

Mrs vina Anuja

Sale deed

Flat no . 501

Arjun Apart . chembur.

mumbai - 71

Receipt (pavti)

369/2080

पावती

Original/Duplicate

Tuesday, February 08, 2022

नोंदणी क्र.: 39M

4:23 PM

Regn.: 39M

पावती क्र.: 2381 दिनांक: 08/02/2022

गावाचे नाव: चेंबूर

दस्तऐवजाचा अनुक्रमांक: करल1-2080-2022

दस्तऐवजाचा प्रकार: सेल डीड

मादर करणान्याचे नाव: वीणा वीरिन अहुजा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 31000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:43 PM ह्या वेळेस मिळेल.

M. Jagtap
दु. निबंधक कुर्ला-१

बाजार मूल्य: रु. 22504558.25/-

मोवदला रु. 28500000/-

भरलेले मुद्रांक शुल्क: रु. 1425000/-

(प्र) सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु. 1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0802202211648 दिनांक: 08/02/2022

बँकेचे नाव व पत्ता:

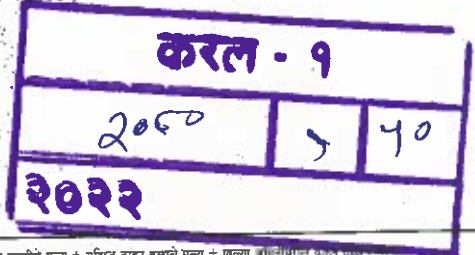
2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012785175202122E दिनांक: 08/02/2022

बँकेचे नाव व पत्ता:

Mina Deyo

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202202087410			08 February 2022,04:10:05 PM करल।		
मूल्यांकनाचे वर्ष	2021					
जिल्हा	मुंबई(उपनगर)					
मूल्य विभाग	98-चेंबूर - कुर्ला					
उप मूल्य विभाग	98/445भुभाग: उत्तरेस रेल्वे, पुर्वेस गाव हद्द, दक्षिणेस न्ही. एन. पुरव मार्ग व पश्चिमेस रामकृष्ण चेंबूरकर मार्ग					
खर्च नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#1340					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
	92500	178060	210550	275200	178060	चौरस मीटर
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	117.05चौरस मीटर	मिळकतीचा वापर-	निवासी स्वरुप	मिळकतीचा प्रकार-	बांधीव
	बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.178060/-
	उद्वाहन सुविधा-	आहे	पत्रला -	5th floor To 10th floor		
रस्ता सन्मुख -	Sale Type - First Sale					
	Sale/Resale of built up Property constructed after circular dt.02/01/2018					
पत्रला निहाय घट/वाढ	= 105% apply to rate= Rs.186963/-					
घसा-यानुसार मिळकतीचा प्रति ची. मीटर. मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)					
	= (((186963-92500) * (100 / 100))+92500)					
	= Rs.186963/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 186963 * 117.05					
	= Rs.21884019.15/-					
E) यकिन वाहन तळाचे क्षेत्र	13.94चौरस मीटर					
बंदित वाहन तळाचे मूल्य	= 13.94 * (186963 * 25/100)					
	= Rs.620539.1/-					
एकात्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळप्राप्त मूल्य + मर्यादित पत्रला क्षेत्र मूल्य - तगवल्या गज्जिचे मूल्य + वरील गज्जिचे मूल्य + बंदित वाहन तळाचे मूल्य + खुल्या जमिनीचा दर					
	+ इतराती भोवतीच्या खुल्या जागेचे मूल्य + बंदित बाळकनी + यकिनकत घातवतक					
	= A + B + C + D + E + F + G + H + I + J					
	= 21884019.15 + 0 + 0 + 0 + 620539.1 + 0 + 0 + 0 + 0 + 0					
	=Rs.22504558.25/-					



Home Print



M. Jayant
(प्र) सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)



CHALLAN
MTR Form Number-6



GRN	MH012785175202122E	BARCODE			Date	08/02/2022-11:58:58	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			PAN No.(If Applicable)	AAFPA4893E			
Location	MUMBAI			Full Name	VINA VIREN AHUJA			
Year	2021-2022 One Time			Flat/Block No.	Flat No 501 5th Floor ARJUN CO-OPERATIVE			
Account Head Details		Amount In Rs.		Premises/Building	HOUSING SOCIETY LTD Plot No. 382			
0030045501	Stamp Duty	1425000.00		Road/Street	9th Road Chembur			
0030063301	Registration Fee	30000.00		Area/Locality	Mumbai			
				Town/City/District				
				PIN	4	0	0	0 7 1
				Remarks (If Any)	PAN2=ADLPN1456H~SecondPartyName=SOMY NAIR AND MADHUSUDHAN NAIR~CA=28500000~Marketval=22534000			
				Amount In	Fourteen Lakh Fifty Five Thousand Rupees Only			
				Words	2022			
Total			14,55,000.00					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332022020811203		707170201
Cheque/DD No.				Bank Date	RBI Date	08/02/2022-12.02.23		
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scrip			

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2022
340



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालान केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चालान वापरू नये.

(Handwritten signatures)

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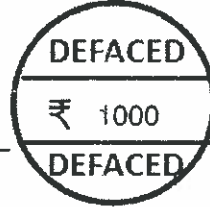


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0802202211648	Receipt Date	08/02/2022
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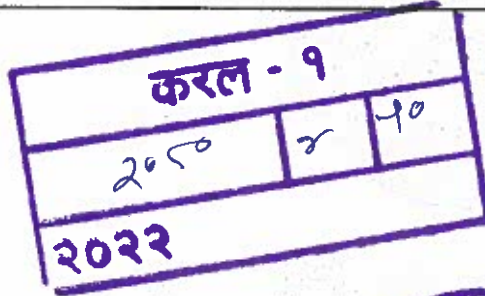
Received from VINA AHUJA, Mobile number 9800000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 2080 dated 08/02/2022 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIN	Payment Date	08/02/2022
Bank CIN	10004152022020810451	REF No.	203915365137
Deface No	0802202211648D	Deface Date	08/02/2022

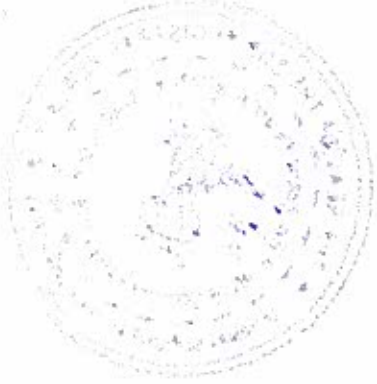
This is computer generated receipt, hence no signature is required.



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1986
5085



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0802202211648	Date 08/02/2022
Received from VINA AHUJA, Mobile number 9800000000, an amount of Rs. 1000/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 08/02/2022
Bank CIN 10004152022020810451	REF No. 203015365137
This is computer generated receipt hence no signature is required.	

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SALE DEED

This Sale Deed is made and entered into at Mumbai on this 8th day of February, 2022, between **(1) Mrs. SOMY NAIR (PAN : ADLPN 1456H)**, aged about 55 years, **(2) Mr. MADHUSUDHAN NAIR (PAN : AAVPN8388B)**, aged about 59 years, both Hindu, Indian Inhabitants of Mumbai, residing at 110, Nestle Apartments 3C, P.B.Marg, Worli, Mumbai 400013, (hereinafter referred to as “**the VENDORS**”) which expression shall unless its repugnant to the context or meaning thereof, include their executors, successors, administrators and permitted assigns) of the ONE PART



AND

Mrs. VINA VIREN AHUJA (PAN : AAFPA4893E), aged about 60 years, Indian Inhabitant of Mumbai, residing at Bunglow No. 1, Neelkanth Tirth Co – Op. Housing Society Ltd., Road No. 6, Near Diamond Garden, Chembur, Mumbai – 400 071 (hereinafter referred to as “**the PURCHASER**”) which expression shall unless its repugnant to the context or meaning thereof, include her heirs, executors, successors, administrators and assigns) of the OTHER PART :

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२०८६	८	५०
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AND WHEREAS the VENDORS are having seized, possessed of or otherwise well and sufficiently entitled to the residential premises being Flat No. 501 on the 5th Floor in Building known as "ARJUN APARTMENT" of ARJUN CO-OPERATIVE HOUSING SOCIETY LTD., situated at Plot No. 382, 9th Road, Chembur, Mumbai – 400 071, admeasuring 97.54 Sq. Meters carpet area together with One Covered Car Parking or thereabout lying and being situated on Plot bearing C.T.S. No. 1340 at Village : Chembur, in the Registration District and Sub-District of Greater Mumbai and Mumbai Suburban District, (hereinafter for the sake of brevity referred to as "the said Flat Premises") more particularly described in the Schedule hereunder written.

AND WHEREAS the said Flat Premises was purchased by Vendors (therein referred to as the PURCAHSERS) of Other Part from M/s. Associated Engineers having its office at 3 A, Aman Apartments, Plot No. 54 A 5th Road, Khar (West), Mumbai – 400 052, therein referred to as the PROMOTERS of One Part vide Agreement dated 15th May 2008, duly registered with the Sub Registrar of Assurances at Kurla - 4 vide Document Registration No BDR14/ 03360/2008 dated 22nd May 2008.

AND WHEREAS since then the VENDORS are in exclusive use, occupation and in possession of the said Flat Premises and one of the bonafide members of the ARJUN CO-OPERATIVE HOUSING SOCIETY LTD., a Society duly registered under the provisions of Maharashtra Co-Operative Society Act, 1960, having Registration No. MUM / WM / HSG / (TC) / 10655 / 2013 – 14. Further the VENDORS have agreed that so far the Society has not issued Share Certificate to any members of the



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Society and also declared and confirmed that as and when issued, it shall be issued in the name of PURCHASER only.

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AND WHEREAS the VENDORS are paying all taxes, outgoings, society maintenance charges and all other outgoings, etc. pertaining to the said Flat Premises to the Society and other concerned and competent authorities from time to time.

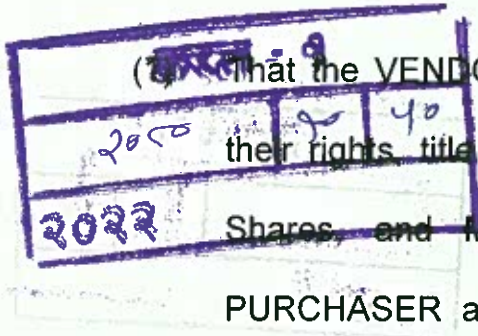
AND WHEREAS now the VENDORS have agreed to sell, assign and transfer all their rights, title and interest in respect of the above said Flat Premises bearing Flat No. 501 on the 5th Floor in Building known as "ARJUN APARTMENT" of ARJUN CO-OPERATIVE HOUSING SOCIETY LTD., situated at Plot No. 382, 9th Road, Chembur, Mumbai – 400 071, admeasuring 97.54 Sq. Meters carpet area together with One Covered Car Parking and shares along with the Society Membership and Ownership rights to the PURCHASER herein; and the PURCHASER after thorough inspection of all original documents and satisfying clear title of the said Flat Premises, Shares and membership and ownership rights of the VENDORS, the PURCHASER has agreed to purchase and acquire all rights, title and interest of the VENDORS together with Shares and permanent and absolute ownership right of use and occupation of the said Flat Premises for the total cost price consideration of Rs. 2,85,00,000/- (Rupees Two Crores Eighty Five Lacs Only) on the following terms and conditions:



NOW THEREFORE THESE PRESENTS WITNESSETH AS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

[Handwritten signature]

[Handwritten signature]



(काल: १) That the VENDORS hereby agreed to sell, assign and transfer all their rights, title and interest in respect of the said Flat Premises, Shares, and Membership rights of the said Society to the PURCHASER and the PURCHASER who is in acute need of a residential premises and has agreed to purchase and acquire all rights, title and interest of the VENDORS in respect of the said Flat Premises along with Shares, Membership rights of the said Society together with the permanent and absolute right of use and occupation of the above said Flat Premises on ownership basis.

(2) That the PURCHASER has agreed to pay on or before execution of this Sale Deed and paid to the VENDORS the sum of Rs. Rs.2,85,00,000 (Rupees Two Crores Eighty Five lakhs only) in respect of Flat No. 501 of the said Society, as the total full and final consideration / cost price of Rs. Rs.2,85,00,000 (Rupees Two Crores Eighty Five lakhs only) and the VENDORS hereby admit and acknowledge the payment receipt at the foot hereof:

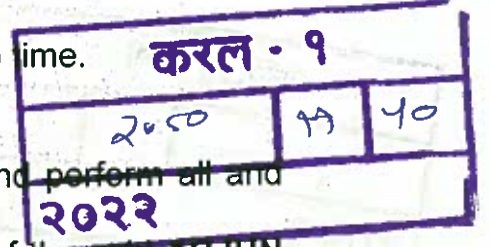


(3) That the VENDORS do hereby covenant with the PURCHASER that they have not availed any Loan against the said Flat Premises and the title of the said Flat Premises is clear and free from all lien, mortgage and encumbrances and the VENDORS have not created any third party rights in respect of the said Flat Premises and Shares of the said Society.

(4) That the PURCHASER has agreed to become the member of the said **ARJUN CO-OPERATIVE HOUSING SOCIETY LTD.**, and

[Handwritten signatures]

abide by all and singular bye-laws, rules and regulations adopted by the said Society or which it may adopt from time to time.



(5) That the PURCAHSER has agreed to observe and perform all and every term/s and conditions and the stipulations of the said **ARJUN CO-OPERATIVE HOUSING SOCIETY LTD.**, and regularly pay the maintenance charges to the said Society including Municipal Taxes, Water Charges, Electricity Charges and other outgoings etc. in respect of the said Flat Premises and shall not withhold the same for any reason whatsoever.

(6) That the Purchaser accepts and acknowledges that the Licensor has given the said flat premises on leave and licence to Miss Deepa Ashwin Mehta, on terms and conditions, as more specifically set out in the leave and licence agreement dated 18/06/21 and this Sale Deed is subject to the terms of the said leave and licence agreement. The Vendor agrees to terminate the licensee Miss Deepa Ashwin Mehta immediately upon registration of this Sale Deed to recognize the Purchaser as the Licensor upon consummation of this transaction.



(7) That the VENDORS hereby declare that:

(a) The VENDORS have not entered into any Agreement for Sale / Sale Deed / Deed of Transfer with any other person/s in respect of the said Flat Premises.

(b) The VENDORS have not assigned and transferred their rights, title and interest in the above said Flat Premises and Shares to any other person/s.

(c) The VENDORS hereby covenant with the PURCHASER that the said Flat Premises is free from all lien, mortgage and there is no charge or encumbrance is pending against the said Flat Premises with any Bank / Financial Institutions / any other body or any individuals thereof.

(d) Except the VENDORS no other person/s have any rights, title and interest in the above said Flat Premises and Shares and they being the bonafide member of the said Society have full and absolute right authority to sell, assign and transfer all their rights, title and interest in respect of the above said Flat Premises, Shares and membership rights of the said Society in favour of the PURCHASER.

(e) No suit, proceedings, litigations, etc. is pending against the said Flat Premises nor is the said Flat Premises a subject matter in any Court of Law.

(f) That it is hereby further agreed by and between VENDORS and the PURCHASER that the Transfer Charges payable to the said Society shall be equally shared by the VENDORS and the PURCHASER.

(g) That the Stamp Duty, Registration Charges, Advocate's legal fees and out of pocket expenses shall be paid by the PURCHASER only.

(h) That the VENDORS do hereby covenant with the PURCHASERS that they shall pay and clear all dues, taxes,

outgoings, water charges, Society Maintenance Charges and Electricity Charges pertaining to the said Flat Premises till the date of handing over of the actual vacant and peaceful possession of the Flat Premises to the PURCHASER and from the date of occupation the PURCHASER shall be responsible for the payment all taxes, outgoing, water charges, Society Maintenance Charges, Electricity Charges and all other amounts in respect of the said Flat Premises to the said Society, B.M.C., Reliance Energy Limited and/or other concerned and competent authorities directly for which the VENDORS shall not be held responsible.

2022-23		
2020	93	40
2022		

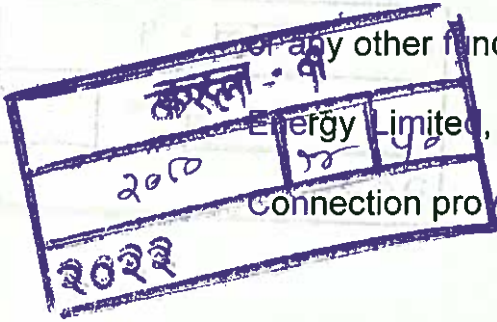
(8) That the VENDORS do hereby further covenant with the PURCHASER that the said PURCHASER, on payment of the full and final consideration amount as stated hereinabove in respect of the said Flat Premises will quietly and peacefully use, possess and occupy the above said Flat Premises without any let, hindrance, denial, demand, interruption, eviction by the VENDORS or any other person/s lawfully claiming or equitably claiming through or under them in future.



(9) That the VENDORS hereby further agree and declare they or any of their family members, legal heirs and executors shall not claim any rights, title and interest in respect of the said Flat Premises, Shares and membership rights of the said Society in future.

(10) The VENDORS hereby accords the irrevocable consent for the transfer unto the name of the PURCHASER all the moneys and credits lying in the name of the VENDORS either with the said Flat,

as and by way of Share Capital, Sinking Fund, Building Repair Fund
or any other fund or funds or Security Deposit lying with the Reliance
Energy Limited, as and by way of Security Deposit against Electric
Connection provided to "the said Flat".



(11) The VENDORS undertake to keep the PURCHASER and the Officers of the said Society harmless and indemnified against all claims, demands of any nature whatsoever from any one in respect of the transfer of the said Flat and their rights, title in the property of the said Society and in consideration amount and such other amounts received by the VENDORS from the PURCHASER till the transfer is binding on VENDORS, their legal heirs, legal representatives, executors, administrators and assignees at their own costs and shall not allow the PURCHASER and the said Society to suffer on this account.



That the VENDORS agree and undertake to keep the PURCHASER harmless and indemnified from all actions, charges, claims, demands and suits filed by any person or persons claiming any interest in respect of the above said Flat Premises, Shares and Membership rights of the said Society referred to as above.

(13) That the VENDORS hereby further agree with the PURCHASER that they will from time to time and at all times hereafter whenever called for by the PURCHASER do and execute and caused to be done and executed all acts, deeds and things whatsoever for more perfectly securing interest of the PURCHASER in the above said Flat Premises as shall or may be reasonably required and also lodge this Agreement For Sale before the Sub-Registrar of Assurances,

Taluka-Kurla (Chembur) Mumbai for registration purpose and to execution thereof.

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२०२०	१५	१०
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- (14) That the VENDORS shall obtain necessary ~~NO~~ OBJECTION CERTIFICATE from the said ARJUN CO-OPERATIVE HOUSING SOCIETY LTD. for affecting the transfer of the Flat Premises and Shares to the name of the PURCHASER and shall hand over the same to the PURCHASER for completing the registration formalities.
- (15) That the VENDORS hereby undertake to put forth the PURCHASER in exclusive, vacant and peaceful possession and occupation of the above said Flat Premises and hand over all original Agreement for Sale, Society Maintenance Receipts, Share Certificate and other relevant documents pertaining to the said Flat Premises to the PURCHASER on receipt of the full and final consideration amount as hitherto stated in Clause No. 3.



SCHEDULE OF PROPERTY

All that piece and parcel of Flat Premises bearing Flat No. 501 on the 5th Floor in Building known as "ARJUN APARTMENT" of ARJUN CO-OPERATIVE HOUSING SOCIETY LTD., situated at Plot No. 382, 9th Road, Chembur, Mumbai – 400 071, admeasuring 97.54 Sq. Meters carpet area together with One Covered Car Parking or thereabout lying and being situated on Plot bearing C.T.S. No. 1340 at Village : Chembur, in the Registration District and Sub-District of Mumbai Suburban.



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IN WITNESS WHEREOF the parties hereto have hereunto set and

subscribed their respective hands on the day and the year first hereinabove written:

SIGNED, SEALED AND DELIVERED)
 BY THE WITHIN NAMED "VENDORS")

(1) Mrs. SOMY NAIR)

Through her constituent POA holder)
 Mr. Madhusudhan Nair)



Handwritten signature of Mr. Madhusudhan Nair



(2) Mr. MADHUSUDHAN NAIR)



Handwritten signature of Mr. Madhusudhan Nair



in the presence of

(1) Sandeep N. Doke *Sandeep N. Doke*

(2) CHANDRAKANT B. SAWANT *Chandrakant B. Sawant*

SIGNED, SEALED AND DELIVERED)

BY THE WITHIN NAMED)

"PURCHASER")

(1) Mrs. VINA VIREN AHUJA)



Handwritten signature of Mrs. Vina Viren Ahuja



in the presence of

(1) Sandeep N. Doke *Sandeep N. Doke*

(2) CHANDRAKANT B. SAWANT *Chandrakant B. Sawant*



RECEIPT

करल - १		
२०२०	१०	४०
२०२२		

RECEIVED of and from Mrs. VINA VIREN AHILIA a sum of Rs. 2,85,00,000/- (Rupees Two Crores Eighty Five Lakhs Only) towards Full and Final payment for sale of the Flat No. 501 on the 5th Floor in Building known as "ARJUN APARTMENT" of ARJUN CO-OPERATIVE HOUSING SOCIETY LTD., situated at Plot No. 382, 9th Road, Chembur, Mumbai – 400 071, admeasuring 97.54 Sq. Meters carpet area together with One Covered Car Parking. The payment details are as under :

Sr. No.	Cheque/ Payorder/ RTGS	Date	Amount	Bank Name	Branch
1	007187	18/04/18	11,00,000/-	Federal Bank Ltd.	Vashi
2	RTGS	25/05/18	50,00,000/-	Federal Bank Ltd.	Vashi
3	RTGS	06/07/18	50,00,000/-	Federal Bank Ltd.	Vashi
4	166639	08/02/22	1,71,15,000/-	Federal Bank Ltd.	Vashi
	TDS		2,85,000/-		
	TOTAL		2,85,00,000/-		

WE SAY RECEIVED RS. 2,85,00,000/-

Mrs. SOMY NAIR

Mr. MADHUSUDHAN NAIR
VENDOR

WITNESSES :

(1) Sandeep N. Dole

(2) CHANDRABANT B. SAWANT

करल - १
 २०० १५ ४०
 २०२२

मालमत्ता पत्रक



पत्रक/पत्रिका - चंद्र
 भाषण/प.पु.भा.भा. - म.पु.अ. चंद्र

सुविधापत्र
 मालमत्ता पत्रक
 वर्ष १९६६ (श्रीमती विमल प्र.अपयंत नाम)
 पृष्ठा
 तर पत्र
 ता मी

बंदर-१४
 ३३६० ३३
 २००६

दिनांक	व्यवसाय	सं. प्रतिकां	नोदन फारस (म) पट्टेदार (प) किंवा फार (प)	ता.सं.सं.
१२/१२/२००५	'पारतमं' संपूर्ण मिळकत		'पारतमं' १) श्री शशीकान्त अपयंत हाटे. २) श्री विनायकान्त अपयंत हाटे.	



मालमत्ता करणारा - श्रीमती विमल प्र.अपयंत

नव नोंदणी करणारा...
 मर्यादित हक्क...
 दिनांक...
 पत्रक...
 पत्रिका...
 पत्रिका...

ही या कार्यालयाचे अधिकारक्षेत्रातील मिळकत पत्रिकेच्या वृत्ताच्या ताल प्रतिलिपी आहे व या मिळकतीचे त्यामध्ये नमूद केलेले क्षेत्र ... ६५८.९ ... चौ रा मीटर मधारात हणन सहाशे अठ्ठावन सप्टमीटर चौ रा मीटर (अठरा) हे क्षेत्र मालमत्ता करान्वये केलेले असून हे पटोदार आहे.

वर उल्लेख केलेल्या क्षेत्रातील मिळकत पत्रिकेमध्ये ही मिळकत नमूद झाली आहे. त्यामध्ये नमूद केलेल्या क्षेत्रात सुटका होऊन अज नसल्याचे कोणत्याही बंदर झालेला नाही.

(२२/१२/२००५)
 नगर घुमापन अधिकारी
 मुंबई



ARJUN Co-operative Housing Society Ltd.

Plot No. 382, CTS # 1340, M Ward Suburban Scheme, 9th road, Chembur, Mumbai 400 071
[Reg. No. MUM/WM/HSG/(TC)/10655/2013 – 14/14]

TO WHOMSOEVER IT MAY CONCERN

This is to certify that **Mrs. SOMY NAIR and Mr. MADHUSUDHAN NAIR** are the absolute owners of Flat No. 501, 5th Floor area admeasuring 97.54 Sq. Mtrs. Carpet area along with one ^{covered} Car Parking in the Building Known as Arjun Apartment of Arjun Co. – Op. Housing Society Limited, Plot No. 382 C. T. S. No. 1340, 9th Road, Chembur, Mumbai – 400 071 of our Society.

We do not have any objection in transferring the membership/ownership from **Mrs. SOMY NAIR and Mr. MADHUSUDHAN NAIR** and admitting **Mrs. VINA VIREN AHUJA** as a new member on execution of SALE DEED between them. The said Flat along with membership is free from any encumbrances, charge, lien, mortgage, claim of whatsoever nature. All the dues towards maintenance bills of society are paid till date.

We further state that the society in the process of issuing Share Certificate to the members and it will be issued in due course.

Thanking you,

Place : Mumbai

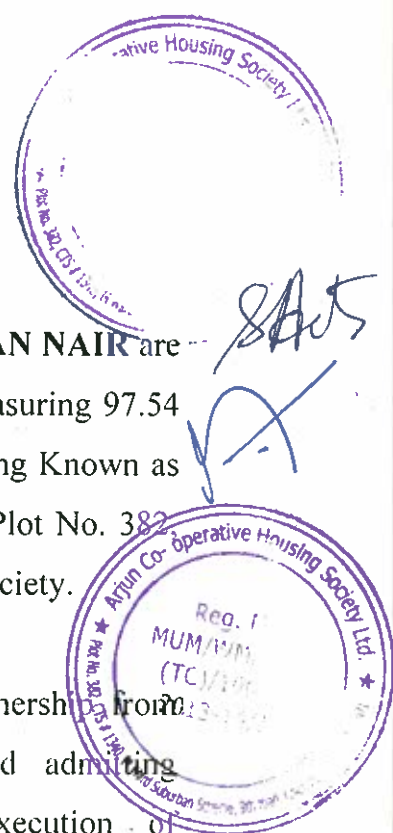
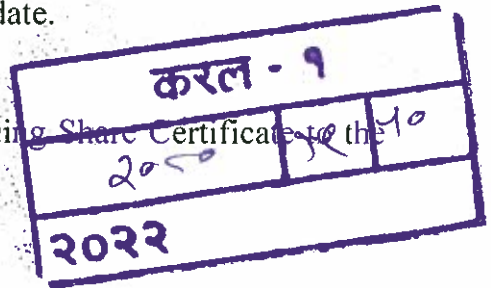
Date : 07/02/2022.

Yours Faithfully,

For Arjun Co – Op. Housing Society Ltd.,

Treasurer

Secretary





दुय्यम निबंधक: सह दु.नि.का-कुर्ला 4

दस्तक्रमांक व वर्ष: 3360/2008

नोंदणी 63 म.

Friday, May 23, 2008

सूची क्र. दोन INDEX NO. II

5:32:57 PM

गावाचे नाव : चेंबूर

करल - 9		
2000	20	40
2022		

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 12,300,000.00
बा.भा. रु. 6,943,991.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 1340 वर्णन: विभागाचे नाव - चेंबूर - कुर्ला, उपविभागाचे नाव - 98/445 - भुभाग: उत्तरेस रेल्वे, पूर्वेस गाव हद्द, दक्षिणेस व्ही. एन. पुरव मार्ग व पश्चिमेस रामकृष्ण चेंबूरकर मार्ग. सदर मिळकत सि.टी.एस. नंबर - 1340 मध्ये आहे. -----फ्लॅट नं. 501, 5 वा मजला, अर्जुन अपार्टमेंट, 9 वा रोड, चेंबूर मु. 71., (1)बांधीव मिळकतीचे क्षेत्रफळ 117.05 चौ.मी. आहे.

(3) क्षेत्रफळ

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)-

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) मे/- असोसिटेड इंजिनीअर्स तर्फे रमेश किशीनचंद गजारीय पांचोकराने मुंबई येथील अशोक रेड्डी AFBPG0113J - - -; घर/फ्लॅट नं: 3 ए, एमए अपार्टमेंट, प्लॉट 5, 1 वा रोड, खार प. मु. 52; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) सोमी नायर - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: 10 ए, एल बी एस मार्ग, मुलुंड प. मु. 80; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ADLPN14500
(2) मधुसुदन नायर - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: वरीलप्रमाणे; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAVPN3388B.

(7) दिनांक करून दिल्याचा 15/05/2008

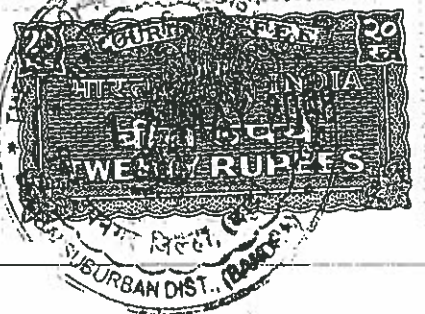
(8) नोंदणीचा 23/05/2008

(9) अनुक्रमांक, खंड व पृष्ठ 3360 /2008

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 597600.00

(11) बाजारभावाप्रमाणे नोंदणी रु 30000.00

(12) शेरा



मी लिहिला
मी वाचला
मी रुजवात बेतली

खरी प्रत

सह. दुय्यम निबंधक कुर्ला-४.
पंचई उपनगर जिल्हा.



क्र. 3360/2008... 4/20
दस्तावेजाचे ता. 23/5/08
दस्तावेजाचे मूळकळ लिही.
दिनांक: 23/5/08
सह. दुय्यम निबंधक, कुर्ला-४,
पंचई उपनगर जिल्हा.

94

Gen. 135 - 2000 (2)

VALID UPTO

करल - १		
20	29	40
2022		

MUNICIPAL CORPORATION OF GREATER MUMBAI
 FORM 'A'
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
 No. CE/ 6020 /BPES/AM

2 APR 2007

COMMENCEMENT CERTIFICATE

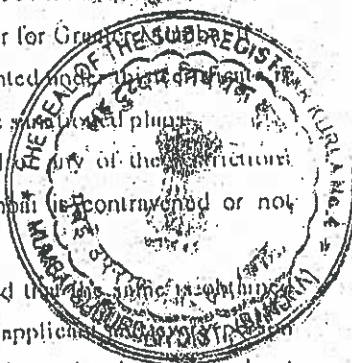
To,
Shri. Ramchandra K. Gajjar
Chamber



Sir,
 With reference to your application No. 3617 dt. 2/12/2005
 for Development Permission and grant of Commencement Certificate under Section 43 and 69 of
 Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission
 under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in
 on plot No. _____ C.T.S.No. 1340 Divy Village / Town
 Planning-Scheme No. Chamber situated at Road / Street _____ Ward
m/w the Commencement Certificate / Building permit is granted on the following

- conditions :-
- 1) The land vacated on consequence of the endorsement of the set back line / road widening line shall form part of the public street.
 - 2) 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 occupation permission has been granted.
 - 3) The commencement certificate/ development permission shall remain valid commencing from the date of its issue.
 - 4) This permission does not entitle you to develop land which does not vest in you.
 - 5) This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
 - 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if
 - a) The Development work in respect of which permission is granted is not carried out or the use thereof is not in accordance with the approved plan.
 - b) 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.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant or any person deriving title through or under him in such an even 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.

2340	30
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करल - १		
२०८०	२२	५०
२००३		

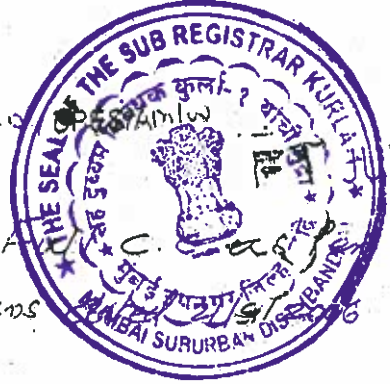
- 2 -

7) The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him. The Municipal Commissioner has appointed Shri Y. D. Zingavale Executive Engineer to exercise his powers and functions of the planning Authority under Section 45 of the said Act.

The C.C. is valid upto 11 APR 2008

C.C. upto Stilt level as per approved Plan dt. 21/9/06

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai



[Signature]
2/4/2007
Executive Engineer (Building Proposal)
Eastern Subs
FOR

बदर-१४	
२२६०	२८
२००६	

[Signature]
17/6/2007
Executive Engineer Building Proposal
(Eastern Suburbs.)

CE/6020/BPESIAM/W 19 DEC 2007

Full C.C. as per approved plans dtd: 01-11-2006

[Signature]
12/12/2007
Executive Engineer Building Proposal
(Eastern Suburbs.)



करल - १

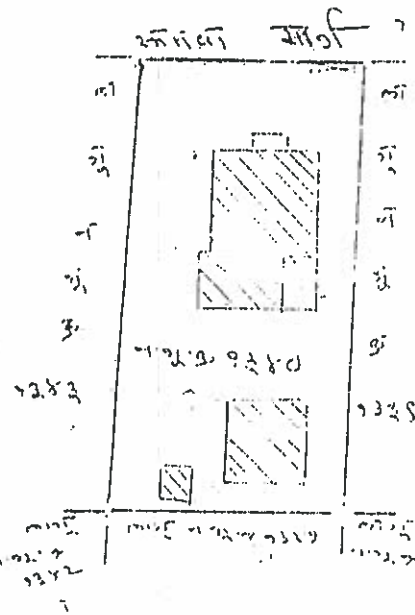
२० २३ ४०

२०२३

कार्यालय: श्री. एम. एम. लालव. बांकी रो. मुंबई-४००००९
पंजीकृत: श्री. एम. एम. लालव. बांकी रो. मुंबई-४००००९
क्र. ८९ अर्धन नमूनेची प्रकृती नमूनेची नमूनेची नमूनेची



बदर - १४
३३६०
२००६



निम्न शर्तवन्तः प्रमाणित करतामः किंवा
प्रमाणित करतामः किंवा प्रमाणित करतामः

एक वर्गफुट (१११११) एकच वर्गफुट... ११११११
दुसरे वर्गफुट (१११११) एकच वर्गफुट... ११११११
दिव्याची वर्गफुट... ११११११ एकच वर्गफुट... ११११११
दुसरा वर्गफुट... ११११११ एकच वर्गफुट... ११११११
दुसरा वर्गफुट... ११११११ एकच वर्गफुट... ११११११
एरी वर्गफुट... ११११११ एकच वर्गफुट... ११११११

२०/१२/०६
एम. एम. लालव
बदर

११/११ ११/११

RECEIPT NO.: 6262873

Mr. NAIR

BRIHANMUMBAI MAHANAGAR PALIKA

WARD

Date: 25/11/2021 10:45:51

Receipt No: 2021ACR03337508

Tax: Property

Account No MW03044500900000

501

Billing Name: SMT VIMAL J HATE SHASHI

Assessee's Name: SMT VIMAL JAYAWANT HATE

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered
------------	---------	---------	---------	-----------------	------------

Bill No.	Bill Dt.	Amount	ND+W.Fee+M.Party+G.Party+Dischg.F.+Unlawful+Adm.Chrg.	Total Dues	Early Bird Discount	Net Payable	Cash/ Chg Amt.
20212DBL13732330	01/09/2021	285586	0+0+0+0+0+0	121026	0	121026	42340



Seq.No. Instrument type Date No. MICR No. Bank Status Amount
 1/ Chq/ 24/11/2021/ 027991/ 400228013/ ICICI BANK LTD/ / 42340 Cheque 0 121026 0 121026 42340

Net Amount	CGST	SGST	UGST	IGST	Gross Value
42340	0	0	0	0	42340

Total In Words: Forty Two Thousand Three Hundred Forty Only

Advance Payment

Remark: Part Payment

HSN/SAC NO.: 99

MCGM PAN NO.:

MCGM GST NO.:

Type of Collection
 Note: Amount in Rupees

Cheque Received Subject to Realisation



Created By: MW-V-CRE04.CVE
 Printed By: Nilesch Mahadik
 Printed On: 25/11/2021 10:45:51

2021	2020	28	40
------	------	----	----

करल - 9

ARJUN CO OP HOUSING SOCIETY LTDRegn. No.MUM/WM/HSG/(TC)/10655/2013-14/14
PLOT NO 382 (CTS # 1340) 9th ROAD NO, CHEMBUR, MUMBAI-400071

Bill No : 362

Period: 01.01.2022 TO 31.01.2022

Flat No : 501

Name: Smt. Somy Nair / Shri. Madhusudhan Nair

करल - १		
Bill Date: ०१.०१.२०२२	२५	५०
२०२२		

Sr. No.	Particulars	Amount
1	Sinking fund	495.00
2	Water charges	1386.00
3	Capital Goods	0.00
4	Electricity charges	3693.00
5	Repairs Maintenance	1,488.00
SA	Major Repairs	1,488.00
6	Service /Maintenance charges	7269.00
7	Lift Maintenance	1155.00
8	Non Occupancy charges	1005.00
9	Parking charges	900.00
10	Welfare expenses	300.00
11	Miscellaneous charges(round off)	9.00
12	Interest on delayed payment Received	0.00
13	others	

Total

Less / Add (-) Excess / (+) Arrears

Net Payable #NAME?**Due Date: 15.02.2022**

1. Please pay by cross cheque only
2. Payments may also be made by online "funds transfer (neft)
3. Payment must be made latest by the 30th of the first month of the quarter/or within 30 days of receipt of the bill, whichever is later.
4. Late payments will incur overdue interest @18%p.a.
5. Please write name of flat owner and flat No. and mobile no. on the reverse side of the cheque.
6. Please send written intimation to Secretary/Treasurer (vide letter/sms/whatsapp/e-mail) in the case of neft transfer bank intimation /confirmation does not include name of transferor.

For ARJUN CO OPERATIVE HOUSING SOCIETY LTD.**Hon. Secretary / Treasurer.****Payment received in the previous quarter**

Ch. No	Date	Bank	Amount-Rs.
0	21.12.21	BY NEFT	19188



प्राथमिक

पावती

Original/Duplicate

Wednesday, November
19, 2014
10:23 AM

नोंदणी क्र.: 39M		
करल - 9		
Regn.: 39M		
दिनांक: 19/11/2014	28	40
२०२२		

पावती क्र.: 10825

गावाचे नाव: वरळी
दस्तऐवजाचा अनुक्रमांक: बबइ2-9171-2014
दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: सोमी - नायर

नोंदणी फी रु. 100.00
दस्त हाताळणी फी रु. 300.00
पृष्ठांची संख्या: 15

एकूण: रु. 400.00

DELIVERED

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 10:36 AM ह्या वेळेस मिळेल.
सह दुय्यम निबंधक, मुंबई

बाजार मूल्य: रु.0/-
शरलेले मुद्रांक शुल्क: रु. 500/-

मोबदला: रु.1/-

सह दुय्यम निबंधक
मुंबई शहर

- 1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 300/-



DELIVERED



CHALLAN
MTR Form Number-9

करल - १		
२०२०	२०	५०
२०२२		

GRN	MH003930623201415E	BARCODE	Date 18/11/2014-10:39:51		25.2
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Non-Judicial Customer-Direct Payment				
	Sale of Non Judicial Stamps SoS Mumbai only		PAN No. (If Applicable)		
Office Name	BOM2_JT SUB REGISTRAR MUMBAI CITY 2		Full Name		Somy nair
Location	MUMBAI				
Year	2014-2015 One Time		Flat/Block No.		nestle apartment
Account Head Details		Amount In Rs.	Premises/Building		
0030	5501	Sale of NonJudicial Stamp	500.00	Road/Street	colony, vieng hills compound
			Area/Locality		
			Town/City/District		
			PIN		4 0 0 0 0 0
			PAN2--PN=madhusudan nair-CA=		
			FOR USE IN RECEIVING BANK		
Payment Details		STATE BANK OF INDIA			
Cheque-DD Details		Bank CIN	REF No.	00040572014111812870 CK55605247	
Cheque/DD No		Date	18/11/2014-10:40:37		
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

करल - १		
९५९	१	१५
२०२४		

करल - १		
२००८	२८	४०
२७३३		



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, BE IT ACKNOWLEDGED that I, **Mrs. Somy Nair**, age around 47 years, Indian Inhabitant, Occupation Service, residing at 110/111 Nestle Apartments 3C, Bombay Dyeing Mills Compound, P. B. Marg, Worli, Mumbai 400013, but travelling frequently on work, and having a share with my husband in (a) Flat No.501, Arjun, IXth Road, Chembur, Mumbai 400 071; (b) Flat No. 1407, Cedar, Runwal Greens, Goregoan Mulund Link Road, Mulund, Mumbai 400 080 and (c) immovable properties that may be acquired hereinafter jointly in our names (hereinafter referred to as "the said Properties" and individually as "the Property".



WHEREAS due to my travelling, I wish to appoint a proper person to look after and deal with my share in the said properties in my absence and do hereby give and grant Power of Attorney in respect of the aforesaid Properties to my Husband, **Mr. Madhusudhan Nair**, age around 52 years, Occupation Service, residing at 110/111 Nestle Apartments 3C, Bombay Dyeing Mills Compound, P. B. Marg, Worli, Mumbai 400013, as my legal, lawful Attorney, who is capable and competent and shall have full power and authority to undertake and perform the following acts for and on behalf.

AND WHEREAS **Mr. Madhusudhan Nair**, my husband, has consented and acknowledged to act as my Attorney (hereinafter referred to as "the said Attorney").

NOW THESE PRESENTS WITNESS, that I, the abovenamed, **Mrs. Somy Nair**, do hereby appoint, nominate and constitute **Mr. Madhusudhan Nair**, residing at 110/111 Nestle Apartments 3C, Bombay Dyeing Mills Compound, P. B. Marg, Worli, Mumbai 400013, to be my true and lawful Attorney, jointly or severally in my name and on my behalf and to do and execute all or any of the following acts, deeds, things, that is to say:

Somy Nair

२७		
२७	३	१५

1. To sell the Property including my share therein on such terms and conditions as my said Attorney may deem fit, and/or relinquish my right, title and interest in the said property and to collect/ receive sale proceeds / realisation amounts thereof, and to issue receipts for such payments on my behalf.

2. To apply and obtain various permission as are required for effecting sale of the property and to complete all formalities which may be required for obtaining such permissions.

3. To communicate, give undertaking to any Government, semi-Government authority as may be applicable or as prescribed by law, for the Property.

4. To enter into, make, sign and execute and deliver and acknowledge and perform any contract or contract/s, undertaking any other writings, for the Property, as may be required by law.

5. To sign, verify the written statements, objections, memorandum of appeals and applications of all kinds and to file them with any authority as may be required for sale of the Property.

6. To sign Agreement to Sell, Agreement for Sale, Leave & License and execute the Sale Deed on my behalf before the Registrar or Sub-Registrar, while executing the sale of the Property and my share therein and to admit execution and to take delivery of any document executed by my Attorney before any Registrar or Sub- Registrar.

To sign receipt and to execute and sign and get registered the Sale Deed, present for registration and to admit execution.

To sign receipts, sign transfer deeds or other similar instruments on my behalf.

The authority herein shall include such incidental acts as are reasonably required to carry out and perform the specific authorities granted herein.

The authority herein shall also include appointing of any Advocate, Solicitor, Chartered Accountant, Pleader or any other legal or Income Tax Practitioner.

My Attorney-in-fact agrees to accept this appointment and agrees to act and perform in consistent with my best interest, as my Attorney in his discretion deems advisable.

This Power of Attorney is effective upon execution and will not be revoked by me at any time, and shall automatically be revoked only upon my death.

I FURTHER CONFIRM that the powers granted by me to the said Attorney under this Power of Attorney is effective upon execution and will not be revoked by me at any time and shall automatically be revoked only upon my death. Any person relying upon this irrevocable Power of Attorney shall be protected by the representation made herein and the authorities given by me to the said Attorney and I shall not challenge or call in question any act done by the said Attorney individually or jointly or severally for me and on behalf of me and the same shall be binding upon me.

[Handwritten signature]

: 3 :

बवई - २२		
२१५	५	११
२०१४		

I HEREBY AGREE that all acts deeds and things done by the said Attorney whether jointly or severally shall be construed as acts, deeds and things done by me. I hereby undertake to ratify and confirm all and whatever each of the said Attorney shall do by virtue of the powers hereby given.

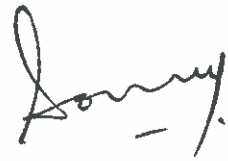
IN WITNESS WHEREOF, I, Mrs. Somy Nair hereunto set and subscribed my hand and signature at Mumbai, this 18th day of NOV, 2014.



SIGNED AND DELIVERED by the withinnamed)

Somy Nair, in the presence)

of _____)




1. सामदेव मरुत म्हात

2. S. Sankar .

1. सामदेव मरुत म्हात

2. S. Sankar .

करल - १		
२०१०	३०	५०
२०२२		



I ACCEPT.

Mr. Madhusudhan Nair




करल = १		
२०५०	३२	५०
२०२३		

ववई - २४		
९५१	१०	१५
२०२४		



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGDPM8680K



नाम /NAME
NAMDEO MAYA MHATRE

पिता का नाम /FATHER'S NAME
MAYA MAHADU MHATRE

जन्म तिथि /DATE OF BIRTH

01-06-1956

हस्ताक्षर /SIGNATURE

R. Singh

आयकर निदेशक (पद्धति)
DIRECTOR OF INCOME TAX (SYSTEMS)

कंरल - ५
२०२२
३४ ५०

१०२१



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH03 20080068285 DOI: 21-08-2008
Valid Till: 20-08-2028 (NT) 20-08-2014 (TR)



AED 16-12-2011
AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA



COV DOI
MCWG 21-08-2008
LMV-TR 21-08-2008
TRANS 17-11-2011



FORM 7
RULE 16 (2)

DOB : 08-11-1987 BG

Name : SHANKARA PANDEY
S/DW of SANKMALA PANDEY
Add: 30, SAIBABA NAGAR, SHELL COLONY ROAD,
CHEMBUR, MUMBAI.

PIN 400071
Signature & ID of Issuing Authority: *Shankara Pandey*
MH03 2011324

Signature/Thumb Impression of Holder

१०२२



इस कार्ड को खोने / भिले पावे पर आपया जारी करने वाले अधिकारी को सूचित कर देना (पुलिस को सूचित कर देना आवश्यक है)।
मुंबई

In case this card is lost/found, kindly inform/return to the issuing authority :
Commissioner of Income-Tax (Computer Operations),
Pratyakshakar Bhavan,
Andra-Kurla Complex,
Mumbai - 400 051.

१५९ ११ १५

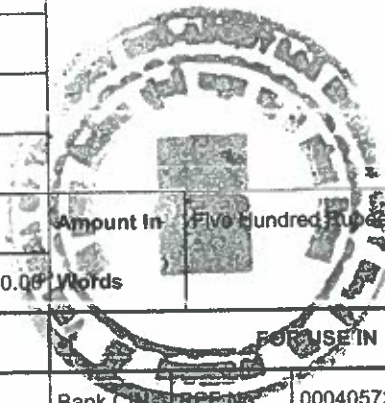




CHALLAN
MTR Form Number-6

करल - १		
२००	३५	५०
२०२२		

GRN	MH00393032214156	AMOUNT	500.00	DATE	18/11/2014	TIME	10:39:51	25.2
Department	Inspector General of Registration	Payer Details						
Type of Payment	Non-Judicial Cus. Direct Payment	PAN No. (If Applicable)						
(Amt. in words: Five Hundred Rupees Only)		Full Name						
Sale of Non Judicial Stamps SoS Mumbai only		Somy nair						
Office Name	BOM2_JT SUB REGISTRA MUMBAI CITY 2	Flat/Block No.						
Location	MUMBAI	nestle apartment						
Year	2014-2015 One Time	Premises/Building						
Account Head Details	Amount In Rs.	Road/Street						
0030045501 Sale of NonJudicial Stamp	500.00	bombay dyieng mills compound						
		Area/Locality						
		worli						
		Town/City/District						
		PIN						
		4						
		PAN2--PN=ma/nusulan nair--C						
		Amount In Words						
		Five Hundred Rupees Only						
Total	500.00							
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK						
Cheque-DD Details		Bank CIN / RPP No.	00040572014111812870	CK55605247				
Cheque/DD No		Date	18/11/2014-10:40:37					
Name of Bank		Bank-Branch	STATE BANK OF INDIA					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					



Mobile No. : Not Available

२००	३५	५०
२०२२		

Summary 1 (GoshwaraBhag-1)

बुधवार, 19 नोव्हेंबर 2014 10:23 म.पू.

दस्त गोषवारा भाग-1

बबइ2

दस्त क्रमांक: 9171/2014

दस्त क्रमांक: बबइ2 /9171/2014

बाजार मूल्य: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

करल - १		
२००	३६	५०
२०२२		

दु. नि. सह. दु. नि. बबइ2 यांचे कार्यालयात

पावती:10825

पावती दिनांक: 19/11/2014

अ. क्र. 9171 वर दि.19-11-2014

सादरकरणाराचे नाव: सोमी - नायर

रोजी 10:22 म.पू. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठाची संख्या: 15

दस्त हजर करणाऱ्याची सही:

सह दुय्यम विबंधक, मुंबई-2



दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: २ जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्र. 1 19 / 11 / 2014 10 : 16 : 07 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 19 / 11 / 2014 10 : 16 : 32 AM ची वेळ: (फी)

प्रतिज्ञापत्र	
*सदर दस्तऐवज हा नोंदणी कार्याला १२०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तावेज संपूर्ण सत्य, विश्वास्य व्यक्ती, सलीदार व शोधत जोडलेल्या कायदापत्राची संपूर्ण प्रत देण्यात आली आहे. *सस्तादी सत्यता/वेधता कायदेशीर वारीभाती दस्तऐवजात नोंदणीसाठी देण्यात आलेल्या संशुभाने प्रमाणित केलेले आहेत.	
लिहून देणारे:	लिहून घेणारे:



Summary-2(दस्त गोषवारा भाग - २)



19/11/2014 10 27:43 AM

करल - १		
२०२०	३०	५०

दस्त गोषवारा भाग - २	बबइ2	१५
दस्त क्रमांक: 9171/2014		

दस्त क्रमांक : बबइ2/9171/2014

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: सोमी - नायर पत्ता: 110/111, 1, नेसल्ले अपार्टमेंट, इली, पी वी मार्ग, Delisle Road, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:	कुलमुखत्यार देणार वय :- 47 स्वाक्षरी:- <i>Somy</i>		
2	नाव: मधुसूदन - नायर पत्ता: प्लॉट नं: 110/111, माळा नं: 1, इमारतीचे नाव: नेसल्ले अपार्टमेंट, ब्लॉक नं: बर्ली, रोड नं: पी वी मार्ग, महाराष्ट्र, मुंबई. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 52 स्वाक्षरी:- <i>Madhusudan</i>		

वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ: 19 / 11 / 2014 10 : 17 : 56 AM

ओळख:-

खालील इसम अमे निवेदीत करतान की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची निवेदीत

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: नामदेव - म्हात्रे
वय: 58
पत्ता: घेन्यारयप्रमाने
पिन कोड: 400025

2 नाव: शंकर - पांडे
वय: 27
पत्ता: घेन्यारयप्रमाने
पिन कोड: 400025



स्वाक्षरी
महेश्वर म्हात्रे
S. Shankar

छायाचित्र



अंगठ्याचा ठसा



शिक्रा क्र.4 ची वेळ: 19 / 11 / 2014 10 : 19 : 31 AM

शिक्रा क्र.5 ची वेळ: 19 / 11 / 2014 10 : 19 : 42 AM नोंदणी पुस्तक 4 मध्ये

मह दुय्यम निवेदक, मुंबई-2

प्रमाणित करणेत येते की

दस्तामळे एकूण १५ पाने आहेत

पुस्तक क्रमांक २७०९ / २०२०

नोंदला

दिनांक 19 NOV 2014

EPayment Details.

sr. Epayment Number

Defacement Number

iSarita v1.1.0

घोषणापत्र

करल - १		
२०५०	३५	५०
२०२२		

मी. श्री. मधुसूदन नायर या द्वारे घोषित करतो की, दुय्यम निबंधक
कुर्ला - १ यांचे कार्यालयात सेलडीड या शिर्षकाचा दस्त
नोंदणीसाठी सादर करण्यात आला आहे. श्री मनी सोमी नायर व
ईतर यांनी दिनांक १८/११/२०१९ रोजी आम्हाला दिलेल्या कुलमुखत्यारपत्राच्या
आधारे मी, दर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला
आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा
कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा
कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द झालेले नाही. सदरचे कुलमुखत्यारपत्र
पूर्णपणे वैध असून उपरोक्त कृती करण्यात मी पुर्णतः सक्षम आहे. सदरचे
चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये श्री. मनी सोमी
पात्र राहिन याची मला जाणीव आहे.



सही

मधुसूदन नायर
कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOMY NAIR
MADHUSUDHAN PILLAI
07/07/1967



Permanent Account Number

ADLPN1456H

Somy

Signature



[Handwritten signature]

करल - १		
२०२०	३९	५०
२०२२		





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

नोंदविण्याचा क्रमांक / Enrollment No 1205/00104701550

To,
सोमी मधुसुधन नायर
Somy Madhusudhan Nair
W/O Madhu Nair
110/111, 1st floor, Nestle apartments-3-C
P.B.marg
Deepak Talkies Worli
Delisle Road
Delisle Road Mumbai
Maharashtra 400013
9322406430

Ref: 145 / 26D / 276916 / 277753 / P



UE363832895IN



आपला आधार क्रमांक / Your Aadhaar No. :

8709 1549 3333

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



सोमी मधुसुधन नायर
Somy Madhusudhan Nair
जन्म वर्ष / Year of Birth : 1967
स्त्री / Female



8709 1549 3333

आधार — सामान्य माणसाचा अधिकार

करल - १		
२०२०	१०	१०
२०२२		



[Handwritten signature]

आयकर विभाग
INCOME TAX DEPARTMENT
MADHUSUDHAN KUMARAN NAIR
KUMARAN NAIR
20/09/1962
Passbook Account Number
AAVPM8388B

भारत सरकार
GOVT. OF INDIA



करल - १		
२०५०	४१	५०
२०२२		

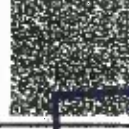




भारत सरकार
Government of India



कुमारकंडाते पुतनवितिले मधुसुधन नायर
Kumarankandathe Puthanvitle Medhusudhan Nair
जन्म तारीख / DOB : 20/09/1962
पुरुष / Male



5071 9747 2325

आधार - सामान्य माणसाचा अधिकार

करल - १

2020	22	10
2022		



भारतीय विशिष्टता अंकन प्राधिकरण
Unique Identification Authority of India

पत्ता
S/O: कुमारन नायर, 110/111,
उसी, नेस्टले अपार्टमेंट, पी. बी. मार्ग,
दीपक टॉकीज जवळ, वरळी, डिलायल
रोड, मुंबई, डिलायल रोड, महाराष्ट्र,
400013

Address:
S/O: Kumaran Nair, 110/111, 3C,
Nestle Apartment, P. B. Marg,
Near Deepak Talkies, Worli,
Delisle Road, Mumbai, Delisle
Road, Maharashtra, 400013

5071 9747 2325

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VINA VIREN AHUJA

K K PALECANDA

16/08/1962

Permanent Account Number

AAFPA4893E

Vina Ahuja
Signature



करल - १		
२०००	४३	५०
२०२२		

⊗ *Vina Ahuja*

Vina Ahuja




भारत सरकार
Government of India


वीणा वीरेन अहुजा
Vireen Vireen Ahuja
जन्म वर्ष / Year of Birth : 1962
स्त्री / Female



2562 4383 9707

आधार - सामान्य माणसाचा अधिकार

करल - १		
२००	४४	५०
२०२२		


भारत सरकार
Unique Identification Authority of India

पत्ता W/O: वीरेन अहुजा, बंगलो न-१, निलकंठ तीर्थ, रोड नं-६, अहुबिला मट मंदीर समोर, चेंबर, मुंबई, चेंबर, महाराष्ट्र, ४०००७१

Address: W/O: Vireen Ahuja, Bungalow No-1, Neelkanth Thirth, Road No-6, Opp. Ahubila Matt Mandir, Chembur, Mumbai, Chembur, Maharashtra, 400071

2562 4383 9707

 1947
 1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in



(X) *Vireen Ahuja*

Vireen Ahuja

करल - १		
२०२०	२५	५०
२०२२		



Witness - 1



भारत सरकार
GOVERNMENT OF INDIA



संदीप नारायण डोके
Sandeep Narayan Doke

जन्म तारीख / DOB: 14/12/1970

पुरुष / MALE



2502 4242 7325

माझे आधार, माझी ओळख

Sandeep Narayan Doke

करल - १		
२०२०	२६	५०
२०२२		



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

भारत: नारायण डोके, सई महल
सीएचएस, ई-13/3-13,, सेक्टर 48,
सीवूड नेरुल,, नवी मुंबई, ठाणे,
महाराष्ट्र - 400706

Date: 06/05/2017

Address:

C/O: Narayan Doke, Sai
Mahal CHS, E-13/3-13,,
Sector 48,, Seawood Nerul,,
Navi Mumbai, Thane,
Maharashtra - 400706



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Witness - 2



भारत सरकार
GOVERNMENT OF INDIA



चंद्रकांत भगवान सावंत
Chandrakant Bhagwan Sewant
जन्म तारीख/ DOB 01/07/1979
पुरुष / MALE

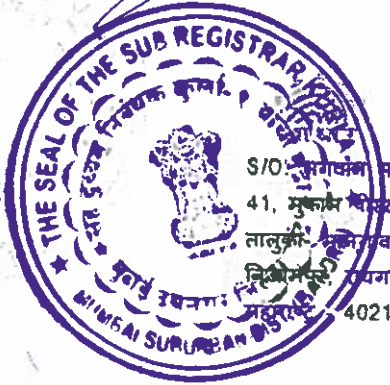


6765 2472 0501

माझे आधार, माझी ओळख

करल - १
२००० २०४०
२०२२

Chandrakant



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O: भगवान सावंत हाउस नं. 41, मुकास पोस्ट पानासपे,
तालुका: मंगरुव, पानासपे,
जिल्हा: रायगड, माणगाव,
महाराष्ट्र - 402120
S/O: Bhagwan Sewant house no. 41 at post panaspe, tel-
mangeon, Panaspe, Raigarh,
Maharashtra - 402120



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

369/2080

मंगळवार, 08 फेब्रुवारी 2022 4:23 म.नं.

दस्त गोषवारा भाग-1

करल 1

दस्त क्रमांक: 2080/2022

दस्त क्रमांक: करल 1 /2080/2022

बाजार मूल्य: रु. 2,25,04,558/-

मोबदला: रु. 2,85,00,000/-

भरलेले मुद्रांक शुल्क: रु.14,25,000/-

दु. नि. सह. दु. नि. करल 1 यांचे कार्यालयात

अ. क्रं. 2080 वर दि.08-02-2022

रोजी 4:22 म.नं. वा. हजर केला.

पावती:2381

पावती दिनांक: 08/02/2022

सादरकरणाराचे नाव: वीणा वीरेन अहुजा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण: 31000.00

दस्त हजर करणाऱ्याची सही:

दस्त हजर करणाऱ्याची सही:

Mr Jagtap
 (प्र) सहायक दुय्यम निबंधक
 कर्ला-१ (वर्ग-२)

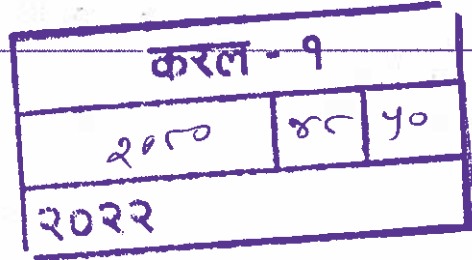
Mr Jagtap
 (प्र) सहायक दुय्यम निबंधक
 कर्ला-१ (वर्ग-२)

दस्ताचा प्रकार: सेल 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 क्रं. 1 08 / 02 / 2022 04 : 22 : 37 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 08 / 02 / 2022 04 : 23 : 32 PM ची वेळ: (फी)





दस्त गोषवारा भाग-2

करल1

दस्त क्रमांक:2080/2022

08/02/2022 4 29:06 PM

दस्त क्रमांक :करल1/2080/2022

दस्ताचा प्रकार :-सेल डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सोमी नायर तर्फे कुलमुखत्यार मधुसूदन नायर पत्ता:प्लॉट नं: 110, माळा नं: ., इमारतीचे नाव: नेस्ले अपार्टमेंट 3सी , ब्लॉक नं: वरळी, मुंबई, रोड नं: पी.बी मार्ग, महाराष्ट्र, MUMBAI. पॅन नंबर:ADLPN1456H	लिहून देणार वय :-59 स्वाक्षरी:-		
2	नाव:मधुसूदन . नायर पत्ता:प्लॉट नं: 110, माळा नं: ., इमारतीचे नाव: नेस्ले अपार्टमेंट 3सी , ब्लॉक नं: वरळी, मुंबई, रोड नं: पी.बी मार्ग, महाराष्ट्र, MUMBAI. पॅन नंबर:AAVPN8388B	लिहून देणार वय :-59 स्वाक्षरी:-		
3	नाव:वीणा वीरेन अहुजा पत्ता:प्लॉट नं: बंगलो नं -1, माळा नं: ., इमारतीचे नाव: नीलकंठ तीर्थ को ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: डायमंड गार्डनच्या जवळ, चेंबूर, रोड नं: रोड नं 6, महाराष्ट्र, MUMBAI. पॅन नंबर:AAFPA4893E	लिहून देणार वय :-60 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत सेल डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:08 / 02 / 2022 04 : 28 : 08 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:चंद्रकांत भगवान सावंत वय:42 पत्ता:हाऊस नं -41, पानसपे, साणगाव, रायगड पिन कोड:402120		
2	नाव:संदीप नारायण डोके वय:51 पत्ता:साई महाल को ऑप हाऊसिंग सोसायटी लिमिटेड, इ-13/3-13, सेक्टर 48 , सीवूड नेरुळ, नवी मुंबई पिन कोड:400706		

शिकका क्र.4 ची वेळ:08 / 02 / 2022 04 : 28 : 52 PM

शिकका क्र.5 ची वेळ:08 / 02 / 2022 04 : 29 : 05 PM नोंदणी पुस्तक 1 मध्ये

(प्र) दस्तऐवज निबंध्यक
करल-9 (भाग-2)
Payment Details.

करल - 9
200 25 40
2022

sr.	Purchaser	Type	Verification no/Vendor SRN/Agence	Amount	Used At	Deface Number	Deface Date
1	VINA VIREN AHUJA	eChallan	69103382022620811803	1425000.00	SD	0006192757202122	08/02/2022
2	VINA VIREN AHUJA	eChallan	MH012786175202122E	30000	RF	0006192757202122	08/02/2022
3		DHC	0802202211648	1000	RF	0802202211648D	08/02/2022

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

2080 /2022

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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

करल - १		
२०२०	५०	५०
२०२२		



प्रमाणित करण्यात येते कि या दस्तामथी
 एकूण पन्ना १५ ७० पाने आहेत.
 करल-१/ २०२० /२०२२
 पुस्तक क्रमांक १ क्रमांकावर नोंदला
 दिनांक: ०८/०२/२०२२

M. Jagtap
 एम.एन. जगताप
 (प्र) सह. दुय्यम निबंधक, कुर्ला-१
 मुंबई उपनगर जिल्हा

F. 10/10	



१०/०२/२०२२



08/02/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 2080/2022

नोदणी :

Regn 63m

गावाचे नाव : चेंबूर

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	28500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	22504558.25
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं -501, माळा नं: 5 वा मजला,अर्जुन अपार्टमेंट, इमारतीचे नाव: अर्जुन को ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं - 382,9 वा रोड, रोड : चेंबूर,मुंबई -400071, इतर माहिती: मीजे चेंबूर,सदनिकेचे एकूण क्षेत्रफळ - 97.54 चौ. मीटर कारपेट,1 कव्हर्ड कार पार्किंगसहित PUI: MW0304450090000 ((C.T.S. Number : 1340 ;))
(5) क्षेत्रफळ	1) 117.05 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सोमी नायर तर्फे कुलमुखत्यार मधुसूदन नायर वय:-59; पत्ता:-प्लॉट नं: 110, माळा नं: ., इमारतीचे नाव: नेस्ले अपार्टमेंट 3सी , ब्लॉक नं: वरळी , मुंबई , रोड नं: पी.बी मार्ग , महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-ADLPN1456H 2): नाव:-मधुसूदन . नायर वय:-59; पत्ता:-प्लॉट नं: 110, माळा नं: ., इमारतीचे नाव: नेस्ले अपार्टमेंट 3सी , ब्लॉक नं: वरळी , मुंबई , रोड नं: पी.बी मार्ग , महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AAVFN8388B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बीणा वीरेन अहुजा वय:-60; पत्ता:-प्लॉट नं: बंगलो नं -1, माळा नं: ., इमारतीचे नाव: नीलकंठ तीर्थ को ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: डायमंड गार्डनच्या जवळ , चेंबूर , रोड नं: रोड नं 6 , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AAFP44893E
(9) दस्तऐवज करून दिल्याचा दिनांक	08/02/2022
(10)दस्त नोंदणी केल्याचा दिनांक	08/02/2022
(11)अनुक्रमांक,खंड व पृष्ठ	2080/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1425000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VINA VIREN AHUJA	eChallan	69103332022020811203	MH012785175202122E	1425000.00	SD	0006192757202122	08/02/2022
2	VINA VIREN AHUJA	eChallan		MH012785175202122E	30000	RF	0006192757202122	08/02/2022
3		DHC		0802202211648	1000	RF	0802202211648D	08/02/2022

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



खरी प्रत
 सह. दुय्यम निबंधक, कुर्ला-१
 मुंबई उपनगर जिल्हा.