

391/8685

पावती

Original/Duplicate

Wednesday, May 05, 2021

नोंदणी क्र.: 39M

4:48 PM

Regn.: 39M

पावती क्र.: 9469

दिनांक: 05/05/2021

गावाचे नाव: मुलुंड

दस्तऐवजाचा अनुक्रमांक: करल4-8685-2021

दस्तऐवजाचा प्रकार: अॅग्रीमेंट ऑफ ट्रान्स्फर ऑफ टेनन्सी

सादर करणाऱ्याचे नाव: सुषमा प्रेमचंद्रन नायर - इनकर्मिंग टेनन्ट

नोंदणी फी

रु. 12000.00

दस्त हाताळणी फी

रु. 2560.00

पृष्ठांची संख्या: 128

DELIVERED

एकूण:

रु. 14560.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:05 PM ह्या वेळेस मिळेल.

सह. दु. निबंधक कुर्ला - 4

बाजार मुल्य: रु.0/-

मोबदला रु.1200000/-

भरलेले मुद्रांक शुल्क : रु. 60000/-

सह. दु. निबंधक कुर्ला - 4
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.560/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0505202102583 दिनांक: 05/05/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0505202102557 दिनांक: 05/05/2021

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.12000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001006547202122E दिनांक: 05/05/2021

बँकेचे नाव व पत्ता:

DELIVERED



महाराष्ट्र शासन - नॉदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन - 2021

A -1) महानगरपालिका : मुंबई

1. दस्ताचा प्रकार :- ट्रान्सफर ऑफ टैन्सी अनुच्छेद क्रमांक : _____

2. सादरकर्त्याचे नाव :- MRS. SUSHAMA PRECHANDRAN NAIR

3. तालुका :- कुर्ला

4. गावाचे नाव :- मुलुंड पश्चिम

5. नगरभूमापन क्रमांक / सर्वे क्रमांक/ अंतिम भूखंड क्रमांक:- 932, 932/1 TO 15

6. मूल्य दरविभाग (झोन) :- 123 :- उपविभाग :- 567

7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ मी दर :- - - - - -

8. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ :- 119.83 चौ. फुट. कारपेट एरिया / 13.36 चौ. मी. बिन्टअप एरिया

9. कार पार्किंग :- _____ गच्ची :- - पोटमाळा :- -

10. मजला क्रमांक :- तळ मजला उद्वाहन सुविधा :- आहे

11. बांधकाम वर्ष :- _____ घसारा :- _____

12. बांधकामाचा प्रकार :- आरसीसी / इतके पक्के / अर्धे पक्के / कच्चे

13. बाजारमूल्यदर तक्त्यातील मार्गदर्शन सूचना क्रमांक :- _____ ज्यान्वये दिनांक _____

14. निर्धारित केलेले बाजारमूल्य :- 0

15. दस्तामध्ये दर्शविलेला मोबदला :- 12,00,000/-

16. देय मुद्रांक शुल्क :- 60,000/- भरलेले मुद्रांक शुल्क :- 60,000/-

17. देय नॉदणी फी :- 12,000/-



लिपिक

सह दुय्यम निबंधक
सह दुय्यम निबंधक कुर्ला -
मुंबई उपनगर जिल्हा

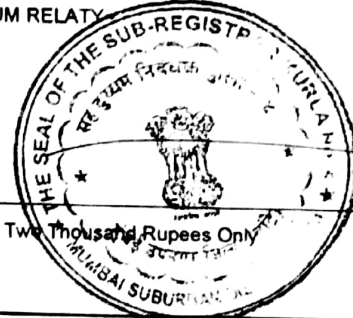


CHALLAN
MTR Form Number-6

करल ४		
८६८९	३	९२८
२०२१		



GRN	MH001006547202122E	BARCODE	[Barcode]		Date	05/05/2021-13:07:08	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	KRL4_JT SUB REGISTRAR KURLA NO 4			Full Name	SUSHAMA PREMCHANDRAN NAIR			
Location	MUMBAI			Flat/Block No.	ROOM NO 9, OLD BUILDING NAME ANAM			
Year	2021-2022 One Time			Premises/Building	NIWAS AND YOGINI NOW KNOWN AS ANUJ			
Account Head Details		Amount in Rs.	Road/Street	MAHATMA GANDHI ROAD				
330045501	Stamp Duty	60000.00	Area/Locality	MULUND WEST, MUMBAI				
330063301	Registration Fee	12000.00	Town/City/District					
			PIN	4 0 0 0 8 0				
			Remarks (If Any)	SecondPartyName=AUM RELATY				
			Amount In	Seventy Two Thousand Rupees Only				
			Words	72,000.00				
Payment Details			STATE BANK OF INDIA					
			FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	Ref. No.	00040572021050551524		CKQ4095940	
Cheque/DD No.			Bank Date	RBI Date	05/05/2021-13:24:07		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. : 7039411234

ट चलन केवल दृश्य निबंधक कार्यालय नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू.

N.V. Shukla

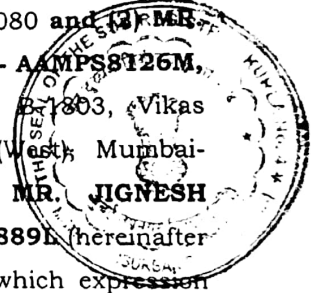
[Signature]



करल ४		
८६८	४	१२८
: १		

TRANSFER OF TENANCY AGREEMENT

THIS AGREEMENT OF TRANSFER OF TENANCY IS MADE AND ENTERED INTO AT MUMBAI ON THIS 25th DAY OF MAY 2021, between **M/S. AUM REALTY, PAN-ABNFA4030C** through its Partner, **Mr. JIGNESH ASHWIN KHILANI** aged about 40 years, (**PAN:AHWPK6889L**) a Partnership Firm duly registered under Indian Partnership Act, 1932, and having its registered office at 2, Prabhu Krupa Building, Tilak Road, Ghatkopar (East), Mumbai 400077 (hereinafter referred to as **"THE LANDLORDS"** (which expression shall unless repugnant to the context or meaning thereof mean and include the partners or partner for the time being of the firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/his/her assigns) of the FIRST PART (1) **MR. HARSHAD MANEKLAL SHAH** aged 70 years, **PAN- AMLPS0494F**, Hindu, Adult, Indian Inhabitant, residing at B-1903, Vikas Paradise Tower No.III, L.B.S. Marg, Mulund (West), Mumbai-400080 and **MR. KAUSHIK MANEKLAL SHAH** aged 58 years, **PAN- AAMPS8126M**, Hindu, Adult, Indian Inhabitant, residing at B-1803, Vikas Paradise Tower No.III, L.B.S. Marg, Mulund (West), Mumbai-400080 through their Constituted Attorney **MR. JIGNESH ASHWIN KHILANI** aged 40 years, **PAN-AHWPK6889L** (hereinafter referred to as the **"CONFIRMING PARTIES"**) (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors administrators and assigns) of the SECOND PART; **MRS. NEETA VIJAY SHUKLA** aged _____ years, Hindu, Adult, Indian Inhabitants, having address at **Room No. 9, Ground Floor, "ANAM NIWAS"** then known as **YOGINI** and now known as **"ANUJ"** situate lying and being at Mahatma Gandhi Road, Mulund (West), Mumbai-400 080, hereinafter called the **OUTGOING TENANTS** (Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors administrators and assigns) of the THIRD PART and **MRS. SUSHAMA PREMCHANDRAN NAIR**, aged 48 years, **PAN-AAYPN2358J** also Hindu, Indian Inhabitant of Mumbai, presently

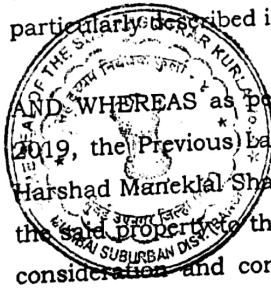


Handwritten signatures:
 @khilani
 @khilani
 N.V. Anush
 Shukla

करल ४		
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२०२१		

residing at Flat No.-206, Dreams, Building No.2-D,L B S Marg, Bhandup (West) Mumbai-400078. hereinafter called the **INCOMING TENANT** (Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her respective heirs, executors administrators and assigns) of the **FOURTH PART**.

WHEREAS the Landlords are the Owners of the property known as "**ANAM NIWAS**" then known as **YOGINI** and now known as "**ANUJ**" standing thereon along with the tenants occupied thereon admeasuring about 905.50 sq. mtrs area plot bearing No. 807/817, Survey Nos. 1000, 1001 and 320-A and CTS Nos.932, 932/1 to 15 at Mahatma Gandhi Road, Mulund (West), Mumbai-40080, Village Mulund (West), Taluka Kurla District Mumbai Suburban Registration District and Sub District of Mumbai City and Mumbai Suburban District within the limits of "T" Ward (hereinafter referred to as "**THE SAID PROPERTY**") and more particularly described in the schedule hereunder written.



AND WHEREAS as per Agreement for Sale dated 11th December 2019, the (Previous) Landlords, the Confirming Parties herein Mr. Harshad Maneklal Shah and Mr. Kaushik Maneklal Shah had sold the said ~~PROPERTY~~ to the Landlords herein M/s. Aum Realty for the consideration and conditions agreed between themselves. The said Agreement for Sale is registered in the Office of the Jt. Sub Registrar, Kurla-4, vide Sr.No.KRL4-15860-2019 on 11th December 2019.

AND WHEREAS various Tenants are occupying residential, commercial etc. in the building constructed on plot of land, as a monthly Tenants of the Landlords.

AND WHEREAS originally Late **MR. VIJAY KANTILAL SHUKLA** was the tenant of the building ANAM NIWAS. He died intestate on 29/07/2009. The Outgoing Tenants are the only legal heirs of the deceased **MR. VIJAY KANTILAL SHUKLA**. Upon application made

[Handwritten signature]

[Handwritten signature]

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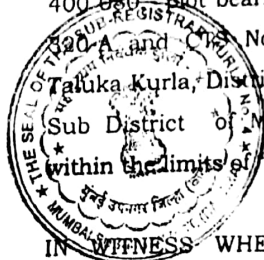
करल ४		
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२०२१		

14. Stamp Duty and/or Registration charges payable on this Agreement shall be borne and paid by New Tenant and that the New Tenant, the Landlords & Outgoing Tenants will attend the Registration office for said purpose.

15. It is hereby specifically agreed and declared by and between the parties hereto that all the terms and conditions of the tenancy have been recorded in this Transfer of Tenancy Agreement. Any variation to these presents would be valid and binding only if the same are duly recorded in writing and signed by the parties hereto.

SCHEDULE

All that premises being Room No.9 admeasuring about 119.83 Sq. Feet Carpet Area on the Ground Floor Area of the building known as "ANAM NIWAS" then known as "YOGINI" and now known as "ANUJ" situate lying and being at Municipal Tax Assessment No.T-2420/808, Mahatma Gandhi Road, Mulund (West), Mumbai-400 080 plot bearing No. 807/817, Survey Nos. 1000, 1001 and 1002 and Nos.932, 932/1 to 15 Village Mulund (West), Taluka Kurla, District Mumbai Suburban Registration District and Sub District of Mumbai City and Mumbai Suburban District within the limits of "T" Ward.



IN WITNESS WHEREOF THE parties hereto have set and subscribed their respective hands on the day and the year first here in above written.

SIGNED SEALED AND DELIVERED)
 By the within named "LANDLORD NO.1")
M/s. AUM REALTY
through its Partners
Mr. JIGNESH ASHWIN KHILANI)
 In the presence of)



(Left Hand Thumb Impression)

1) Harish Tanna

Jignesh Khilani
 Full Signature

2) Hiten A. Gala

करल 8
 1.4.14 90 9.21
 2029

SIGNED SEALED AND DELIVERED)
 By the within named CONFIRMING PARTIES)
MR. HARSHAD MANEKLAL SHAH &)
MR. KAUSHIK MANEKLAL SHAH)
 through their Constituted Attorney)
MR. JIGNESH ASHWIN KHILANI)
 In the presence of)



1) Harish. Tanna.

(Left Hand Thumb Impression)

2) Hiten A. Gala

[Handwritten Signature]
 Full Signature

SIGNED SEALED AND DELIVERED)
 By the within named "OUTGOING TENANT")
MRS. NEETA VIJAY SHUKLA,)
 In the presence of)



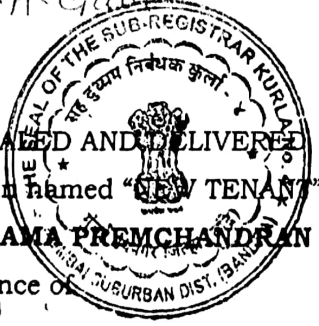
1) Harish

(Left Hand Thumb Impression)

2) Hiten A. Gala

[Handwritten Signature]
 Full Signature

SIGNED SEALED AND DELIVERED)
 By the within named "NEW TENANT")
MRS. SUSHAMA PREMCHANDRAN NAIR,)
 In the presence of)



1) Harish

(Left Hand Thumb Impression)

2) Hiten A. Gala

[Handwritten Signature]
 Full Signature

करल ४		
८६८५	११	१२८
२०२१		

RECEIPT

Received from the New Tenant **MRS. SUSHAMA PREMCHANDRAN NAIR**, a sum of Rs.11,00,000/- (Rupees Eleven Lakh Only) details of which is given hereunder as referred in Clause No.2 of this Transfer of Tenancy Agreement.

Sr. No.	Date	Cheque No.	Name of the Bank and Branch	Amount
1.	05/05/2021			
2.		Pay order	SBI Prayagrah	11,00,000/-
3.		353886	Branch	
4.			CCPC	
5.				
6.				
7.				
8.			TOTAL :-	11,00,000/-

This receipt is issued subject to realization of cheque.

We Say Received,

N.V. Shukla

MRS. NEETA VIJAY SHUKLA
OUTGOING TENANTS

WITNESS:

1. *Aten: A. Gala*
2. *Havish*



14 54:34 PM

फ़ाइल/8685/2021

ऑगोमेंट ऑफ ट्रांस्फर ऑफ टेन्टसी

दस्ता गोपवारा भाग-2

फ़ाइल नं. 8685/2021
दिनांक 27/05/2021

एकपक्षाचे नाव व पत्ता

नगरहद्द मानेकाला शाह तर्फे मुखत्यार जिम्मेदार अश्विन खिलानी मा-यगा देणार
तर्फे कबुलीजबाबदारीता राहुल खिलानी - मान्यता देणार
पत्ता-प्लॉट नं. बी-1903, माळा नं. 19 वा मजला , इमारतीचे
स्वाक्षरी-
नाव: विकास पॅराडाईस टॉवर नं 3, ब्लॉक नं: एल बी एस मार्ग,
रोड नं: मुहुड परियम, मुंबई, महाराष्ट्र, MUMBAI.
फोन नंबर:AMLPS0494F

नाव कोशिक मानेकाला शाह तर्फे मुखत्यार जिम्मेदार अश्विन
खिलानी तर्फे कबुलीजबाबदारीता राहुल खिलानी - मान्यता देणार
पत्ता-प्लॉट नं. बी-1903, माळा नं. 19, इमारतीचे नाव: विकास
पॅराडाईस टॉवर नं 3, ब्लॉक नं: एल बी एस मार्ग, रोड नं: मुहुड
परियम, मुंबई, महाराष्ट्र, MUMBAI.
फोन नंबर:AAMPS8126M

नाव मेसर्स ऑम रिअल्टी तर्फे भागिदार जिम्मेदार अश्विन खिलानी
तर्फे कबुलीजबाबदारीता राहुल खिलानी
पत्ता-प्लॉट नं. ऑफिस नं 2, माळा नं 5, इमारतीचे नाव: प्रभू
रूप विल्डींग, ब्लॉक नं: टिळक रोड, रोड नं घाटकोपर पूर्व,
मुंबई, महाराष्ट्र, MUMBAI.
फोन नंबर:ABNFA4030C

नाव नीता विजय शुक्ला - आऊटगॉइंग टेनंट
पत्ता-प्लॉट नं: स्म नं 9, माळा नं: तक मजला , इमारतीचे नाव: वय :59
अनम निवास, योगिनी निवास व आताचे नाव अनुज, ब्लॉक नं:
माल्ता गांधी रोड, रोड नं: मुहुड परियम, मुंबई, महाराष्ट्र,
MUMBAI.
फोन नंबर:BJFPS9286P

नाव सुषमा प्रेमचंदन नायर - इनकॉमिंग टेनंट
पत्ता-प्लॉट नं. प्लॉट नं 206, माळा नं: - इमारतीचे नाव: ड्रिप्स
वय :48
विल्डींग नं 2-डी, ब्लॉक नं: एल बी एस मार्ग, रोड नं: मांडुप
परियम, मुंबई, महाराष्ट्र, MUMBAI.
फोन नंबर:AAYPN2358J

खुद करून देणार तथाकथित ऑगोमेंट ऑफ ट्रांस्फर ऑफ टेन्टसी वा दस्ता खेवज करून दिल्याचे कबुल करतात
: ची वेळ:05 / 05 / 2021 04 : 49 : 56 PM

म असे निवदीत करतात की ते दस्तऐवज करून देण-यांना व्यक्तीचा ओळखतात, व त्यांची ओळख पटवतात

हकाराचे नाव व पत्ता

व्यक्तिगत - गावा

वय:46

ना:401 विमजी भवन एम
फोन नंबर:400077

वहरीच - तला

वय:57

ना:बी-4/502 लोक
न नंबर:400080



स्वाक्षरी

Hiten A. Gali

स्वाक्षरी

Hiten A. Gali

ची वेळ:05 / 05 / 2021 04 : 50 : 40 PM

ची वेळ:05 / 05 / 2021 04 : 51 : 25 PM मोदणी पुस्तक 1 मध्ये

पृष्ठा - 4

पक्षकाराचा प्रकार

मान्यता देणार

वय :37

स्वाक्षरी:-

R. A. K. W. S.

मान्यता देणार

वय :37

स्वाक्षरी:-

R. A. K. W. S.

निवून देणार

वय :37

स्वाक्षरी:-

R. A. K. W. S.

निवून देणार

वय :59

स्वाक्षरी:-

M. S. J. S.

निवून देणार

वय :48

स्वाक्षरी:-

A. M. S.

छायाचित्र



अंगठ्याचे उदा



छायाचित्र



अंगठ्याचे उदा

