

दस्त गोपवारा भाग-2

ववड1
दस्त क्रमांक:1927/2020

10/06/2020 4 26:28 PM

दस्त क्रमांक :ववड1/1927/2020

दस्ताचा प्रकार :-अॅप्रीमेंट टू मेल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा दस्त
1	नाव:ज्योतिना हरगोविंदाम मशरू (मान्यता देणार) पत्ता:श्री 72, 9 व मजला, मिलन विल्डिंग न्यू आयडिअल को ऑप हौ मोमायटी लिमिटेड, 87 ताडदेव, मुंबई, हाजी अली, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:ACAPM7009H	मान्यता देणार वय :-90 स्वाक्षरी:-		
2	नाव:रजनीकांत हरगोविंदाम मशरू (मान्यता देणार) पत्ता:.. 6 वीए मजला, यमुना वील्डिंग, खार 14 रोड, खार पश्चिम, दोंडा, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AADPM3901F	मान्यता देणार वय :-71 स्वाक्षरी:-		
3	नाव:इला मनोज मचदे (मान्यता देणार) पत्ता:.. पाल्म व्ह्यू, सांताक्रूझ पश्चिम, मरोजिनी रोड, शांताक्रूझ सेंट्रल, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AAACT3957G	मान्यता देणार वय :-59 स्वाक्षरी:-		
4	नाव:ज्योती उर्फ जिन्या . खंधाडिया (मान्यता देणार) पत्ता:.. 2 रा मजला, वी विंग त्रिवेणी वील्डिंग, सांताक्रूझ , मुंबई शांताक्रूझ सेंट्रल, MAHARASHTRA, MUMBAI, Non- Government. पॅन नंबर:AGHPK7224R	मान्यता देणार वय :-65 स्वाक्षरी:-		
5	नाव:डॉक्टर प्रकाश हरगोविंदाम मशरू पत्ता:श्री 72, नववा मजला , मिलन विल्डिंग न्यू आयडिअल को ऑप हौ मोमायटी लिमिटेड , 87 ताडदेव, मुंबई, हाजी अली, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:ABBPM5051D	लिहून देणार वय :-63 स्वाक्षरी:-		
6	नाव:गेंडूल किरीटकुमार मेहता पत्ता:रूम नं 1, 1 ला मजला, खेतवाडी 4 लेन, गिरगाव मुंबई, एस व्ही पी रोड, अंबेवाडी (मुंबई), MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:ACJPM9707H	लिहून घेणार वय :-46 स्वाक्षरी:-		
7	नाव:निशा गेंडूल मेहता पत्ता:प्लॉट नं: रूम नं 1, माळा नं: 1 ला मजला, इमारतीचे नाव: खेतवाडी 4 लेन, ब्लॉक नं: गिरगाव मुंबई, रोड नं: एस व्ही रोड महाराष्ट्र, MUMBAI. पॅन नंबर:AIRPM2888D	लिहून घेणार वय :-45 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तयारकथित अॅप्रीमेंट टू मेल चा दस्त गेधज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ:10 / 06 / 2020 04 : 23 : 23 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा दस्त
1	नाव:विशाल मुनी .. वय:38 पत्ता:1202, 12 था मजला, श्रीगनी कॅम्प, खेतवाडी लेन गुं पिन कोड:400004	स्वाक्षरी		
2	नाव:अशीष देमाई .. वय:48 पत्ता:2 मूलन वील्डिंग तारखेव मुंबई पिन कोड:400034	स्वाक्षरी		

Summary I (GoshwaraBhag-1)

318/1927

बुधवार, 10 जून 2020 4:13 म.नं.

दस्त गोपवारा भाग-1

ववइ1

दस्त क्रमांक: 1927/2020

दस्त क्रमांक: ववइ1 /1927/2020

वाजार मुल्य: रु. 2,81,18,000/- मोबदला: रु. 4,35,00,000/-

भरलेले मुद्रांक शुल्क: रु.21,75,000/-

डु. नि. संह. दु. नि. ववइ1 यांचे कार्यालयात

अ. क्रं. 1927 वर दि.10-06-2020

रोजी 4:09 म.नं. वा. हजर केला.

पावती:2628

पावती दिनांक: 10/06/2020

सादरकरणाचे नाव: मेहुल किरीटकुमार मेहता

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 940.00

पृथांची संख्या: 47

एकुण: 30940.00

दस्त हजर करणाऱ्याची मही:

दुय्यम निबंधक, मुंबई-1

दुय्यम निबंधक, मुंबई-1

दम्नाचा प्रकार: मेल डीड

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

शिक्का क्रं. 1 10 / 06 / 2020 04 : 09 : 03 PM ची वेळ: (सादरीकरण)

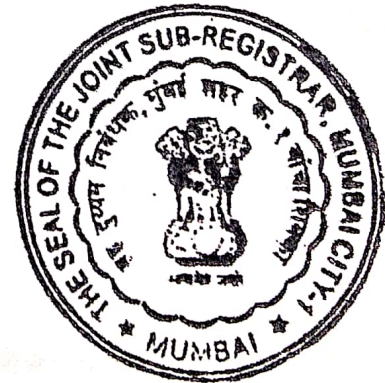
शिक्का क्रं. 2 10 / 06 / 2020 04 : 12 : 47 PM ची वेळ: (फी)

प्रतिज्ञापत्र

महाराष्ट्र सरकार हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत
दस्ता आहे. * दस्तातील सर्व संपत्ती, निष्पादक व्यक्ती, साक्षीदार व
कोणत्याही कायदपत्रांची संपत्ती दस्ताची आहे. * दस्ताची सत्यता, वैधता
व नोंदणी कार्यासाठी दस्त निष्पादक व दस्तुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे:

लिहून घेणारे:



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

10 June 2019 02:42:43 PM

Valuation ID

202006103024

मूल्यांकनाचे वर्ष 2020
 जिल्हा मुंबई (मेन)
 मुख्य विभाग 8-ताडदेव डिव्हिजन
 उप मुख्य विभाग 8/67रस्ता: ताडदेव रोड - जावजी दादाजी रोड (नाना चौका पासून ग.सी.अली चौकापर्यंत)
 सर्व्हे नंबर / न. भू. क्रमांक : सि.टी.एस. नंबर#371

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन 184700	निवासी सदनिका 337400	कार्यालय 481400	दुकाने 568500	औद्योगिक 337400	मोजमापनाचे एकक चौरस मीटर
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बांधीव क्षेत्राची माहिती बांधकाम क्षेत्र(Built Up)- बांधकामाचे वर्गीकरण- उद्दवाहन सुविधा-	92.68चौरस मीटर 1-आर सी सी आहे	मिळकतीचा वापर- मिळकतीचे वध- मजला -	निवासी सदनिका 21 to 30वर्षे 5th floor To 16th floor	मिळकतीचा प्रकार- मूल्यदर/बांधकामाचा दर -	बांधीव Rs.337400/-
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Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 105% apply to rate= Rs.354270/-

घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
 = (((354270-184700) * (70 / 100)) + 184700)
 = Rs.303399/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 303399 * 92.68
 = Rs.28119019.32/-

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य + मेर्रेन/ईन मजला क्षेत्र मूल्य + लागू गच्चीचे मूल्य - वरील गच्चीचे मूल्य - बंदिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील दाहान तळाचे मूल्य - इमारती भौतिकीचा रू. नग जागेचे मूल्य - बंदिस्त बात्कनी
 = A + B + C + D + E + F + G + H - I
 = 28119019.32 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs.28119019.32/-

Home

Print

बबई - १	
१९२५	४४/४०
२०२०	



भारत सरकार
GOVT OF INDIA
जयशंकर प्रसाद
Jai Shankar Prasad
Kirti Kumar Mehta
जन्म वर्ष / DOB: 30/1/1974
स्त्री / FEMALE
5434 7461 3871
आधार - माई अपार. साई ओळख

भारत सरकार
GOVT OF INDIA
जयशंकर प्रसाद
Kirti Kumar Mehta
जन्म वर्ष / DOB: 30/1/1974
स्त्री / FEMALE
5434 7461 3871

Handwritten signature

भारत सरकार
GOVT OF INDIA
जयशंकर प्रसाद
Kirti Kumar Mehta
जन्म वर्ष / DOB: 30/1/1974
स्त्री / FEMALE
5434 7461 3871

भारत सरकार
GOVT OF INDIA
जयशंकर प्रसाद
Kirti Kumar Mehta
जन्म वर्ष / DOB: 30/1/1974
स्त्री / FEMALE
5434 7461 3871

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT
MEHUL KIRITKUMAR MEHTA
KIRITKUMAR MEHTA
01/05/1974
Permanent Account Number
ACJPM9707H
005-07
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
NISHA M MEHTA
V M SANGHAVI
21/09/1974
Permanent Account Number
AIRPM2888D
Signature

Nmmehta

005-07

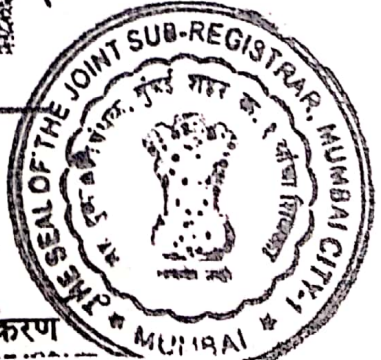
भारत सरकार
GOVERNMENT OF INDIA
निशा मेहुल मेहता
Nisha Mehul Mehta
जन्म वर्ष / Year of Birth : 1974
स्त्री / Female
3668 2749 2825

Nmmehta

बवई - ३	
१९५४	४२ / ४६

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण



भारत सरकार
Government of India

आधार

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 1325/30015/02691

Download Date: 06/12/2018

To
 Mehal Kirtikumar Mehta
 S/O. Kirtikumar Mehta
 Sarfavi Eetan (Kapol Niwasi, Room No. 2, 1st Floor
 4th Khetwadi Lane, S. V. P. Road
 Khetwadi, Girgaon
 Near - Alankar Cinema
 Mumbai
 Girgaon
 Mumbai: Maharashtra - 400004
 9623426694

आपला आधार क्रमांक / Your Aadhaar No. :
3009 9776 5216
 VID : 9107 7363 3074 8176

माझे आधार, माझी ओळख

भारत सरकार
Government of India

आधार

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

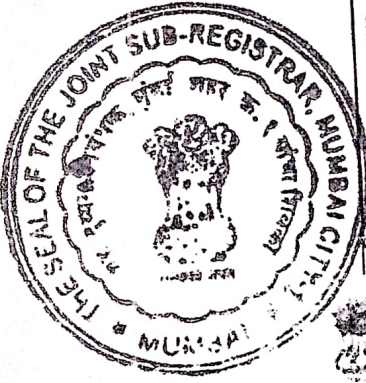
नोंदणी क्रमांक / Enrolment No.: 1325/30015/02691

Download Date: 06/12/2018

To
 Mehal Kirtikumar Mehta
 S/O. Kirtikumar Mehta
 Sarfavi Eetan (Kapol Niwasi, Room No. 2, 1st Floor
 4th Khetwadi Lane, S. V. P. Road
 Khetwadi, Girgaon
 Near - Alankar Cinema
 Mumbai
 Girgaon
 Mumbai: Maharashtra - 400004
 9623426694

आपला आधार क्रमांक / Your Aadhaar No. :
3009 9776 5216
 VID : 9107 7363 3074 8176

माझे आधार, माझी ओळख



भारत सरकार
GOVERNMENT OF INDIA

आधार

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 1325/30015/02691

Download Date: 06/12/2018

To
 Prashant Desai
 Anand DOR 25/06/1972
 MALE
 MUMBAI No. 8108556689

आपला आधार क्रमांक / Your Aadhaar No. :
3660 7254 7720
 VID : 9175 3059 9347 4759

माझे आधार, माझी ओळख

बबई - १	
१९२०	६९/४६
२०२०	

भारत सरकार
GOVERNMENT OF INDIA

आधार

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 1325/30015/02691

Download Date: 06/12/2018

To
 Prashant Desai
 Anand DOR 25/06/1972
 MALE
 MUMBAI No. 8108556689

आपला आधार क्रमांक / Your Aadhaar No. :
3660 7254 7720
 VID : 9175 3059 9347 4759

माझे आधार, माझी ओळख

म.प्र.रा.

भारत सरकार / PERMANENT ACCOUNT NUMBER
ABBPM5051D
 नाम / NAME
PRAKASH HARGOVINDAS MASHRU
 पिता का नाम / FATHER'S NAME
HARGOVINDAS KANJI MASHRU
 जन्म तिथि / DATE OF BIRTH
13-04-1957
 आयकर विभाग (पदाधिकारी)
 DIRECTOR OF INCOME TAX (SYSTEMS)
 832 AM

भारत सरकार
 GOVERNMENT OF INDIA
 प्रकाश हर्गोविन्दस मशरु
 Prakash Hargovinddas Mashru
 जन्म तारीख/DOB: 13/04/1957
 पुरुष/ MALE
9826 6269 9780
 माझे आधार, माझी ओळख

(Handwritten signature)

भारत सरकार / PERMANENT ACCOUNT NUMBER
ACAPM7009H
 नाम / NAME
LALITA HARGOVINDAS MASHRU
 पिता का नाम / FATHER'S NAME
VITHALDAS KESHAVJI SADRANI
 जन्म तिथि / DATE OF BIRTH
28-06-1930
 आयकर विभाग (कंप्यूटर ऑपरेटर)
 Computer Operator of Income Tax (Computer Operators)
 832 AM

भारत सरकार
 GOVERNMENT OF INDIA
 ललिता हर्गोविन्दस मशरु
 Lalita Hargovinddas Mashru
 जन्म तारीख/DOB: 01/01/1930
 महिला/ FEMALE
8354 6697 0646
 माझे आधार, माझी ओळख

आयकर विभाग / INCOME TAX DEPARTMENT
 भारत सरकार / GOVT. OF INDIA
 भारत सरकार का स्थायी आयकर खाते संख्या
 Permanent Account Number Card
AADPM3901F
 प्रकाश हर्गोविन्दस मशरु
 PRAKASH HARGOVINDAS MASHRU
 पिता का नाम / FATHER'S NAME
 HARGOVINDAS KANJI MASHRU
 832 AM

भारत सरकार
 GOVERNMENT OF INDIA
 ललिता हर्गोविन्दस मशरु
 Lalita Hargovinddas Mashru
 जन्म तारीख/DOB: 01/01/1930
 महिला/ FEMALE
8354 6697 0646
 माझे आधार, माझी ओळख

बचई - १
 १९५७ ४०/४७
 २०२०

CLM-REG

बबई - १	
११२०	३९/४०
२०२०	

Municipal Corporation of Greater Bombay.
BR/8030/A

City Engineering Office,
Municipal Office Building,
3rd Floor, Bhandarkar
Marg.,
Fort, BOMBAY - 1.

To
Shri G. S. Sarda,
Architect,
73, Apollo Street,
Fort.



Sub:- Proposed building at 87, Garden Road,
Bombay.

Re:- Your letter of 30-6-1960.

Under the instructions of Dy. Municipal Commissioner (Improvement) I have to inform you that there is no objection to occupy the above building subject to compliance of the following conditions within one month from the date hereof:-

- 1) That No Objection Certificate from Chief Fire Officer shall be submitted.
- 2) That barbed wire fencing shall be constructed on southern part of east side boundary by demolishing unsuitably constructed brick masonry compound wall affecting the light & ventilation of the structure on the adjoining plot.
- 3) That lifts in both the buildings should be put into commission.

This permission is given without prejudice to the rights of the Corporation to take action against your client, if any of the provisions of Bombay Municipal Corporation Act and Bylaws made thereunder are contravened or aforesaid regulations are not complied by your client within the specified period. The permission granted will otherwise be revoked and water connections will be cut off without any reference.

बृहन्मुंबई महानगरपालिका

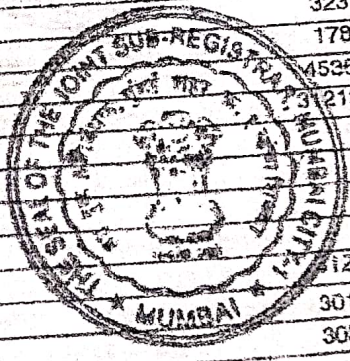
करनिर्धारण व संकलन खाते

आवक्या कर देयक

ह्या देयक बृहन्मुंबई महानगरपालिका अधिनियम, १९६८ मधील कलम १०० अन्वये जारी करण्यात आले आहे.

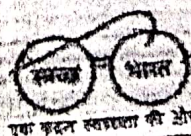
लेखा क्रमांक DX2202840050000	आवक्या कर वर्ष 2017-2018	देयक क्रमांक 2017:0BIL06157011 2017:0BIL06157012	देयक दिनांक 26/05/2017
संस्थापक संघ व पत्ता : NEW IDEAL CO OP HOUSING SOCIETY LTD, MILAN 87 TARDEO ROAD, MUMBAI 34		देयक - मत्. क्र. १६७ / विभाग : Assessment & Collection Department, 4th floor, D Ward Municipal Offices Bldg., Jeebanpura Compound, Nana Chowk, Grant Rd. (W), Mumbai - 400 007.	
मालमत्त कर, सार्वजनिक कर, इमारती कर / विद्युत्, सो. टी. एम. कर / प्लॉट कर, गावाचे कर, पान कर, बागायत कर, दिवाण, माकमलचे कर, कारखाने कर.			
D3817(1)/87, TARDEO ROAD HOUSE WITH BANK OFFICES & GARAGES 'MILAN BUILDING' NEW IDEAL CO OP HOUSING SOCIETY LIMITED			
देयक कार्यावधी दिनांक : 01/04/1961	जलस्रोत कर क्रमांक :	पूजा भंडवली मूल्य : 421575470	
अंशपी रुपये Rupees Forty Two Crore Fifteen Lakh Seventy Five Thousand Four Hundred and Seventy Only			
देयक तयार करणेची दिनांक ३१/०३/२०१८ या आधीची देयक देणेची मर्यादा ₹ 0		२०१७/२०१८ या आधीची देयक देणेची मर्यादा ₹ 0	
देयक कार्यावधी :	01/04/2017	ते	31/03/2018

कराचे नाव :	01/04/2017 ते 30/09/2017	01/10/2018 ते 31/03/2018
सर्वसाधारण कर	97207	97207
जल कर	0	0
जल संधारण कर	61064	61064
मूलनिःस्कार कर	0	0
मूलनिःस्कार कर	37887	37887
मूलनिःस्कार कर	35634	35634
म.न.क. शिक्षण उपकर	23963	23963
प्राथमिक शिक्षण उपकर	3231	3231
देवदार हस्त उपकर	1781	1781
वृक्ष उपकर	45368	45368
पत्राकर	31235	31235
पूजा देयक रक्कम	0	0
कालावधी १५२ (१५) मुक्ता देयक रक्कम	0	0
वित्तसंस्थांचे व्याज कर व मुदली	0	0
वैदेशी कर व आयात कर व इतर कर व मुदली	0	0
आय कर व इतर कर व मुदली	31235	31235
प्रमाणपत्र विलंब रक्कम	306592	306592
30.06.2017 पर्यंत प्रमाणपत्र विलंब रक्कम	306592	306592
31.07.2017 पर्यंत प्रमाणपत्र विलंब रक्कम	312135	312135
31.07.2017 पर्यंत प्रमाणपत्र विलंब रक्कम	312135	312135
	Rupees Three Lakh Twelve Thousand One Hundred and Thirty Five Only	Rupees Three Lakh Twelve Thousand One Hundred and Thirty Five Only
	24/08/2017	31/12/2017



CPO DX2202840050000, Name-MCDM Property Ti

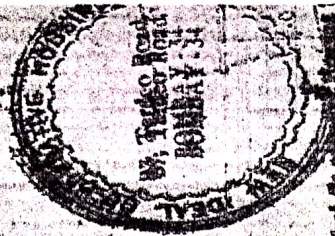
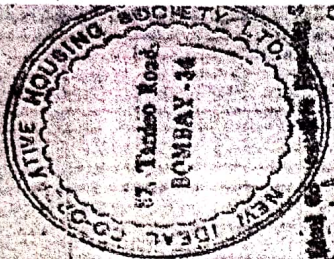
आवक्या कर, प्रत्येक ठेकेदाराच्या वरून MCDM वरून संग्रहित केले जाईल. (संग्रहित करणेची मर्यादा 30 दिवस आहे.)
 * आवक्या कर व इतर कर व मुदली संग्रहित करणेची मर्यादा 30 दिवस आहे. *
 * आवक्या कर व इतर कर व मुदली संग्रहित करणेची मर्यादा 30 दिवस आहे. *
 * आवक्या कर व इतर कर व मुदली संग्रहित करणेची मर्यादा 30 दिवस आहे. *



०७
 श्री. जयंत ड. खर्गे
 ज्येष्ठ उपनिरीक्षक व विलंब कर संग्रहीत करणारे अधिकारी



Handwritten signatures and dates at the bottom of the page, including '07.3.00' and other illegible marks.



For the Board of Directors
V. N. S. Srinivasan
Hon. Secretary, 15, Secunder Road, Tando Road

For the Joint Co-operative Housing
V. N. Srinivasan
Joint Secretary, 15, Secunder Road, Tando Road

TRANSFER	TRANSFER	TRANSFERROR	RECIPIENT
10. 1. 2001.	₹ 100	Prakash, Hrishikesh Magdum (Akhil, Mumbai)	19
14. 8. 2005.	TWO	DR. Prakash. H. Magdum.	19.

२०३०		
१९२०	३०	२०
१	१०१०	



cate No. 75

Registered Folio No. 19

SHARE CERTIFICATE

New Ideal Co-operative Housing Society Limited

27, TARDEO ROAD, BOMBAY-34.

Registered under Maharashtra Co-operative Societies Act of 1960.

(Registration No. Bom. (HSG) 880 of 1965)

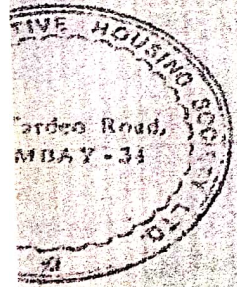
to Certify that Shri Hargovind Khairji Marathe.

is registered holder(s) of 500 shares No. 37001 to 37500.
pees Fifty each in the above named Society subject to the By-laws



Given under the Common Seal of the said Society at
Bombay 30th day of June 1968.

5,000/-



F. J. Balsara Chairman.

D. P. D. D. Member of Committee

J. P. D. D. Hon. Secretary.

2020	99/4	2020 - 2
	32/10	

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10/6/68

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Certificate No. 75

Registered Folio No. 19

SHARE CERTIFICATE

New Ideal Co-operative Housing Society Limited

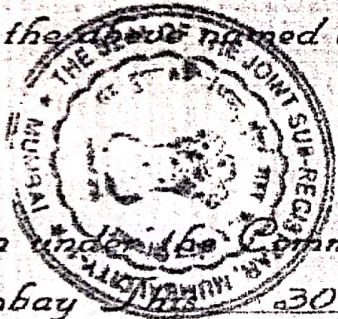
27, TARDEO ROAD, BOMBAY-34.

Registered under Maharashtra Co-operative Societies Act of 1960.

(Registration No. Bom./HSG/880 of 1965)

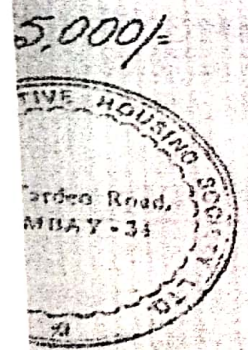
I hereby certify that Sri Hargovind Khanji Madam.

is the registered holder(s) of 500 shares No. 37001 to 37500.
of the value of Fifty each in the above named Society subject to the Bye-laws



Given under the Common Seal of the said Society at
Bombay 30th day of June 1968.

F. J. Balsara Chairman.
D. D. Joshi Member of Committee
J. D. Joshi Hon. Secretary.



2020	99/4	2020-2
	32/4	

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M. S. M. M. M.

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Annexure 5



Late V. N. GOLWALA
B.A., LL.B.
Advocate High Court
(Ex. Special P.P.)
Govt. of Maharashtra

C. V. GOLWALA
B. Com, LL.B.
Advocate High Court



V. N. GOLWALA & CO.

(REGISTERED)
ADVOCATE HIGH COURT
High Court O.S. Regn. No. 3736

Office : 508, 5th Floor,
Navjivan Commercial
Premises Co-op. Society,
Lamington Road,
Mumbai - 400 008.
Tel. No.: 022-23002433

Date: 05-02-2020

To,
(1)MR. MEHUL KIRITKUMAR MEHTA,
(2)MRS. NISHA MEHUL MEHTA
Sanghvi Sadan (Kapol Niwas), Room no. 1, 1st floor,
Khetwadi 4th lane, S.V.P. Road, Khetwadi,
Girgaum, Mumbai-400004

Dear Sir / Madam

Sub.: Public Notice dated 20-1-2020 published on 21-1-2020 in two Newspapers inviting claim for Flat no. B-72, 9th floor, Milan Bldg, New Ideal Co-op. Hsg. Society Ltd., 87, Tardeo Road, Mumbai-400034 and in respect of Share Certificate No. 75 consist of 500 fully paid-up shares of Rs.50/- each, bearing distinctive Nos. 37,001 to 37,500 (both inclusive) of New Ideal CHS Ltd. bearing C. S. No. 371 of Tardeo Division belonging to DR. PRAKASH HARGOVINDDAS MASHRU

This is to inform you that under your instructions and on your behalf, a public notice dated 20-1-2020 was published in "NAVA-KAAL" Marathi Newspaper on 21-1-2020 and in "Free Press Journal" English Newspaper on 21-1-2020, whereby the claim from third party or person have been invited, in writing, together with proper documentary evidence, having any claim or right over said Flat no. B-72, 9th floor, Milan Bldg, New Ideal Co-op. Hsg. Society Ltd., 87, Tardeo Road, Mumbai-400034 and in respect of Share Certificate No. 75 consist of 500 fully paid-up shares of Rs.50/- each, bearing distinctive Nos.37,001. to 37,500 (both inclusive) of New Ideal CHS Ltd. bearing C. S. No. 371 of Tardeo Division, belonging to DR. PRAKASH HARGOVINDDAS MASHRU and time period of 14 days was given in the said public notice for lodging the claim, if any at the address of undersigned office and by mail.

The said time period of 14 days to lodge the claim in writing have come to an end on 04-02-2020. However, so far, no person or party have lodged any claim in writing or by mail in respect of said Flat no. B-72, 9th floor, Milan Bldg, New Ideal Co-op. Hsg. Society Ltd., 87, Tardeo Road, Mumbai-400034 and in respect of Share Certificate No. 75 consist of 500 fully paid-up shares of Rs.50/- each, bearing distinctive Nos.37,001. to 37,500 (both inclusive) of New Ideal CHS Ltd., belonging to DR. PRAKASH HARGOVINDDAS MASHRU with us.

Yours truly,

For V. N. GOLWALA & Co.,

Chetan V. Golwala
(C. V. GOLWALA)

ADVOCATE HIGH COURT



व्यवहारी - २	
१९२०	३५/४६

Chetan V. Golwala

Ch

Annexure 4

POSSESSION LETTER

I/We, **DR. PRAKASH HARGOVINDAS MASHRU**, residing at Flat No. B-72, 9th floor, Milan Bldg, New Ideal Co-op. Hsg. Society Ltd., 87, Tardeo Road, Mumbai-400034,, have sold my residential Flat No. 72 on the 9th Floor of building known as "MILAN", "B"-Bldg, admeasuring area 831 sq. ft., (carpet area) equivalent to 77.20 sq. mtrs., at New Ideal Co-operative Housing Society Ltd., situated at 87, Tardeo Road, Mumbai-400034 , Along with proportionate undivided, indivisible and impartible ownership rights in the Flat underneath with all its free hold rights, titles and interests of the said property/ Flat (hereinafter called the property) and have executed relevant sale/transfer documents in favour of Mehul KiritKumar Mehta and also have delivered the vacant, physical and peaceful possession of the above said property to the aforesaid purchaser on the spot for his to use and to enjoy the same in any manner.

PLACE : Mumbai

DATED :

1. POSSESSION HANDOVER BY
DR. PRAKASH HARGOVINDAS MASHRU
2. POSSESSION TAKENOVER BY
MR. MEHUL KIRITKUMAR MEHTA



00.03.2020
M. Mehta

WITNESSES :

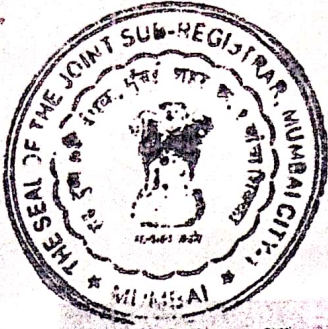
Ayush Mehul Mehta



Vishal K Muni



बवई - १	
१९२०	३८/४६
२०२०	



Annexure 3

New Ideal Co-operative Housing Society Limited

Registered under Maharashtra Co-op Societies Act 1960

Registration No. Bom/HSG/880.1965

'MILAN' 87, TARDEO ROAD, MUMBAI - 400 034 ☎ 2351 4008

Date: - 9.03.2020.

To,

Dr. Prakash H. Mashra
'Milan', Flat No. 72/B.
9th Floor,
87, Tardeo Road,
Mumbai - 400 034.

Dear Sir,

Sub: No objection for transferring your flat No. 72/B.

We refer to your letter regarding captioned subject and we have to inform you that the society has agreed to transfer your Flat No. 72 of wing 'B' to Mr. Mehul Kirtikumar Mehta & Mrs. Nisha Mehul Mehta.

Further, we have been informed by you that Mr. Mehul Kirtikumar Mehta & Mrs. Nisha Mehul Mehta, the said intending buyers desire to mortgage the said flat to PNB Housing finance Ltd. after the completion of your transaction and all the documents will be submitted to the society thereafter for further process.

We hereby confirmed that you have paid all the society's dues up till now and there is no outstanding dues till today.

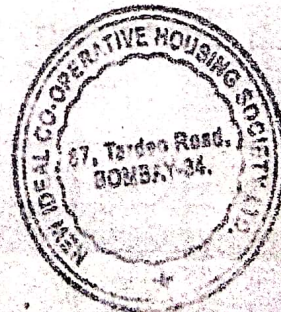
Thanking you,

Yours faithfully,

For New Ideal Co-operative Housing Society Ltd

D. D. Shinde

Gen. Secretary / Secy. / Treasurer / Chairman



Prakash H. Mashra

MB

M. S. G. Mehta

संख्या - २



RTGS/NEFT IFS Code : PUNB0112000
 ECE House, K G Marg, NEW DELHI - 110001

PAY PRAKASH HARGOVINDAS MASHRU A/C NO.004210100007476.BANK OF INDIA

₹ 40,00,000.00 FORTY LAKH ONLY

0131002107338676

CURRENT A/C

Net Over Rs. 40,00,000.00

For PNS HOUSING FINANCE LTD.

[Signature]

A/C PAYEE

Authorized Signatory (ies)

WIA

004166 1400240430

29



RTGS/NEFT IFS Code : PUNB0112000
 ECE House, K G Marg, NEW DELHI - 110001

PAY PRAKASH HARGOVINDAS MASHRU A/C NO.004210100007476.BANK OF INDIA

₹ 40,00,000.00 FORTY LAKH ONLY

0131002107338676

CURRENT A/C

Net Over Rs. 40,00,000.00

For PNS HOUSING FINANCE LTD.

[Signature]

A/C PAYEE

Authorized Signatory (ies)

WIA

004166 1400240430

29



RTGS/NEFT IFS Code : PUNB0112000
 ECE House, K G Marg, NEW DELHI - 110001

PAY PRAKASH HARGOVINDAS MASHRU A/C NO.004210100007476.BANK OF INDIA

₹ 40,00,000.00 FORTY LAKH ONLY

0131002107338676

CURRENT A/C

Net Over Rs. 40,00,000.00

For PNS HOUSING FINANCE LTD.

[Signature]

A/C PAYEE

Authorized Signatory (ies)

WIA

004166 1400240430

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 10.11.2017





एन सी ई आर एन सी ई आर एन सी ई आर (1120)
ECB House, K.G. Marg, NEW DELHI - 110001
RTGS/NEFT IFS Code : PUNB0112000

18012020
D D M M Y Y Y Y

PAY PRAKASH HARGOVINDAS MASHRU A/C NO.004210100007476, BANK OF INDIA

BY ORDER OF OR BEARER

₹ 40,00,000.00
FOURTY LAKH ONLY

₹ 40,00,000.00

0131002107338676

विल. खाते
CURRENT A/C

For PNB HOUSING FINANCE LTD.

Not Over: Rs. 40,00,000.00-

A/C PAYEE

WIA

Authorized Signatory(ies)
PLEASE SIGN ABOVE

*004165# 110024043#

29



एन सी ई आर एन सी ई आर एन सी ई आर (1120)
ECB House, K.G. Marg, NEW DELHI - 110001
RTGS/NEFT IFS Code : PUNB0112000

18012020
D D M M Y Y Y Y

PAY PRAKASH HARGOVINDAS MASHRU A/C NO.004210100007476, BANK OF INDIA

BY ORDER OF OR BEARER

₹ 40,00,000.00
FOURTY LAKH ONLY

₹ 40,00,000.00

0131002107338676

विल. खाते
CURRENT A/C

For PNB HOUSING FINANCE LTD.

Not Over: Rs. 40,00,000.00-

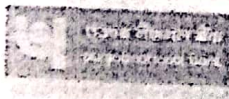
A/C PAYEE

WIA

Authorized Signatory(ies)
PLEASE SIGN ABOVE

*004165# 110024043#

29



एन सी ई आर एन सी ई आर एन सी ई आर (1120)
ECB House, K.G. Marg, NEW DELHI - 110001
RTGS/NEFT IFS Code : PUNB0112000

18012020
D D M M Y Y Y Y

PAY PRAKASH HARGOVINDAS MASHRU A/C NO.004210100007476, BANK OF INDIA

BY ORDER OF OR BEARER

₹ 40,00,000.00
FOURTY LAKH ONLY

₹ 40,00,000.00

0131002107338676

विल. खाते
CURRENT A/C

For PNB HOUSING FINANCE LTD.

Not Over: Rs. 40,00,000.00-

A/C PAYEE

WIA

Authorized Signatory(ies)
PLEASE SIGN ABOVE

*004165# 110024043#

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ववई - १

D.M.

Rajni

MB

Fr khachde
MB MB
b.m.mehra

Annexure 2

PAY PRAKASH HARGOVINDAS MASHRU A/C NO. 004210100007476, BANK OF INDIA
 FORTY LAKH ONLY
 0131002107338676
 Not Over: Rs. 50,00,000.00
 A/C PAYEE
 W/A
 PNB HOUSING FINANCE LTD.
 Authorised Signatory (Sec)
 004177 1100240436 29

PAY PRAKASH HARGOVINDAS MASHRU A/C NO. 004210100007476, BANK OF INDIA
 FORTY LAKH ONLY
 0131002107338676
 Not Over: Rs. 40,00,000.00
 A/C PAYEE
 W/A
 PNB HOUSING FINANCE LTD.
 Authorised Signatory (Sec)
 004177 1100240436 29

PAY PRAKASH HARGOVINDAS MASHRU A/C NO. 004210100007476, BANK OF INDIA
 FORTY LAKH ONLY
 0131002107338676
 Not Over: Rs. 40,00,000.00
 A/C PAYEE
 W/A
 PNB HOUSING FINANCE LTD.
 Authorised Signatory (Sec)
 004177 1100240436 29

PAY PRAKASH HARGOVINDAS MASHRU A/C NO. 004210100007476, BANK OF INDIA
 FORTY LAKH ONLY
 0131002107338676
 Not Over: Rs. 40,00,000.00
 A/C PAYEE
 W/A
 PNB HOUSING FINANCE LTD.
 Authorised Signatory (Sec)
 004177 1100240436 29



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Res me

Annexure 1



परिवार की सेवा

Branch Office: BORNALI
 Applicant: Mr. Mahesh Kishorumar Mehta
 Vashishth Enterprises
 Mrs. Neha M Mehta

Date: 13-FEB-20
 Ref No: HOU/BRV/0220/777101

Address: BH1, 57, FLOOR 4, MILAN PANDIT MADAN, MOHAN MALVIYA MARG, MAHARASHTRA-400034 India
 Email: VALENT2008@HOTMAIL.COM

Version No: 5
 TARDEO, MUMBAI
 Contact No: 9820426664

Dear Sir/Madam,

With reference to your loan application dated 11-02-2020, we are pleased to inform you that we have in principle sanctioned your loan, on the broad terms and conditions as under/attached with special conditions, if any.

1. Purpose of Loan	Housing Loan
2. Loan Amount	INR 3,60,00,000.00 (INR Three Crore Ninety Lakhs only)
Insurance Premium	INR 10,00,000.00 (INR Ten Lakhs only)
Total Loan Amount	INR 4,00,00,000.00 (INR Four Crore only)
3. Repayment Term	*60 Months
4. Rate of Interest Scheme	Floating
5. PNB/NPL *	8.45% per annum
6. Applicable Rate of Interest *	8.45% + 0.65% = 9.10% per annum as on the date of execution of the loan agreement
7. Equated Monthly Instalment ("EMI")	INR 4,12,877.00 (INR Four Lakhs Twelve Thousand Eight Hundred Seventy-Seven only)
8. Processing fees receivable:	INR 2,25,600.00 (INR Two Lakhs Twenty-Six Thousand Five Hundred Sixty only)
9. Sanction letter validity	90 days, from the date of this letter
10. Security	FLAT NO 72, B WING, 5TH FLOOR, MILAN BUILDING, TARDEO ROAD, TARDEO A/C MARKET, MUMBAI, Mumbai, Maharashtra, India-400034

*Subject to change from time to time at the sole discretion of PNB/NPL

SPECIAL CONDITIONS:

1. This offer is subject to satisfactory legal and technical clearance of the property and clear legal and technical of the property

2. Documents of below nature to be documented for closure or EMI less than 12 months -

- 1. PAN CARD
- 2. AADHAR CARD
- 3. VOTER ID CARD
- 4. RATION CARD
- 5. MARRIAGE CERTIFICATE
- 6. DIVORCE DEED
- 7. DEED OF GIFT
- 8. DEED OF SALE
- 9. DEED OF MORTGAGE
- 10. DEED OF TRANSFER
- 11. DEED OF ASSIGNMENT
- 12. DEED OF RELEASE
- 13. DEED OF RESCINDED
- 14. DEED OF CONFIRMATION
- 15. DEED OF CORRECTIVE
- 16. DEED OF RECTIFICATION
- 17. DEED OF AMENDMENT
- 18. DEED OF VARIATION
- 19. DEED OF SURRENDER
- 20. DEED OF RESCINDED
- 21. DEED OF CONFIRMATION
- 22. DEED OF CORRECTIVE
- 23. DEED OF RECTIFICATION
- 24. DEED OF AMENDMENT
- 25. DEED OF VARIATION
- 26. DEED OF SURRENDER
- 27. DEED OF RESCINDED
- 28. DEED OF CONFIRMATION
- 29. DEED OF CORRECTIVE
- 30. DEED OF RECTIFICATION
- 31. DEED OF AMENDMENT
- 32. DEED OF VARIATION
- 33. DEED OF SURRENDER
- 34. DEED OF RESCINDED
- 35. DEED OF CONFIRMATION
- 36. DEED OF CORRECTIVE
- 37. DEED OF RECTIFICATION
- 38. DEED OF AMENDMENT
- 39. DEED OF VARIATION
- 40. DEED OF SURRENDER
- 41. DEED OF RESCINDED
- 42. DEED OF CONFIRMATION
- 43. DEED OF CORRECTIVE
- 44. DEED OF RECTIFICATION
- 45. DEED OF AMENDMENT
- 46. DEED OF VARIATION
- 47. DEED OF SURRENDER
- 48. DEED OF RESCINDED
- 49. DEED OF CONFIRMATION
- 50. DEED OF CORRECTIVE
- 51. DEED OF RECTIFICATION
- 52. DEED OF AMENDMENT
- 53. DEED OF VARIATION
- 54. DEED OF SURRENDER
- 55. DEED OF RESCINDED
- 56. DEED OF CONFIRMATION
- 57. DEED OF CORRECTIVE
- 58. DEED OF RECTIFICATION
- 59. DEED OF AMENDMENT
- 60. DEED OF VARIATION
- 61. DEED OF SURRENDER
- 62. DEED OF RESCINDED
- 63. DEED OF CONFIRMATION
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- 86. DEED OF RECTIFICATION
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- 88. DEED OF VARIATION
- 89. DEED OF SURRENDER
- 90. DEED OF RESCINDED
- 91. DEED OF CONFIRMATION
- 92. DEED OF CORRECTIVE
- 93. DEED OF RECTIFICATION
- 94. DEED OF AMENDMENT
- 95. DEED OF VARIATION
- 96. DEED OF SURRENDER
- 97. DEED OF RESCINDED
- 98. DEED OF CONFIRMATION
- 99. DEED OF CORRECTIVE
- 100. DEED OF RECTIFICATION

3. All payments to be filled through NACH mode from Current account

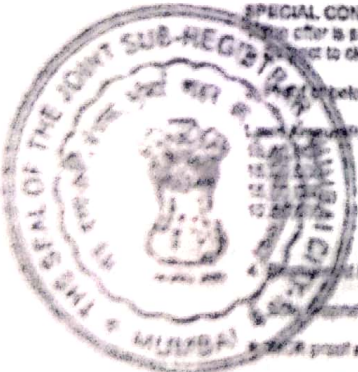
4. Joint ownership declaration to be documented

5. No proof and clearance from banking to be documented

6. LTV shall be restricted to lower of 75% of Market Value or GGP

7. Subject to Floating Interest scheme of PNB/NPL

8. Ownership of property to be in with applicant or jointly with co-applicant



Stamp and signature area

Small text at the bottom of the document

Handwritten signatures and initials: J. K. Sharma, MS, M. S. G. Mehta


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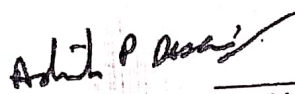
RECEIPT

Received from the within named Purchasers/Transferees on or before]
 execution hereof a sum of Rs. 4,35,00,000/- (Rupees Four Crores]
 Thirty-five Lakhs Only) vide three instruments viz.]
 [1] cheque bearing No.]
 000065 dated 05/01/2020 drawn on HDFC Bank, Byculla Branch,]
 Mumbai 400 010 for Rs. 20,00,000/- (Rupees Twenty Lakh Only),]
 [2] Cheque bearing No. 000068 dated 14/01/2020 drawn on HDFC Bank,]
 Byculla Branch, Mumbai 400 010 for Rs. 25,00,000/- (Rupees Twenty-]
 Five Lakh Only) and]
 [3] Banker's Cheque/Pay Order for Rs. 3,90,00,000/- (Rupees Three]
 Crore Ninety Lakh Only) drawn on Punjab National Bank,]
 New Dehli Branch aggregating to Rs. 4,35,00,000/- (Rupees]
 Four Crores Thirty-five Lakhs Only) being the total and lump sum]
 consideration payable towards the purchase of the said Flat and the said]
 Shares under these presents.]

Rs. 4,35,00,000/-
 I SAY RECEIVED

Witness

1. Vishal K. Muni 

2. ASHISH P DESAI 

Dr. PRAKASH HARGOVINDDAS MASHRU
 (SELLER/TRANSFEROR)

