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Date ut	Tessater No.	Regn. No. of Transferor	To Whom Transforred	Regn. No. of Transferee
Transler 05-05-2014	1		Mr. Rohit. Nagesh Mhatte Mr. Rohit. Nagesh Matte Authorised M.C. Member	MODISSICI ADIHOSH Hendeconney mi (Souther)
			Autionand MChaliman	Hon. Secretary
			Authorised Chairman M.C. Member	Hon. Secretary
			Authorised Chairman M.C. Momber	Hon, Secretary
			Authorised Chairmen	Hon Secretary



JUHU AZAD NAGAR (S.R.A.) CO-OP. HOUSING SOCIETY LTD. Regil No. MUM (SRA)/HSG/(TC)/10295/2004 CTS. NO. 489, 511, S12 VILLAGE VILLAGE VILLPARLE, C. D. BAILFIWALA ROAD, ANDHERI (W). MUMBAI-58

# ना हरकत प्रमाणपत्र

भी आपणास अशी माहिती देऊ इच्छितो कि, श्रीमती. हेमलता नागेश मेगे (म्हाबे) हया आमच्या जुहू आझाद नगर (SRA) सहकारी गृहनिर्माण संस्था मर्यादितचे नॉदणीकृत सभासद आहेत. त्या संस्थेच्या इमारतीतील सदनिका क्रमांक ३०९ मध्ये राहत असून त्यांच्या भाग प्रमाणपत्र क्रमाक ४३ असून भाग क्रमांक २११ ते २१९ प्रत्येकी १० रुपये किमतीचे आहे. श्रीमती. हेमलता नागेश मेगे (म्हात्रे) हया उपरोक्त संस्थेत दिनांक २ सप्टेंबर २००४ पासून राहत आहे.

सदर ना हरकत प्रमाणपत्र हे श्रीमती. हेमलता नागेश मेगे (म्हात्रे) यांच्या विनंती वरुज त्यांना बासिसपत्र बनविण्याकरिता देत आहे.

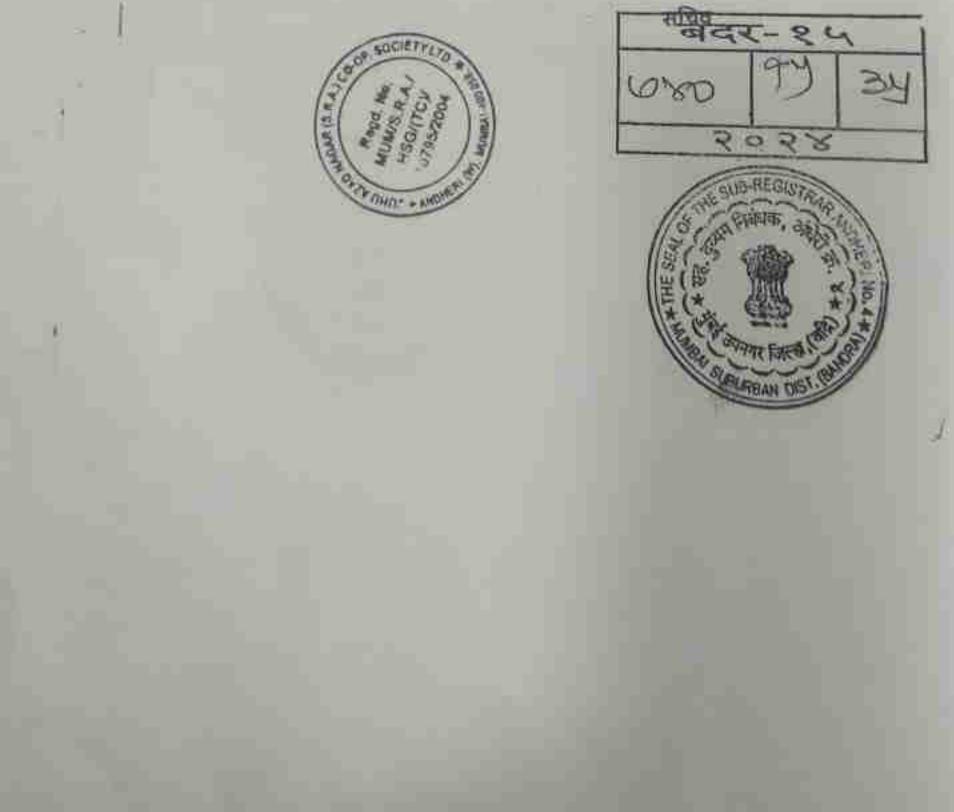
जुहू आझाद नगर (SRA) सहकारी गृह. संस्था मर्या.

Chago's Shaller



स्थळ - मुंबई

तारीख - ०५ ऑक्टोबर, २०२३



Share Certificate No043	Member's Begn No.	043 N	s at Shares Five
	Share Certi	licate	
			A John Tell
	(S.R.A.) Co-operat 1,512,C.D. Barfiwala Road. Ider the Maharashtra Co-op	Andheri (W), Mumi	400058.
egn. No. MU.M./S.R.A./H.S.G./	(T.C.)/10795/2004		Date:- 15-04-2004
vis is to certify that-Shri/Smt/	M/o. Hemlata	Magesh	mege.
	is the Registere	d Holder of Fiv	Left fully paid up share of
Ten sach numbered from	211 10 215	both inc	dusive, in Juhu Azadnagar
R.A.JCo-operative Housing So			
en under the Common Seal o	f the Said Society on A	albert (w).	numbai-40005
=2nd	- day of <u>September</u>	- 20 24	
RISRA CO. OG			
Ragd Ho.			ny Schairman
and a second and a	Authorised M.C. Member 12.2/14 31644	Hon. Secreta	14 2 4 10 10
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		10.80	1401-1



वदर-२५ (080) 30 situated at C. D. Barfiwala Road, Andheri (West), Mumbai 20 2.2 38 - 400058 5 (Five) shares of face value of Rs. 10/- (Rupees Ton Only) at each, of the aggregate value of Ra.50/- (Rupees Fifty Only), bearing distinctive Nes. 211 to 215 (both inclusive) SCALABRAN Share Certificate No. 43 issued by the said society.

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

1. Bhakit Dos

2. 61.

SIGNED AND DELIVERED by the withinnamed DONEES

(1)Mr. Rohan Nagesh Mhatre

(2)Mr. Rohit Nagesh Mahtre

In the presence of ...

1. Bhakti Das

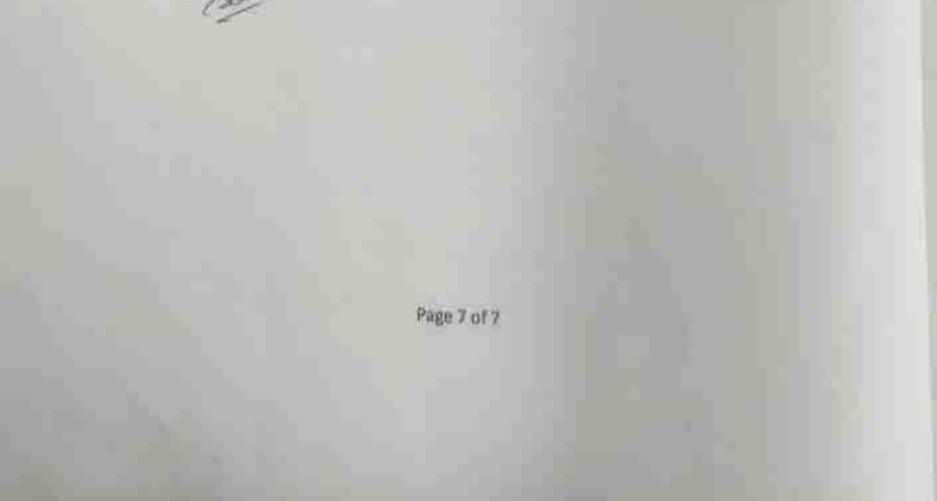
2. Just "



Sisan

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Bid affection which the Donor bears towards the RE R H Dondes, the Donor therefore desires to gift all hor 6150 right, hile and interest in the said Promises without any monetary consideration unto the Domessi con in the manner hereinafter appearing. te Danings have accepted the said gift by executing (h)

here properts in testimony hereof;

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 Rs. 50/- (Rupees Fifty Only)

bearing distinctive Nos. 211 to 215 (both inclusive) issued by the said society and bearing Share Certificate No. 48 of the said Society relating to the ownership of the said Flat and more particularly described in the Schedule hereunder Kolety

Page 4 of 7

Hema

thereof in the manner aforesaid AND FURTHER THAT the DONOR and every person having or lawfully or equitably chimins any estate, right, title or interest in the said Premises underfor 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 de or cause to be executed and done all such assurances, acts, dopda, matters and things whatsoever as may be reasonably required for the further and more

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perfectly and effectually assuring the said Premiaes 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 3<sup>rd</sup> 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

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Page 6 of 7

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written unto the DONEE TOGETHER with all he 24 credits, advantages, benefit and appurtenances whatsoever 31 of and in the said Premises or in any part thereof ALL her estate, right, interest, claim and demand whatsoever of the DONOR in to and upon the sittle Promises as aforesaid AND TO HOLD the same unto a to the exclusive use of the DONEES forevolte SUBJECT NEVERTHELESS to the payment often 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 transforring, granting,

conveying and assuring the said Premises or any part

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Page 5 of 7

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Hema Robert Robert

### GIFT DEED

THIS DEED OF GIFT is executed at Mumbai, this

#### 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 Memo-



Fifty Only) bearing distinctive Nos. 21 to 215 1024 -24 (hereinafter P 34 inclusive) issued by the said society referred to an "the said shares") and paring Shares 28 Certificate No. 43 of the said Society relating to thousens ownership of the said Flat.

- (c) The said Flat and the said Shares are smort particularly described in the Schedule, haren adore written and the said Flat and the said Shares are hereinafter collectively referred to as "the said premises"
- The said Fist was allotted as Permanent Alternate (d) Accommodation to the Donor by M/e. 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").
- The Developer handed over the possession of the said (e)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.
- The Donee Nos.1 and 2 are the sons of the Donor. (1)

The Donor is now aged and not interested in the said

premises and also in consideration of natural love

Robert Hema

Page 3 of 7

First No 309 Julie Azad Nagar SRA Co-operative Society, C. D. Barfiwala Road, Andheri (West), Mumbal 100058, screinafter called "THE DONEES" which expression shall unless it be repugnant to the context op manning thereof be deemed to mean and include cheir respective heirs, executors, administrators and shall the ther 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 3<sup>rd</sup> 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

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Page 2 of 7

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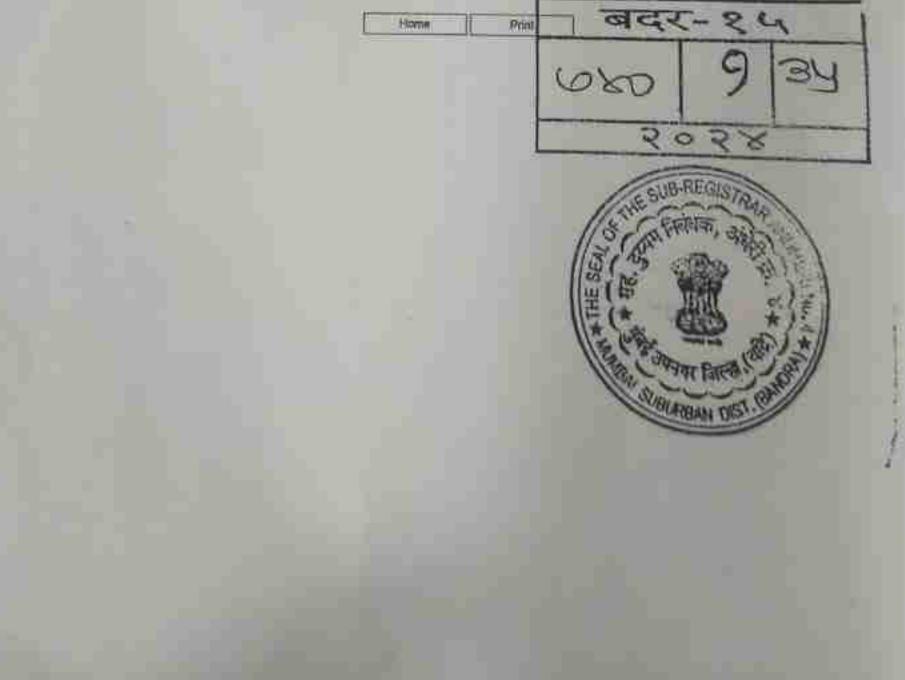
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# Pre-Registration summary (नोल्मी पूर्व गोववाल )

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Original/Duplicate <u>पावती</u> मीशाणी के उन्होंग 401/740 Saturday, January 13 .2024 Regn, 39M 4:07 PM 13/05/2024 中国市第二 830 गाताच मात्र, तिसेपालें वन्त्रणंग्रजाचा अनुजनाकः वचर15-740-2024 हत्वांश्व आभा अप्राप्तः बसीसयम माहर करणाऱ्याचे नाव: रोष्ट्रन मामेश ग्लाने ≈. 200,00 नोंदणी की 7. 700.00 दस्य हाताळगी की पुप्तांची संसन्ताः 35 FL 900.00 W. Della

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मार. व.सि

आपणाम मुळ दला ,धंधनेल ग्रिंट,सूची-२ अंदाने 4.27 PM ज्ञा वेळेम मिळेल.

बातान मुल्त: ₹,6761504.1./-मॉखदम्हा २,1/-भरनीन मुद्रांग अुल्त: ₹,68000/- सह. सुय्यम निबंधक, अंधेरी क्र. ४, मंग्नी उपनगर जिल्हा.

 1) देवचरचा प्रचान: eChallan रग्रुम: रू.500/-रीडी/धनादेव/पे ऑर्डर क्रमांक: MH013898855202324M दिसोक: 13/01/2024 र्वप्रचे साथ व पत्ता;
 2) देवचरामा प्रचार: DHC रज्ञम: रू.700/-रीडी/धनादेश/में ऑर्डर बमांक: 0124134503957 दिनोक: 13/01/2024 वींको नाव व पत्ता;

Rinhole



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That the SWD completion certificate from the E.E. (SWD) WS of MCCM shall be submitted before asking B.C.C to building under

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.

That all the forms and conditions of the approved layout /

The fill 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.

Executive Endineer

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Sium Rehabilitation Authority. AE (ILRAA LE DAAL

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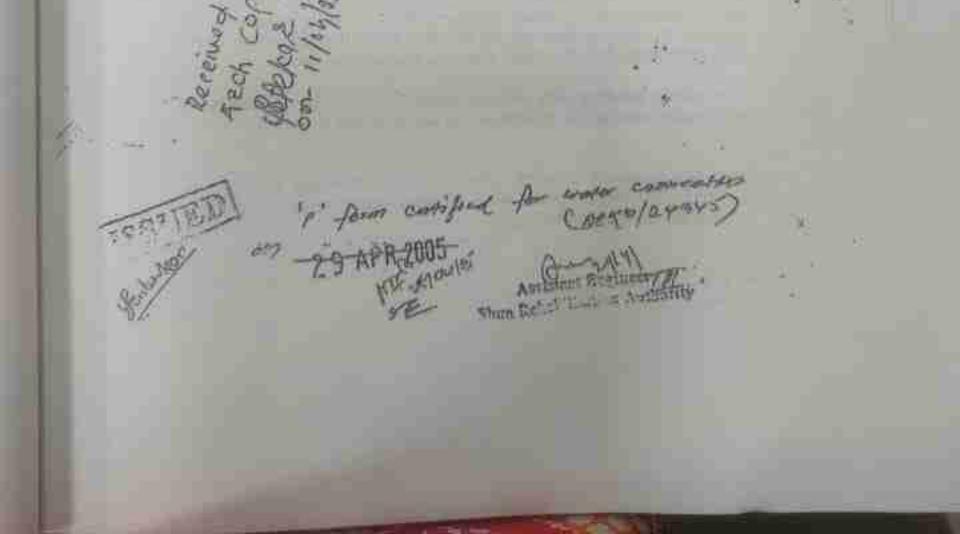
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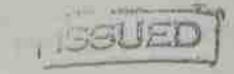
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- 1) Developer M/s. Lashkaria Construction Private Limited.
- 2) A.A. & C.K/W Ward.
- 3) A.B.W.W. K/W Ward.

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Executive Shim Rehabil'tation Authority.





Slum Rohabilitation Authority Sdi Rom Grins Mercari Blavic, Bard's (Erst), Hambel 400 051, Fac 022-0659500 Tel 022-765905197 (04057 1079 / 0793 E min conflictinger In

## No: SRA/ENG/811/EW/PL/AP.

11 1 APR 2005

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#### Date 1

Te, Smt Sushuma Deodhar, Architect. Of M/s. Deodhar Associates, 106. Suidhivinayak Appartment, Gujarathi Mandal Road, Near Rajpuria Hall, Vile Parle (East), Mumbai-400 057.

Part Occupation Certificate for the composite building in Slum Rehabilitation Scheme on plot bearing CTS No. 489 (pt). 511 (processing) of village Vile Parle, at C.D. Burnwitte Read. Andrew (West). K/W Ward, Mumbar // Schemer Nature THS (Limited)".

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Your letter dated 17-03-05

Madam.

Sublact

Reference :

The part development work in the above released to the supervision of Architect Smt. Sushama December of M/s. Deedhar Associates, License No: CA/83/7825, Structural Engine. - Shri. P. K. Sura, of M/s. Sura & Associates, License No: STR/S/76 and S-or Supervisor Shri. P. K. Sura, License No: S/34/SSI may be occupied on the following conditions:

 This Part Occupation permission certificate is granted for Composite building for rehab tenements only, i.e. Residential-100, Residentialcum-Commercial-01, rehab commercial-08 & sale residential 01 number & sale commercial 09 number from first to ceven upper floor only, excluding the Road Depot at the ground floor.

 That all the pending IOA and LOI conditions shall be duly complied with before asking full occupation to last building in layout.



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दुख्यम नियमकः मह दुसि. अंधने 4 THE SHITE 740/2024 संग्रे की : Regit 63rth

	गावाने नाव : विलेपार्ले
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्रामेक्टमा	Ϋ́.
(३) ता≡ारभरम्(भावेभटटमरम्मा राजनिवटराजार शावारणी देनेर की पटटेवार क समुद कर्णान)	6761504.1
(a): जून्मापन,परेटविस्मा व चाजमान(जनण्यान)	1) पालिकेके साथ मुंबई मसपर इसर बणीम :, इसर माहिती, सदगिका # 309,3 रा मातला, तुह आझाद सगर गम आर ए थो औष दी मोमर मि.सी.पी बफीवाणर रोड, लंबरी प.मुंबई 400068जाई -मुलांमर मिणट कर बाहे( ( C.T.S. Number : 489 (Pt), 511 (Pt), 512 (Pt) : ) )
(5) urve=	1) 25.09 जो मीटर
(ii)आवारची जिल्हा दुवी देण्यात अमेल तेल्ला.	
(7) दस्तर्गेक्षेत्र करन देला-यो/सिंहन ठेवणा-या पक्षत्राराचे ताव किंवा दिपाणी स्थापालपामा रुइस्लामा किंवा जाउंश असल्पान,प्रमित्रादिमें साह व पन्ता.	1): नाव-हेमपता नारेश महाव बय-57: वन्ता:-आंट न: नवनिका = 309, मारुह न: 3 रा मतला, इमारगीन नाव: नुहू आमाव नगर एम आर ए को औप हो सोमा णि, ब्लोफ न: नी.जी यफीपाला गेड, रोटू ने अधेपी प, मुंबई , महाराष्ट्र, मुम्बई, पिन मोप:-400058 पेन न:-BLWPM8161J
(8)देम्लाप्रेवज करन घेणा-पा प्रक्षकारण्चे व विज्ञा दिखांची न्यायालयाचा हुपुरुमनामा किंवा जन्म जयन्याम,प्रतिचादिचे मात्र व पत्ता	1): नाच-नोहन शावेश स्वाने १४:-38; पत्ता:-प्रनोट से: सदतिवा क 309, माला ने 3 रा मलना से मार्ग्सीचे श इह आतंद सगर एम आर ए वा लोग हो मोना नि, ल्यॉक न. मी दी वफीवामा रेगेड, रेग्द्र में, अंधरी थे, मुंबई, यजाराष्ट्र, मुम्बई, जिन बोड:-400058 पेन ने:-AQYPM6762H 2): नाव:-रोहित नामेश म्यापे वघ:-32; पत्ता:-प्लॉट ने: नदनिका क 309, माखा ने: 3 रा मजना, उमारनीचे माल: वह जासर नगर एम ला: ए वो ऑप हो सोमा नि, क्लोक ने: मी भी बफीवाना रोड, रोड में, अंधरी थे, मुंबई, महाराष्ट्र, सुम्बई, जिन कोंद:-400058 पेन ने:-ATSPM3095Q
(9) दल्लोबल करन दिन्याचा दिनांभ	13/01/2024
(10)वस्त्र सोटकी केल्याचा दिनांच	13/01/2024 Rt 20)
(11)लनुक्रमांह,खंद व गृष्ठ	740/2024
(12)वाजान्ध्राद्यमाणे मुझक जुम्ह	68000
(13)वानान्धायमाणे मंदिगी मुख्य	200
(34)61-1	

मधान गुण्ड आसाम्त्रासा निवदमेला अनुम्होद

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

