 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 20 / 03 / 2023 10 : 48 : 19 AM ची वेळ: (फी)

**प्रतिज्ञापत्र**

\* सदर दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. \* दस्तारातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कायदांमधील सत्यता तपासली आहे. \* दस्ताची सत्यता, वैधता नायदेशीर बाबींसाठी वरत निबंधक व कडुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

लिहून घेणारे :

|              |            |
|--------------|------------|
| बदर-९        |            |
| पुस्तक क्र १ | ४५५५ ३९/३२ |
| २०२३         |            |











20/03/2023 10 56:47 AM

दस्त गोपवारा भाग-2

बदर 9

दस्त क्रमांक:4555/2023

दस्त क्रमांक :बदर9/4555/2023

दस्ताचा प्रकार :-मेल डीड

| अनु क्र. | पक्षकाराचे नाव व पत्ता  | पक्षकाराचा प्रकार                     | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|---------------------------------------|-----------|---------------|
| 1        | नाव:धर्मिष्ठा कानजी भांडवा उर्फ धर्मिष्ठा वेलजी पटेल<br>पत्ता:प्लॉट नं: 26, माळा नं: 3 रा मजला , इमारतीचे नाव: जॉय प्रगती विल्डिंग, ब्लॉक नं: अंधेरी पूर्व , रोड नं: चकाला, महाराष्ट्र, मुंबई.<br>पिन नंबर:APKPP9077K | लिहून घेणार<br>वय :-38<br>स्वाक्षरी:- |           |               |
| 2        | नाव:के आर सचर एच यु एफ चे कर्ता के आर सचर<br>पत्ता:प्लॉट नं: 6, माळा नं: -, इमारतीचे नाव: मागर महवाम, ब्लॉक नं: खार पश्चिम , रोड नं: युनियन पार्क, महाराष्ट्र, मुंबई.<br>पिन नंबर:AAAHK3648C                          | लिहून देणार<br>वय :-82<br>स्वाक्षरी:- |           |               |

बरील दस्तगोवज करून देणार नथाकथीत मेल डीड चा दस्त गोवज करून दिल्याचे कबूल करतात.  
शिकका क्र.3 ची वेळ:20 / 03 / 2023 10 : 49 : 51 AM

ओळख:-

खालील इसम असे निवेदीत करताना की ते दस्तगोवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता   | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|-----------|---------------|
| 1        | नाव:उषा - सचर<br>वय:79<br>पत्ता:6 मागर महवाम युनियन पार्क खार पश्चिम मुंबई<br>पिन कोड:400052                           |           |               |
| 2        | नाव:डॉ. कानजी गंगा भांडवा<br>वय:42<br>पत्ता:502 मफायर विल्डिंग महाकाली केव्हम रोड अंधेरी पूर्व मुंबई<br>पिन कोड:400093 |           |               |

शिकका क्र.4 ची वेळ:20 / 03 / 2023 10 : 51 : 05 AM

प्रमाणित करणेत येते की या दस्तामध्ये एकूण 32 पाने आहेत

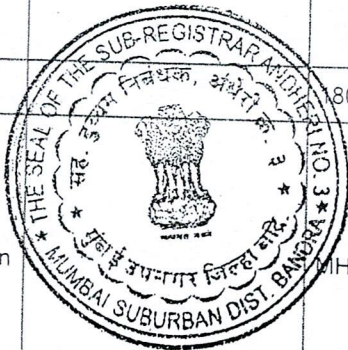
शिकका क्र.5 ची वेळ:20 / 03 / 2023 10 : 51 : 10 AM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक अंधेरी क्र. ३

सह दुय्यम निबंधक अंधेरी क्र ३  
मुंबई उपनगर जिल्हा

Payment Details.

| sr. | Purchaser   | Type     | Verification no/Vendor | GRN/Licence        | Amount    | Used At | Deface Number    | Deface Date |
|-----|---|----------|------------------------|--------------------|-----------|---------|------------------|-------------|
| 1   | DHARMISTHA KANJI BHANDVA ALIAS MAIDEN NAME DHARMISTHA VELJI PATEL | eChallan | 00040572023031888188   | MH016987259202223E | 528000.00 | SD      | 0008424655202223 | 20/03/2023  |
| 2   |   | DHC      |                        | 803202303171       |           | RF      | 1803202303171D   | 20/03/2023  |
| 3   | DHARMISTHA KANJI BHANDVA ALIAS MAIDEN NAME DHARMISTHA VELJI PATEL | eChallan |                        | MH016987259202223E | 30000     |         |                  | 20/03/2023  |



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



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

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)



Receipt (pavti)

378/4555

पावती

Original/Duplicate

Monday, March 20, 2023

नोंदणी क्र. :39म

10:53 AM

Regn.:39M

पावती क्र.: 4980 दिनांक: 20/03/2023

गावाचे नाव: कोडीविट्टा

दस्तऐवजाचा अनुक्रमांक: वदर9-4555-2023

दस्तऐवजाचा प्रकार : मेल डीड

मादर करणाऱ्याचे नाव: धर्मिष्ठा कानजी भांडवा उर्फ धर्मिष्ठा वेलजी पटेल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण:

रु. 30640.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
11:08 AM ह्या वेळेस मिळेल.

  
सह.द.नि.अंधेरी-३

बाजार मुल्य: रु.8551823.67 /-

मोबदला रु.8800000/-

भरलेले मुद्रांक शुल्क : रु. 528000/-

एम. एन. गायकवाड  
सह दुय्यम निबंधक, अंधेरी क्र ३,  
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु.640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1803202303171 दिनांक: 20/03/2023

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016987259202223E दिनांक: 20/03/2023

वँकेचे नाव व पत्ता:



REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON.....[21 MAR 2023]



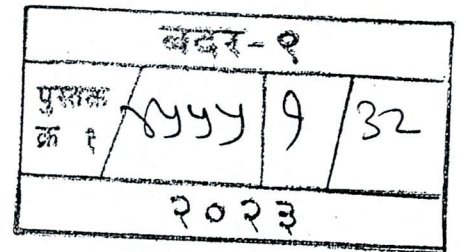




| मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )   |                               |                |                        |                  |                           |
|---|-------------------------------|----------------|------------------------|------------------|---------------------------|
| Valuation ID  | 20230320664                   |                |                        |                  | 20 March 2023,10:49:24 AM |
| मूल्यांकनाचे वर्ष   | 2022                          |                |                        |                  |                           |
| जिल्हा  | मुंबई(उपनगर)                  |                |                        |                  |                           |
| मूल्य विभाग   | 42-कोंदीविटे ( अंधेरी )       |                |                        |                  |                           |
| उप मूल्य विभाग  | रस्ता: मथुरादास वासनजी मार्ग. |                |                        |                  |                           |
| सर्व्हे नंबर / न. भू. क्रमांक :   | सि.टी.एस. नंबर#243            |                |                        |                  |                           |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.   |                               |                |                        |                  |                           |
| खुली जमीन   | निवासी सदनिका                 | कार्यालय       | दुकाने                 | औद्योगिक         | मोजमापनाचे एकक            |
| 70220   | 122290                        | 179660         | 248330                 | 128400           | चौरस मीटर                 |
| बांधीव क्षेत्राची माहिती  |                               |                |                        |                  |                           |
| बांधकाम क्षेत्र(Built Up)-  | 56.97चौरस मीटर                | मिळकतीचा वापर- | कार्यालये/व्यावसायिक   | मिळकतीचा प्रकार- | बांधीव                    |
| बांधकामाचे वर्गीकरण-  | 1-आर सी सी                    | मिळकतीचे वय-   | 27 वर्षे               | बांधकामाचा दर -  | Rs.30250/-                |
| उद्दोषादन सुविधा.   | आहे                           | मजला -         | 1st floor To 4th floor |                  |                           |
| रस्ता सन्मुख .<br>मालीय वापर/चा इमारतीमधील कार्यालये/व्यावसायिक - No<br>Sale Type - First Sale<br>Sale/Resale of built up Property constructed after circular dt.02/01/2018   |                               |                |                        |                  |                           |
| मजला निहाय घट वाढ = 100% apply to rate= Rs.179660/-   |                               |                |                        |                  |                           |
| रस्ता सन्मुखनुसार मूल्यदर = 100% apply to rate = Rs.179660/-  |                               |                |                        |                  |                           |
| घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर )<br>= ( ( 179660-70220 ) * (73 / 100 ) )+70220 )<br>= Rs.150111/-   |                               |                |                        |                  |                           |
| A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र<br>= 150111 * 56.97<br>= Rs.8551823.67/-   |                               |                |                        |                  |                           |
| Applicable Rules = 10.9 ब,4   |                               |                |                        |                  |                           |
| एकत्रित अंतिम मूल्य<br>मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य - बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ<br>= A - B - C - D - E + F - G + H + I + J<br>= 8551823.67 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0<br>=Rs.8551823.67/- |                               |                |                        |                  |                           |



Print







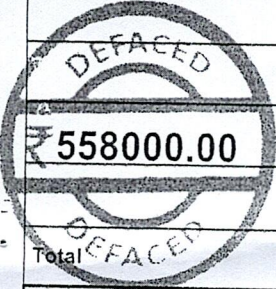


CHALLAN  
MTR Form Number-6



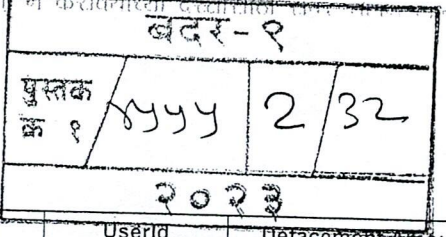
|     |                    |         |  |      |                     |         |      |
|-----|--------------------|---------|--|------|---------------------|---------|------|
| GRN | MH016987259202223E | BARCODE |  | Date | 18/03/2023-16:53:46 | Form ID | 25.1 |
|-----|--------------------|---------|--|------|---------------------|---------|------|

|                             |  |                                    |  |   |  |  |  |
|-----------------------------|--|------------------------------------|--|---|--|--|--|
| Department                  |  | Inspector General Of Registration  |  | Payer Details   |  |  |  |
| Type of Payment             |  | Stamp Duty<br>Registration Fee     |  | TAX ID / TAN (If Any)   |  |  |  |
|                             |  |                                    |  | PAN No.(If Applicable)  |  | APKPP9077K   |  |
| Office Name                 |  | BBE3_JT SUB REGISTRA MUMBAI CITY 3 |  | Full Name   |  | DHARMISTHA KANJI BHANDVA ALIAS MAIDEN<br>NAME DHARMISTHA VELJI PATEL |  |
| Location                    |  | MUMBAI                             |  | Flat/Block No.  |  | Office No. 316,Midas Building, Sahar Plaza on                        |  |
| Year                        |  | 2022-2023 One Time                 |  | Premises/Building   |  | land bearing C.T.S No.243 (A) of Village Kondivita                   |  |
| Account Head Details        |  | Amount In Rs.                      |  | Road/Street   |  | Sir Mathuradas Vasanji Road, Andheri East                            |  |
| 0030045501 Stamp Duty       |  | 528000.00                          |  | Area/Locality   |  | MUMBAI   |  |
| 0030063301 Registration Fee |  | 30000.00                           |  | Town/City/District  |  |  |  |
|                             |  |                                    |  | PIN   |  | 4 0 0 0 5 9  |  |
|                             |  |                                    |  | Remarks (If Any)  |  |  |  |
|                             |  |                                    |  | PAN2=AAAHK3648C~SecondPartyName=K R SACHAR HUF FULL<br>NAME KAUSHAL RAJ SACHAR HUF~CA=8800000~Marketval=8552000 |  |  |  |
|                             |  |                                    |  | Amount In   |  | Five Lakh Fifty Eight Thousand Rupees Only                           |  |
| Total                       |  | 5,58,000.00                        |  | Words   |  |  |  |



|                   |  |                     |  |                           |  |                          |  |
|-------------------|--|---------------------|--|---------------------------|--|--------------------------|--|
| Payment Details   |  | STATE BANK OF INDIA |  | FOR USE IN RECEIVING BANK |  |                          |  |
| Cheque-DD Details |  |                     |  | Bank CIN                  |  | Ref. No.                 |  |
| Cheque/DD No.     |  |                     |  | 00040572023031888188      |  | IK0CDSAEC8               |  |
| Name of Bank      |  |                     |  | Bank Date                 |  | RBI Date                 |  |
| Name of Branch    |  |                     |  | 18/03/2023-16:55:24       |  | Not Verified with RBI    |  |
|                   |  |                     |  | Bank-Branch               |  | STATE BANK OF INDIA      |  |
|                   |  |                     |  | Scroll No. . Date         |  | Not Verified with Scroll |  |

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar Office only. Not valid for unregistered document.  
सदर चालन केवल दस्तावेज निलंबक कार्यालयों में ही दर्ज करने के लिए वैध है। नोंदणी के लिए अनिलंबक दस्तावेजों के लिए वैध नहीं है।



Challan Defaced Details

| Sr. No.                 | Remarks       | Defacement No.   | Defacement Date     | UserId | Defacement Amount |
|-------------------------|---------------|------------------|---------------------|--------|-------------------|
| 1                       | (IS)-378-4555 | 0008424655202223 | 20/03/2023-10:53:25 | IGR188 | 30000.00          |
| 2                       | (IS)-378-4555 | 0008424655202223 | 20/03/2023-10:53:25 | IGR188 | 528000.00         |
| Total Defacement Amount |               |                  |                     |        | 5,58,000.00       |









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

### Receipt of Document Handling Charges

PRN 1803202303171

Receipt Date 20/03/2023

Received from DHARMISTHA KANJI BHANDVA, Mobile number 9987711026, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered on Document No. 4555 dated 20/03/2023 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District

DEFACED

₹ 640

DEFACED

### Payment Details

Bank Name sbiepay

Payment Date 18/03/2023

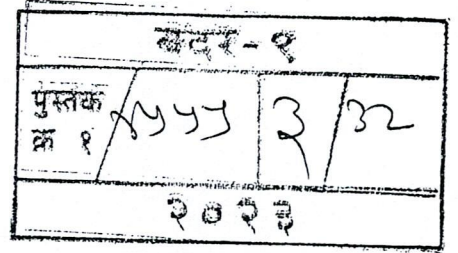
Bank CIN 10004152023031803003

REF No. 202307776693772

Deface No 1803202303171D

Deface Date 20/03/2023

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

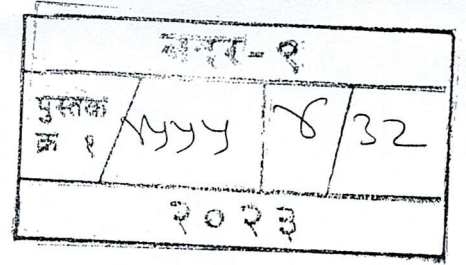








| Department of Stamp & Registration, Maharashtra  |                      |         |                 |
|--|----------------------|---------|-----------------|
| Receipt of Document Handling Charges   |                      |         |                 |
| PRN  | 1803202303171        | Date    | 18/03/2023      |
| Received from DHARMISTHA KANJI BHANDVA, Mobile number 9987711026, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District. |                      |         |                 |
| Payment Details  |                      |         |                 |
| Bank Name  | sbiepay              | Date    | 18/03/2023      |
| Bank CIN   | 10004152023031803003 | REF No. | 202307776693772 |
| This is computer generated receipt, hence no signature is required.  |                      |         |                 |











CHALLAN  
MTR Form Number-6



|  |                    |         |               |                    |  |                     |                      |                       |
|--|--------------------|---------|---------------|--------------------|--|---------------------|----------------------|-----------------------|
| GRN  | MH016987259202223E | BARCODE |               |                    | Date   | 18/03/2023-16:53:46 | Form ID              | 25.1                  |
| Department Inspector General Of Registration   |                    |         |               |                    | Payer Details  |                     |                      |                       |
| Stamp Duty                                     |                    |         |               |                    | TAX ID / TAN (If Any)  |                     |                      |                       |
| Type of Payment Registration Fee               |                    |         |               |                    | PAN No.(If Applicable) APKPP9077K                            |                     |                      |                       |
| Office Name BBE3_JT SUB REGISTRA MUMBAI CITY 3 |                    |         |               |                    | Full Name DHARMISTHA KANJI BHANDVA ALIAS MAIDEN              |                     |                      |                       |
| Location MUMBAI                                |                    |         |               |                    | NAME DHARMISTHA VELJI PATEL                                  |                     |                      |                       |
| Year 2022-2023 One Time                        |                    |         |               |                    | Flat/Block No. Office No. 316,Midas Building, Sahar Plaza on |                     |                      |                       |
| Account Head Details                           |                    |         | Amount In Rs. | Premises/Building  | land bearing C.T.S No.243 (A) of Village Kondivita           |                     |                      |                       |
| 0030045501 Stamp Duty                          |                    |         | 528000.00     | Road/Street        | Sir Mathuradas Vasanji Road, Andheri East                    |                     |                      |                       |
| 0030063301 Registration Fee                    |                    |         | 30000.00      | Area/Locality      | MUMBAI   |                     |                      |                       |
|  |                    |         |               | Town/City/District |  |                     |                      |                       |
|  |                    |         |               | PIN                |  | 4                   | 0                    | 0                     |
|  |                    |         |               |                    |  | 0                   | 0                    | 5                     |
|  |                    |         |               |                    |  |                     |                      | 9                     |
| Remarks (If Any)                               |                    |         |               |                    | PAN2=AAAHK3648C~SecondPartyName=K R SACHAR HUF FULL          |                     |                      |                       |
|  |                    |         |               |                    | NAME KAUSHAL RAJ SACHAR HUF~CA=8800000~Marketval=8552000     |                     |                      |                       |
|  |                    |         |               |                    | Amount In Five Lakh Fifty Eight Thousand Rupees Only         |                     |                      |                       |
| Total  |                    |         | 5,58,000.00   | Words              |  |                     |                      |                       |
| Payment Details STATE BANK OF INDIA            |                    |         |               |                    | FOR USE IN RECEIVING BANK                                    |                     |                      |                       |
| Cheque-DD Details                              |                    |         |               |                    | Bank CIN   | Ref. No.            | 00040572023031888188 | IK0CDSAEC8            |
| Cheque/DD No.                                  |                    |         |               |                    | Bank Date  | RBI Date            | 18/03/2023-16:55:24  | Not Verified with RBI |
| Name of Bank                                   |                    |         |               |                    | Bank-Branch STATE BANK OF INDIA                              |                     |                      |                       |
| Name of Branch                                 |                    |         |               |                    | Scroll No. , Date Not Verified with Scroll                   |                     |                      |                       |

Department ID :

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

Mobile No. : 9987711026

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठीच वैध आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

