

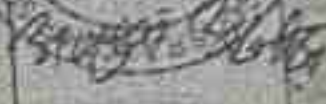


MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
08-05-2016	1		Mr. Rohan Nagesh Mhatre Mr. Rohit Nagesh Mhatre Chairman Authorised M.C. Member	
			 Authorised M.C. Member Chairman	 Hon. Secretary
			Authorised M.C. Member Chairman	Hon. Secretary
			Authorised M.C. Member Chairman	Hon. Secretary
			Authorised M.C. Member Chairman	Hon. Secretary

ना हरकत प्रमाणपत्र

मी आपणास अशी माहिती देऊ इच्छितो कि, श्रीमती. हेमलता नागेश भेगे (म्हात्रे) ह्या आमच्या जुहू आझाद नगर (SRA) सहकारी गृहनिर्माण संस्था मर्यादितचे नोंदणीकृत सभासद आहेत. त्या संस्थेच्या इमारतीतील सदनिका क्रमांक ३०९ मध्ये राहत असून त्यांच्या भाग प्रमाणपत्र क्रमांक ४३ असून भाग क्रमांक २११ ते २१५ प्रत्येकी १० रुपये किमतीचे आहे. श्रीमती. हेमलता नागेश भेगे (म्हात्रे) ह्या उपरोक्त संस्थेत दिनांक २ सप्टेंबर २००४ पासून राहत आहे.

सदर ना हरकत प्रमाणपत्र हे श्रीमती. हेमलता नागेश भेगे (म्हात्रे) यांच्या विनंती वरून त्यांना बक्षिसपत्र बनविण्याकरिता देत आहे.

स्थळ - मुंबई

जुहू आझाद नगर (SRA) सहकारी गृह. संस्था मर्या.

तारीख - ०५ ऑक्टोबर, २०२३

(Handwritten Signature)



सचिव		
बंदर-२५		
७४०	१५	३५
२०२४		



Share Certificate No. 043 Member's Regn. No. 043 No. of Shares Five

Share Certificate

Juhu Azadnagar (S.R.A.) Co-operative Housing Society Ltd.

C.T.S.No. 489/611,512,C.D. Barfiwala Road, Andheri (W), Mumbai 400058.
(Registered under the Maharashtra Co-operative Societies Act, 1960)

Regn. No. MU.M./S.R.A./H.S.G/(T.C.)/10795/2004

Date: 15-04-2004

This is to certify that Shri/Smt./M/s. Hemlata Nagesh Mege.
_____ is the Registered Holder of Five fully paid up share of
Rs. Ten each numbered from 211 to 215 both inclusive, in Juhu Azadnagar
(S.R.A.) Co-operative Housing Society Ltd., Mumbai 400058 Subject to the Bye-laws of the Said Society.
Given under the Common Seal of the Said Society on Andheri(w), Mumbai-400058
this 2nd day of September, 2004



Authorized
M.C. Member
24/9/14 31844

Hon. Secretary
S. V. D. 24
Chairman
24/9/14

680	98	24
2024		



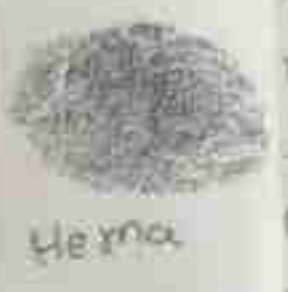
बदर-२५
 ०४० ९३ ३५
 २०२४

situated at C. D. Barfiwala Road, Andheri (West), Mumbai
 - 400058.

5 (Five) shares of face value of Rs. 10/- (Rupees Ten Only)
 each, of the aggregate value of Rs.50/- (Rupees Fifty Only)
 bearing distinctive Nos. 211 to 215 (both inclusive)
 Share Certificate No. 43 issued by the said society.



SIGNED AND DELIVERED by
 the withinnamed DONOR
Mrs. Hemlata Nagesh Mahtre
 In the presence of...



1. Bhakti Das
- 2.

SIGNED AND DELIVERED by
 the withinnamed DONEES
(1) Mr. Rohan Nagesh Mhatre
(2) Mr. Rohit Nagesh Mahtre



- In the presence of...
1. Bhakti Das
 - 2.



अपत्ये		
680	90	34
Share Right		



which the Donor bears towards the Donees, the Donor therefore desires to gift all her share, right, title and interest in the said Premises

without any monetary consideration unto the Donees in the manner hereinafter appearing.

(h) The Donees have accepted the said gift by executing these presents in testimony hereof;

NOW THIS INDENTURE WITNESSETH THAT for effectuating the aforesaid desire and in consideration of natural love and affection which the DONOR bears towards the DONEES, the DONOR doth hereby grants, transfers, conveys and assigns all and singular her right, title and interest in the said Flat i.e. Flat No. 309 admeasuring 225 square feet carpet area on the 3rd Floor of the building known as "Juhu Azad Nagar" belong to Juhu Azad Nagar SRA Co-operative Housing Society Limited, constructed on the plot of land bearing CTS 489 (Pt), 511 (Pt), 512 (Pt) of Village Vile Parle situated at C. D. Barfiwala Road, Andheri (West), Mumbai - 400058, together with all her right, title and beneficial interest in the said Shares i.e. 5 (Five) shares of face value of Rs. 10/- (Rupees Ten Only) each, of the aggregate value of Ra. 50/- (Rupees Fifty Only) bearing distinctive Nos. 211 to 215 (both inclusive) issued by the said society and bearing Share Certificate No. 43 of the said Society relating to the ownership of the said Flat and more particularly described in the Schedule hereunder

Hema Pankaj Polit
 Page 4 of 7

thereof in the manner aforesaid AND FURTHER THAT the

600	92	34
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DONOR and every person having or lawfully or equitably claiming any estate, right, title or interest in the said

Premises under or in trust for the DONOR shall and will

from time to time and at all times hereafter, at the request

and cost of the person or persons requiring the same,

execute or do or cause to be executed and done all such

assurances, acts, deeds, matters and things whatsoever as

may be reasonably required for the further and more

perfectly and effectually assuring the said Premises and

every part thereof unto and to the use of the DONEES

AND IT IS DECLARED THAT on execution of this Deed of

GIFT the DONEES jointly have become the absolute

owners of the said Premises having equal right therein as

Tenant In Common and the Donor has ceased to have any

beneficial right, title or interest in the said Premises.

IN WITNESS WHEREOF the DONOR as well as the

DONEES by way of acceptance of the said gift, have put

their respective hands on the day and year first

hereinabove written.

SCHEDULE ABOVE REFERRED TO:

Flat No. 309 admeasuring 225 square feet carpet area on the 3rd Floor of the building known as Juhu Azad Nagar belonging to Juhu Azad Nagar SRA Co-operative Housing Society Limited, constructed on the plot of land bearing CTS 489 (Pt), 511 (Pt), 512 (Pt) of Village Vile Parle

Hema

Rohit

Rohita

written unto the DONEE TOGETHER with all her rights,

credits, advantages, benefit and appurtenances whatsoever

of and in the said Premises or in any part thereof AND

ALL her estate, right, interest, claim and demand

whatsoever of the DONOR in to and upon

Premises as aforesaid AND TO HOLD the same

to the exclusive use of the DONEES forever

SUBJECT NEVERTHELESS to the payment

assessments, rates, taxes, cesses, dues and other outgoing

hereafter to become payable to the said Society and/or to

any other local or public body or authority in respect

thereof AND the DONOR doth hereby represent, warrant

and covenant with the DONEES THAT she the DONOR

has good right, full power and absolute authority to grant,

release, convey and assure the said Premises hereby

granted, released, conveyed, and assured or intended so to

be unto and to the use of the DONEES in manner aforesaid

AND the DONOR doth hereby further represent, warrant

and covenant with the DONEES THAT the DONOR has

not at any time hereto fore done or executed or knowingly

suffered or been party or privy to any act deed or thing

whereby or by reasons or means whereof the said Premises

hereby assured or any part thereof may be encumbered or

affected in any manner whatsoever or whereby the DONOR

is in anywise prevented from transferring, granting,

conveying and assuring the said Premises or any part

बदर-२५		
७४०	९९	३५
२०२४		



Hema

Rohata

Rohat



GIFT DEED

THIS DEED OF GIFT is executed at Mumbai, this
13th day of January, Two Thousand and Twenty Four;

Hema
Rohit
Hemlata

BETWEEN

Mrs. Hemlata Nagesh Mahtre (PAN: BLWPM6161J),
aged 57 years, Indian inhabitant, residing at Flat No. 309,
Juhu Azad Nagar SRA Co-operative Society, C.D.
Barfiwala Road, Andheri (West), Mumbai - 400058,
hereinafter called "THE DONOR" (which expression shall
unless it be repugnant to the context or meaning thereof,
be deemed to mean and include her heirs, executors and
administrators) of the One Part;

AND

(1) Mr. Rohan Nagesh Mhatre (PAN: AQYPM6762H),

(2) Mr. Rohit Nagesh Mahtre (PAN: ATSPM3095Q),

both adults, of Mumbai, Indian inhabitants, residing at

Hema

Rohit

Hemlata

Fifty Only) bearing distinctive Nos. 21

inclusive) issued by the said society

referred to as "the said shares") and

Certificate No. 43 of the said Society relating to

ownership of the said Flat.

(e) The said Flat and the said Shares particularly described in the Schedule, hereinafter collectively referred to as "the said premises".

(d) The said Flat was allotted as Permanent Alternate Accommodation to the Donor by M/s. Lashkaria Construction Pvt. Ltd. vide Agreement for Allotment of Permanent Alternate Accommodation dated 6th October 2003 executed by and between M/s. Lashkaria Construction Pvt. Ltd. (therein and hereinafter referred to as "the Developers") and the Donor (therein referred to as "Occupant").

(e) The Developer handed over the possession of the said Flat to the Donor vide its Possession Letter and since 2005, the Donor along with the Donees is in lawful occupation of the said Flat as absolute owner thereof.

(f) The Donee Nos.1 and 2 are the sons of the Donor.

(g) The Donor is now aged and not interested in the said premises and also in consideration of natural love

215/24-24		
(hereinafter referred to as "the said shares") and	e	34
Certificate No. 43 of the said Society relating to	28	



Rohit Hema
Rohit

Flat No. 309	Juhu	Azad Nagar SRA Co-operative
600	Society, C. D.	Barfiwala Road, Andheri (West),
Mumbai - 400058		hereinafter called "THE DONEES"



(which) expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and other Part:

WHEREAS:—

- (a) The Donor is the Owner and seized and possessed of or otherwise well and sufficiently entitled to a Flat No. 309 admeasuring 225 square feet carpet area on the 3rd Floor of the building known as "Juhu Azad Nagar SRA Co-operative Housing Society Limited", constructed on the plot of land bearing CTS 489 (Pt), 511 (Pt), 512 (Pt) of Village Vile Parle situated at C. D. Barfiwala Road, Andheri (West), Mumbai - 400058 (hereinafter referred to as "the said Flat").
- (b) The Donor is also a registered member and shareholder of "Juhu Azad Nagar SRA Co-operative Housing Society Limited", a society registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No. MUM/SRA/HSG/(T.C)/10795-2004 (hereinafter referred to as "the said society") and as such member is the registered holder of 5 (Five) shares of face value of Rs. 10/- (Rupees Fifty Only) each, of the aggregate value of Rs. 50/- (Rupees

Rohit

Prakash

Hema

GRN : 494013868552023248 Amount : 55,500.00

Bank : PUNJAB NATIONAL BANK Date : 12/01/2024-15/04/24

2	001-801-780	0007355830202324	13/01/2024-18/07/10	IGR189	55000
Total Defacement Amount					55,500

बदर-२५
७४० ३ ३५
२०२४



401/740

Saturday, January 13, 2024

4:07 PM

पावती

Original/Duplicate

मोहरी क्र.: 39M

Regn.: 39M

पावती क्र.: 830 दिनांक: 13/01/2024

वास्तविक नाव: विवेकानंद

वस्तुसंख्या/संख्या: वर15-740-2024

वस्तुसंख्या/संख्या: वशीसप

सादर करणाऱ्याचे नाव: रोहन रामेश ग्वाले

सोदणी फी

₹. 200.00

दस्त हाताळणी फी

₹. 700.00

पुस्तकी संख्या: 35

एकूण:

₹. 900.00

अपघात मूळ दस्त, धरनेत प्रिंट, सूची-२ अंदाजे
4:27 PM मी विलेच मिळेल.

मंड. व. क्र. 13/01/24

वास्तविक मूल्य: ₹. 6761504.1/-

सोबदना ₹. 1/-

भरणाचे मूद्रांक शुल्क: ₹. 68000/-

सह. दुय्यम नियंत्रक, अंधेरी क्र. ४,
मुंबई उपनगर जिल्हा.

1) वेबसाइट प्रकार: eChallan रक्कम: ₹. 500/-

सीडी/अनादेश/पे ऑर्डर क्रमांक: MH013898855202324M दिनांक: 13/01/2024

विक्रय नाव व पत्ता:

2) वेबसाइट प्रकार: DHC रक्कम: ₹. 700/-

सीडी/अनादेश/पे ऑर्डर क्रमांक: 0124134503957 दिनांक: 13/01/2024

विक्रय नाव व पत्ता:

Rinkate

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON...1.4...JAN.2024

बकर-२५		
080	28	34

- 5) That the SWD completion certificate from the E.E. (SWD) WS of MCM shall be submitted before asking B.C.C to building under reference.
- 6) That the certificate under section 270 (A) of BMC Act shall be obtained from A.E.W.W. (K/W) and a certificate copy of the same shall be submitted to this office.
- 7) That all the terms and conditions of the approved layout / subdivision / amalgamation shall be complied with.
- 8) That all outstanding dues shall be paid before any further approvals in Slum Rehabilitation Scheme under reference.



A set of certified completion plans is returned herewith.

Yours faithfully,

ISSUED

[Signature]
 SE (S.R.A.) AE (S.R.A.) Executive Engineer - III,
 Slum Rehabilitation Authority.

Copy to :

11 APR 2005

- 1) Developer M/s. Lashkaria Construction Private Limited.
- 2) A.A. & C K/W Ward.
- 3) A.E.W.W. K/W Ward.
- 4) Society.

*Received for
 copy
 11/04/05*

*Received
 Tech Copy
 11/04/05*

[Signature]
 SE (S.R.A.) AE (S.R.A.) Executive Engineer - III,
 Slum Rehabilitation Authority.

ISSUED

Slum Rehabilitation Authority

'P' form certified for water connections (080/24045)

29 APR 2005

[Signature]
 SE

[Signature]
 Assistant Engineer,
 Slum Rehabilitation Authority



ISSUED

Slum Rehabilitation Authority
5th Floor, Griva Nandan Bldg,
Bandra (East), Mumbai 400 051, Fax: 022-26590457
Tel: 022-26590519 / 0405 / 1079 / 0993
E-mail: sra@slumrehab.gov.in

No: SRA/ENG/811/KW/PL/AP.

Date: 11 APR 2005.

To,
Smt Sushama Deodhar, Architect,
Of M/s. Deodhar Associates,
106, Siddhivinayak Apartment,
Gujarathi Mandai Road, Near Rajpuria Hall,
Vile Parle (East), Mumbai-400 057.

बदर-३५		
७८०	२३	३५

Subject : Part Occupation Certificate for the composite building in Slum Rehabilitation Scheme on plot bearing CTS No. 489 (pt), 511 (pt) of village Vile Parle, at C.D. Bunder Road, Vile Parle (West), K/W Ward, Mumbai (Limited).

Reference : Your letter dated 17-03-05

Madam,

The part development work in the above referred project under the Supervision of Architect Smt. Sushama Deodhar, of M/s. Deodhar Associates, License No: CA/83/7825, Structural Engineer - Shri. P. K. Sura, of M/s. Sura & Associates, License No: STR/S/76 and Site Supervisor Shri. P. K. Sura, License No: S/34/SSI may be occupied on the following conditions:

- 1) This Part Occupation permission certificate is granted for Composite building for rehab tenements only, i.e. Residential-100, Residential-cum-Commercial-01, rehab commercial-08 & sale residential 01 number & sale commercial 09 number from first to seven upper floor only, excluding the Road Depot at the ground floor.
- 2) That all the pending IOA and LOI conditions shall be duly complied with before asking full occupation to last building in layout.
- 4) That the payment of extra water charges, sewerage charges & assessment charges if any shall be paid before applying for water connection to M.C.G.M.



सूची क्र.2

दुष्यम निबंधक : सह दु.नि. अंधेरी 4.

रज्जु क्रमांक : 740/2024

संपत्ती :

Regn:53th



13/01/2024

भाषाचे नाव : विलेपार्ले

- (1) विक्रीचा प्रकार कर्तारगार
- (2) मोठेपणा 1
- (3) वाजाराभाव(भविष्यदत्तनाम्ना वास्तुनिपटदाकार आकाराची वेगळे वी पट्टेदार व नमुद करार) 6761504.1
- (4) अनुदान,पोटदिल्ला व वास्तुनिपट(अनन्यदाता) 1) वास्तुनिपटचे नाव:मुंबई मंगल इतर बंधन : इतर माजिती: सदतिका क्र 309,3 रा मजला,मुह आझाद नगर एम आर ए को अँग डी सोमा नि.सी डी बंधीवाणा रोड,अंधेरी प,मुंबई 400058.....वाट्टे-मुपनामा मिफ्ट करत करे((C.T.S. Number : 489 (PI), 511 (PI), 512 (PI) :))
- (5) क्षेत्रफळ 1) 25.09 चौ मीटर
- (6) आकाराची किंमत कुडी देण्यात असेल तेव्हा.
- (7) दस्तावेज करत देणा-वास्तुनिपट देण्या-वा पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा जाहीश अगन्धान,प्रतिवादिचे नाव व पत्ता. 1): नाव:-हेमलता सारोश म्हाणे वय:-57; पत्ता:-प्लॉट नं: सदतिका क्र 309, माळा नं: 3 रा मजला, उमागर्नीचे नाव: मुह आझाद नगर एम आर ए को अँग डी सोमा नि. प्लॉक नं: सी डी बंधीवाणा रोड, रोड नं: अंधेरी प, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400058 पॅन नं:-BLWPM6161J
- (8) दस्तावेज करत देणा-वा पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा जाहीश अगन्धान,प्रतिवादिचे नाव व पत्ता 1): नाव:-रोहित सारोश म्हाणे वय:-38; पत्ता:-प्लॉट नं: सदतिका क्र 309, माळा नं: 3 रा मजला, उमागर्नीचे नाव: मुह आझाद नगर एम आर ए को अँग डी सोमा नि. प्लॉक नं: सी डी बंधीवाणा रोड, रोड नं: अंधेरी प, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400058 पॅन नं:-AQYPM6762H
2): नाव:-रोहित सारोश म्हाणे वय:-32; पत्ता:-प्लॉट नं: सदतिका क्र 309, माळा नं: 3 रा मजला, उमागर्नीचे नाव: मुह आझाद नगर एम आर ए को अँग डी सोमा नि. प्लॉक नं: सी डी बंधीवाणा रोड, रोड नं: अंधेरी प, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400058 पॅन नं:-ATSPM3095Q
- (9) दस्तावेज करत दिव्याचा दिनांक 13/01/2024
- (10) रज्जु नोंदणी केल्याचा दिनांक 13/01/2024
- (11) अनुक्रमांक,खंड व पृष्ठ 740/2024
- (12) वास्तुनिपटदापमाणे मुद्रांक मुल्य 68000
- (13) वास्तुनिपटदापमाणे मंडिणी मुल्य 200
- (14) शीत



मुपनामनामाटी विचारत घेतलेला तपशील:-

मुद्रांक मुल्य आकाराचा निवडलेला अनुच्छेद :-

If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.

सह दुष्यम निबंधक अंधेरी-४
मुंबई उपनगर जिल्हा