

514/5171

पावती

Original/Duplicate

Friday, March 22, 2024

नोंदणी क्र. :39म

10:49 AM

Regn.:39M

पावती क्र.: 5618 दिनांक: 22/03/2024

गावाचे नाव: मुळगाँव

दस्तावेजाचा अनुक्रमांक: बदर18-5171-2024

दस्तावेजाचा प्रकार : ट्रान्सफर डीड

मादर करणाऱ्याचे नाव: रत्ना राजेंद्र पिल्लई (बेनेफीशियरी) - -

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 960.00

पृष्ठांची संख्या: 48

एकूण:

रु. 1960.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

11:08 AM ह्या वेळेस मिळेल.

Joint S.R. Andheri-7

वाजार मुल्य: रु.1 /-

मोवदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 200/-

सद. दुय्यम निबंधक, अंधेरी क्र. ७
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.960/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324229602926 दिनांक: 22/03/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017862696202324E दिनांक: 22/03/2024

बँकेचे नाव व पत्ता:

नोंदणी फी माफी अमल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

Rafner

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 22/03/2024

GRN	MH017862696202324E	BARCODE	Date		21/03/2024-20:12:09	Form ID	25.1
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
			PAN No.(If Applicable)				
Office Name	BDR18 _JT SUB REGISTRAR ANDHERI 7		Full Name	RATNA RAJENDRAN PILLAI AND ESHWAR KORAGAPPA SHETTY			
Location	MUMBAI		Flat/Block No.	Flat No. 602, B-Wing, Sixth Floor, Shanti Nagar			
Year	2023-2024 One Time		Premises/Building	Rahiwashi SRA CHSL			
Account Head Details		Amount In Rs.	Road/Street	Building no. 2, Shanti Nagar, Mahakali Caves Road, Andheri East			
0030045501	Stamp Duty	200.00	Area/Locality	Mumbai			
0030063301	Registration Fee	1000.00	Town/City/District				
			PIN	4 0 0 0 9 3			
			Remarks (If Any)	SecondPartyName=RATNA RAJENDRAN PILLAI AND ESHWAR KORAGAPPA SHETTY-			
			Amount In	One Thousand Two Hundred Rupees Only			
			Words				
Total		1,200.00					
Payment Details			FOR USE IN RECEIVING BANK				
PUNJAB NATIONAL BANK			Bank CIN	Ref.No.	03006172024032200028	512412281	
Cheque-DD Details			Bank Date	RBI Date	21/03/2024-20:13:41	Not Verified with RBI	
Cheque/DD No.			Bank-Branch		PUNJAB NATIONAL BANK		
Name of Bank			Scroll No. , Date		Not Verified with Scroll		
Name of Branch							

Department ID :

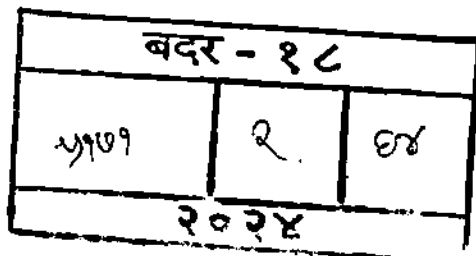
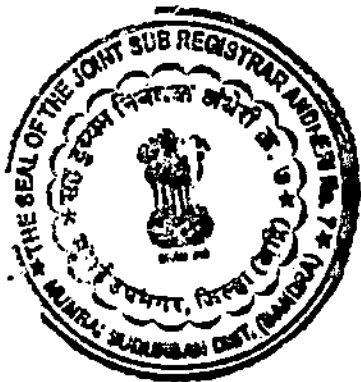
Mobile No. : 0000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सादर नमतेन केंचन दुरधमा निवधक कार्यालयत नोटणी करावयाच्या दस्तासदी लागू आहे. नोटणी व करावयाच्या दस्तासदी सादर वचनी लागू नाही.

Defacement Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	((S)-514-5171	0009398386202324	22/03/2024-10:48:36	IGR555	200.00
2	((S)-514-5171	0009398386202324	22/03/2024-10:48:36	IGR555	1000.00
Total Defacement Amount					1,200.00



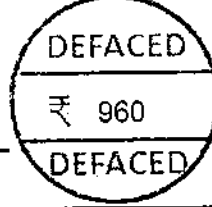


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0324229602926	Receipt Date	22/03/2024
-----	---------------	--------------	------------

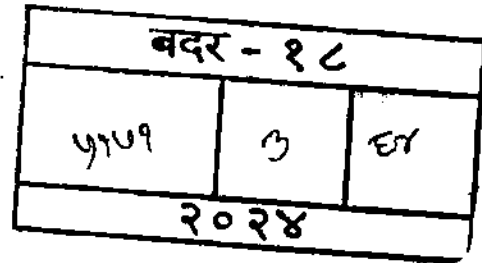
Received from Dhc, Mobile number 0000000000, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered on Document No. 5171 dated 22/03/2024 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIN	Payment Date	22/03/2024
Bank CIN	10004152024032202753	REF No.	408296378005
Deface No	0324229602926D	Deface Date	22/03/2024

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





DEED OF TRANSFER

THIS DEED OF TRANSFER made and entered in to at
Mumbai this 22nd day of March, in the year Two
Thousand Twenty Four (2024) by and between:

Ratna
Mrs. **RATNA RAJENDRAN PILLAI**, aged 54 years,
having PAN No. APWPP7923C & Aadhaar Card No. 7719
4778 9796 and Mr. **ESHWAR KORAGAPPA SHETTY**,
aged 65 years, having PAN No. BHPPS6308L & Aadhaar
Card No. _____, Indian Inhabitant, residing
[Signature]
at Flat No. 602 on Sixth Floor in B-Wing, Bldg. No. 2
of **SHANTINAGAR RAHIWASHI (SRA)** Co-operative
Housing Society Ltd., situated at **Shantinagar**,
Mahakali Caves Road, Opp. M.I.D.C. Bus Depot,
Andheri (East), Mumbai 400 093, being the
Administrators in **LETTERS OF ADMINISTRATION**
Dated 24.11.2008 of Late Mr. **MOHANLAL DEVSHI**
KANYAL alias **MOHANLAL DEVASHI KANYALVISHT**,
issued by the Hon'ble High Court of Judicature at
Bombay, for the brevity's sake hereinafter referred to as
"The Transferors / Administrators" (which expression
unless it be repugnant to the context or the meaning

Ratna

बदर - १८		
५९७९	४	०४

thereof shall mean and include their heirs, successors, executors and Administrators, assigns) of the **ONE PART:**

AND

Mrs. **RATNA RAJENDRAN PILLAI**, aged 54 years, having PAN No. APWPP7923C & Aadhaar Card No. 7719 4778 9796 and Mr. **ESHWAR KORAGAPPA SHETTY**, aged 65 years, having PAN No. BHPPS6308L & Aadhaar Card No. _____, Indian Inhabitant, residing at **Flat No. 602 on Sixth Floor in B-Wing, Bldg. No. 2 of SHANTINAGAR RAHIWASHI (SRA) Co-operative Housing Society Ltd.**, situated at **Shantinagar, Mahakali Caves Road, Opp. M.I.D.C. Bus Depot, Andheri (East), Mumbai 400 093**, being the Beneficiaries named under the **LETTERS OF ADMINISTRATION**, Dated 24.11.2008 of Late Mr. **MOHANLAL DEVSHI KANYAL** alias **MOHANLAL DEVASHI KANYALVISHT**, for the brevity's sake hereinafter referred to as "The **Transferees / Beneficiaries**" (which expression unless it be repugnant to the context or the meaning thereof shall mean and include his heirs, successors executors and Administrators, assigns) of the **SECOND PART.**



Ratna

बदल - २६		
५१०१	५	६४



WHEREAS Mr. MOHANLAL DEVSHI KANYAL alias MOHANLAL DEVASHI KANYALVISHT, was the registered member of SHANTINAGAR RAHIWASHI (SRA) Co-operative Housing Society Ltd., situated at Shantinagar, Mahakali Caves Road, Opp. M.I.D.C. Bus Depot, Andheri (East), Mumbai 400 093, (hereinafter referred to as "SAID SOCIETY") and by virtue of being the member of the said society, she has been holding on ownership basis Flat No. 602 on Sixth Floor in B-Wing, Bldg. No. 2, area admeasuring 225 Sq.feet Carpet of SHANTINAGAR RAHIWASHI (SRA) Co-operative Housing Society Ltd., situated at Shantinagar, Mahakali Caves Road, Opp. M.I.D.C. Bus Depot, Andheri (East), Mumbai 400 093, constructed on the plot, bearing C.T.S. Nos. 252, 93(Pt.), 94(Pt.), 95(Pt.), 96(Pt.), 250(Pt.), 251 & 260(Pt.) of Village Mulgaon, Taluka Andheri, in the Registration District of Mumbai City and Mumbai Suburbs, hereinafter referred to as the "SAID FLAT PREMISES".

AND WHEREAS Originally Late Mr. MOHANLAL DEVSHI KANYAL alias MOHANLAL DEVASHI KANYALVISHT was the original allottee of the abovesaid Flat No. 602 on Sixth Floor in B-Wing,



बदर - १८		
५९७९	६	७४

Rahma

Bldg. No. 2, area admeasuring 225 Sq.feet Carpet of **SHANTINAGAR RAHIWASHI (SRA)** Co-operative Housing Society Ltd., situated at **Shantinagar, Mahakali Caves Road, Opp. M.I.D.C. Bus Depot, Andheri (East), Mumbai 400 093**, which was allotted to him by the Builders & Developers **VASUNDHARA DEVELOPERS**, under S.R.A. Scheme, vide an Allotment Letter Dated 26.07.2009 and Possession Letter Dated 10.08.2009 in lieu of his old Room No. CEN-32(12), Shanti Nagar, Mahakali Caves Road, Behind Shiv Sena Office, Andheri (East), Mumbai 400093.

AND WHEREAS the said Late Mr. **MOHANLAL DEVSHI KANYAL** alias **MOHANLAL DEVASHI KANYALVISHT** as such owner Society also member of **SHANTINAGAR RAHIWASHI (SRA)** Co-operative Housing Society Ltd., having its office at **Shantinagar, Mahakali Caves Road, Opp. M.I.D.C. Bus Depot, Andheri (East), Mumbai 400 093**, registered with Dy. Registrar of Societies at Mumbai, under the Maharashtra Co-operative Societies Act, 1960 vide registration No. **MUMBAI/SRA/HSG/C/10873**, Dated 02.12.2004, (hereinafter called and referred to as "**SAID SOCIETY**") and the said Society had issued Five (05) fully paid up shares of Rs. 10/-



Rajna

बदर - १८		
५१०५	०	६४

(Rupees Ten Only) each, bearing Distinctive Numbers from 3091 to 3095 (both Inclusive) held under the Share Certificate No. 0619, Membership No. 0619, Dated 28.10.2006, (hereinafter called and referred to as the "SAID SHARES").

AND WHEREAS Owner of the said Flat namely Mr. MOHANLAL DEVSHI KANYAL alias MOHANLAL DEVASHI KANYALVISHT, died a Bachelor, intestate at Mumbai on 28.06.2005 and the said owner Mr. MOHANLAL DEVSHI KANYAL alias MOHANLAL DEVASHI KANYALVISHT, during his lifetime he was duly executed his last Will Dated 30.09.2000 in favour of Mrs. RATNA RAJENDRAN PILLAI and Mr. ESHWAR KORAGAPPA SHETTY the Transferors (owners) being Administrators and the only Legatees and Transferees as the Beneficiaries of the owned property and credits and the Transferors in capacity as the one of the Executor filed a Testamentary and Intestate Jurisdiction Petition No. 846 of 2005 in the Hon'ble High Court, Bombay seeking Letters of Administration with the said Testamentary and Intestate annexed and accordingly the Hon'ble High Court has granted to the Transferors the Letter of Administration with the Testamentary and



Ratna

बदर - १८		
५१७१	<	०४

Intestate annexed on 24.11.2008 (a copy of the said Letter of Administration is hereto annexed), by him said Testamentary & Intestate the said Deceased ownership right, title and interest in the said Flat and every part thereof to the Beneficiaries i.e. **Mrs. RATNA RAJENDRAN PILLAI** and **Mr. ESHWAR KORAGAPPA SHETTY** the Transferees herein.

As per the mandate the Transferors in its capacity as an Administrators and Legatee in the said Letters of Administration with the Testamentary and Intestate has to Administer the property of the Deceased in accordance with the Testamentary and Intestate and pursuant to which the Transferors / Administrators is willing to transfer the said Flat and every part thereof to the Beneficiaries named by the DEED OF TRANSFER as herein contained.

NOW THIS DEED OF TRANSFER WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER:



Pursuant to and in consideration of the Testamentary and Intestate of the Deceased above-named and the Letters of Administration

Ratna

[Signature]

बदर - १८		
५१७१	e	९४

granted by the Hon'ble High Court of Judicature at Bombay to the Transferors on 24.11.2008, the Transferors doth hereby grant and transfer to and unto the Beneficiaries the ownership right, title and interest of the Deceased in the said Flat and every part thereof as more particularly described Schedule of the Property hereunder written TO HAVE AND TO HOLD the same unto and to the use of the Beneficiaries solely and absolutely and subject to the payment and discharge by the Beneficiaries of all and whatsoever the rates, taxes, dues and duties and the other outgoings payable in respect of the said **FLAT PREMISES** viz. Flat No. 602 on Sixth Floor in B-Wing, Bldg. No. 2, area admeasuring 225 Sq.feet Carpet of **SHANTINAGAR RAHIWASHI (SRA)** Co-operative Housing Society Ltd., situated at **Shantinagar, Mahakali Caves Road, Opp. M.I.D.C. Bus Depot, Andheri (East), Mumbai 400 093**, constructed on the plot, bearing C.T.S. Nos. 252, 93(Pt.), 94(Pt.), 95(Pt.), 96(Pt.), 250(Pt.), 251 & 260(Pt.) of Village Mulgaon, Taluka Andheri, in the Registration District of Mumbai City and Mumbai Suburbs, (hereinafter called the said **FLAT PREMISES**) as



Ratna

बदर - १८		
५५७९	१०	०१

also the other governmental or local authorities and the Transferors hereby covenants with the Beneficiaries that it has not done or executed any act, deed or thing whereby or by means whereof the Transferors are prevented from transferring the said Flat or any part thereof to the Beneficiaries in the manner aforesaid.

- 2) The Transferors hereby records, declares and confirms that in the facts and circumstances recited hereinabove the title of the said deceased to the said Property and every part thereof being clear and marketable in all respect, the Transferors in its capacity as the Administrators / Legatee of the Letters of Administration with the Testamentary and Intestate annexed has good right, full power and absolute authority to convey, transfer assign and assure the said Flat and every part thereof to the Beneficiaries / Transferees which is hereby granted, conveyed, transferred, assured or intended so to be unto and to the use of the Beneficiaries / Transferees.



- 3) The Transferors hereby records, declares and

बदर - १८		
५१०९	११	६४

7/1/20

Handwritten signature or mark.

confirms that it shall be lawful for the Beneficiaries / Transferees from time to time and at all times hereafter peaceably and quietly to hold, enter upon, use, occupy, possess and enjoy the said Flat and every part thereof hereby granted, conveyed, transferred and assured with his appurtenances and to receive rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any suit or lawful eviction interruption, claim or demand whatsoever from any person lawfully or equitably claiming or to claim by, from, under or in trust from him.

- 4) The Transferors hereby records, declares and confirm that the said Flat and every part thereof is free from all and whatsoever the charges, encumbrances and third-party rights.

- 5) The Transferors doth hereby agree and undertakes to do, make; sign and execute all such other and further acts, deeds, matters and things and have the same duly registered with the registration authorities for the purpose of, and in order to ensure that the said Flat and every part thereof is



Ratna

वदर - १८		
५९७९	१२	९४

fully, completely and effectually duly transferred unto and to the Beneficiaries / Transferees solely and absolutely in all respects.

6) The Beneficiaries / Transferees shall duly and fully pay, fulfill, perform and discharge all and whatsoever their monetary and the other liabilities, obligations and the responsibilities to the concerned Society and everybody else insofar as the said Flat and every part thereof is concerned.

7) The Transferors has duly delivered and handed over to the Beneficiaries / Transferees on the date of the execution hereof all the title deeds and the other documents in respect of the said Flat, which are duly accepted and acknowledged by the Transferees. The said title deeds etc. are listed in the PROPERTY SCHEDULE hereunder written.



The Transferors / Administrators have duly delivered and handed over to the Beneficiaries /

बदर - १८		
५१०१	१३	६४
२०२४		

Transferees on the date of the execution hereof the vacant and peaceful sole and exclusive possession

Dawna

of the said Flat and every part thereof together with all the fixtures, fittings, furniture and other movable assets and things lying therein.

- 9) The Deed of Transfer herein is an instrument of transfer by the Administrators (viz. the Transferors) i.e. the Grantee of the Letters of Administration annexed dated 24.11.2008 to the Beneficiaries / Beneficiaries i.e. sole legatee of the said Letter of Administration and thus the stamp duty under Article 59 (d) of The Maharashtra Stamp Act as also the registration and incidental charges and expenses to these presents shall be paid and discharged by the Beneficiaries / Transferees.



The said deceased Mr. MOHANLAL DEVSHI KANYAL alias MOHANLAL DEVASHI KANYALVISHT was holding 100% undivided right, title, share & interest in respect of above said Flat No. 602 on Sixth Floor in B-Wing, Bldg. No. 2, area admeasuring 225 Sq.feet Carpet of SHANTINAGAR RAHIWASHI (SRA) Co-operative Housing Society Ltd., situated at Shantinagar, Mahakali Caves Road, Opp.

Ratna

वदर - २८		
५१७१	१४	४४

M.I.D.C. Bus Depot, Andheri (East), Mumbai 400 093, constructed on the plot, bearing C.T.S. Nos. 252, 93(Pt.), 94(Pt.), 95(Pt.), 96(Pt.), 250(Pt.), 251. & 260(Pt.) of Village Mulgaon, Taluka Andheri, in the Registration District of Mumbai City and Mumbai Suburbs and the Letter of Administration her right, title, share & interest in respect of above said Flat Premises in favour of **Mrs. RATNA RAJENDRAN PILLAI** and **Mr. ESHWAR KORAGAPPA SHETTY**.

- 11) As such, **Mrs. RATNA RAJENDRAN PILLAI** and **Mr. ESHWAR KORAGAPPA SHETTY**, the Transferors herein, in capacity of the EXECUTORS / ADMINISTRATORS of Letter of Administration Dated 24.11.2008 of deceased **Mr. MOHANLAL DEVSHI KANYAL** alias **MOHANLAL DEVASHI KANYALVISHT** had filed the Petition No. 846 of 2005, before the Hon'ble Bombay High Court and accordingly, the HON'BLE BOMBAY HIGH COURT has granted the LETTER OF ADMINISTRATORS ANNEXED dated 24.11.2008.



बदर - १८		
५१७१	१५	१२) Mrs. RATNA RAJENDRAN PILLAI and Mr. ESHWAR KORAGAPPA SHETTY, the
२०२४		

Ratna *Shetty*

Transferors herein, in the capacity of Executors /Administrators of the deceased **Mr. MOHANLAL DEVSHI KANYAL** alias **MOHANLAL DEVASHI KANYALVISHT**, vide **Letter Of Administrators ANNEXED** Dated 24.11.2008, now the Transferors herein transfers, conveys & assigns the undivided right, title, share & interest of deceased **Mr. MOHANLAL DEVSHI KANYAL** alias **MOHANLAL DEVASHI KANYALVISHT** in favour of Transferees herein i.e. **Mrs. RATNA RAJENDRAN PILLAI** and **Mr. ESHWAR KORAGAPPA SHETTY** by executing this present **DEED OF TRANSFER**.

- 13) After completion and / or registration of this Deed of Transfer, **Mrs. RATNA RAJENDRAN PILLAI** and **Mr. ESHWAR KORAGAPPA SHETTY**, the Transferees / Beneficiaries herein becomes sole & absolute Owner in respect of Flat No. 602 on Sixth Floor in B-Wing, Bldg. No. 2, area admeasuring 225 Sq.feet Carpet of **SHANTINAGAR RAHIWASHI (SRA)** Co-operative Housing Society Ltd., situated at **Shantinagar, Mahakali Caves Road, Opp. M.I.D.C. Bus Depot, Andheri (East), Mumbai 400 093**, constructed on



Ratna

बकर - ३८		
५१०९	५६	४१

the plot, bearing C.T.S. Nos. 252, 93(Pt.), 94(Pt.), 95(Pt.), -96(Pt.), 250(Pt.), 251 & 260(Pt.) of Village Mulgaon, Taluka Andheri, in the Registration District of Mumbai City and Mumbai Suburbs.

- 14) The Transferors / Administrators and Transferees / Beneficiaries hereby affirm to have read, fully understood & conceived the terms and conditions as stipulated in this **DEED OF TRANSFER**.



SCHEDULE OF THE PROPERTY

ABOVE REFERRED TO:

Undivided right, title, share and interest in respect of Flat No. 602 on Sixth Floor in B-Wing, Bldg. No. 2, area admeasuring 225 Sq. feet Carpet of SHANTINAGAR RAHIWASHI (SRA) Co-operative Housing Society Ltd., situated at Shantinagar, Mahakali Caves Road, Opp. M.I.D.C. Bus Depot, Andheri (East), Mumbai 400 093, constructed on the plot, bearing C.T.S. Nos. 252, 93(Pt.), 94(Pt.), 95(Pt.), 96(Pt.), 250(Pt.), 251 & 260(Pt.) of Village Mulgaon, Taluka Andheri, in the Registration District of Mumbai City and Mumbai Suburbs.

बदर - १८		
५१०१	१०	The said Building was constructed in the year 2009 and consisting of Ground + Seven Upper Floor with Lift.
२०२४		

Ratna

[Signature]



IN WITNESS WHEREOF the parties here to have hereunto set and subscribe their respective hands on the day and the year first hereinabove mentioned

SIGNED AND DELIVERED

By the withinnamed

"Transferors / Administrators"

Mrs. RATNA RAJENDRAN PILLAI



Ratna



And



Mr. ESHWAR KORAGAPPA SHETTY

In the presence of.....

[Signature]



SIGNED AND DELIVERED

By the withinnamed

"Transferees / Beneficiaries"

Mrs. RATNA RAJENDRAN PILLAI



Ratna



And



Mr. ESHWAR KORAGAPPA SHETTY

In the presence of.....

[Signature]



बदर - १८		
५१०९	१८	४४
२०२४		

In the High Court of Judicature at Bombay
Testamentary and Intestate Jurisdiction

Petition No. 846 of 2005

**LETTERS OF ADMINISTRATION WITH
WILL ANNEXED**

Act XXXIX of 1925, Section 307.

(1) Subject to the provisions of Sub-section (2), an executor or administrator has power to dispose of the property of the deceased, vested in him under section 211, either wholly or in part, in such manner as he may think fit.

(2) If the deceased was a Hindu, Mohamadan, Buddhist, Sikh or Jain or an exempted person, the general power conferred by Sub-section (1) shall be subject to the following restrictions and conditions, namely:—

(i) The power of an executor to dispose of immovable property so vested in him is subject to any restriction which may be imposed in this behalf by the Will appointing him, unless probate has been granted to him and the Court which granted the probate permits him by an order in writing, notwithstanding the restriction, to dispose of any immovable property specified in the order in a manner permitted by the order.

(ii) An administrator may not, without the previous permission of the Court by which the letters of administration were granted,—

(a) mortgage, charge or transfer by sale, gift, exchange or otherwise any immovable property for the time being vested in him under section 211, or

(b) lease any such property for a term exceeding five years.

(iii) A disposal of property by an executor or administrator in contravention of clause (i) or clause (ii), as the case may be, is voidable at the instance of any other person interested in the property.

B.—Annexed to the grant is a copy of the schedule of assets of the deceased as disclosed by the petitioner in his petition.

Under:—Rs. 3,15,246/- after deducting funeral expenses.
Probate Court Fee Rs. 14,123/-

BE IT KNOWN that this day being the Twenty four day of November, Two Thousand Eight, the last Will and Testament (a copy whereof is hereunto annexed) of Shri Mohanlal Devshi Kanyal alias Mohanlal Devashi Kanyalvisht, a Bachelor, Occupation: Business, who died Bombay on or about the Twenty Eighth day of June, Two Thousand Five is proved and registered before this Court and that Letters of Administration with the said Will annexed to the Property and Credits of the said deceased are hereby granted to (1) Ratna Rajendra Pillai alias Puttam and (2) Ishwar Korgappa Shetty, both being the beneficiaries named under the last Will of the deceased abovenamed to have effect throughout the State of Maharashtra, they ----- having undertaken to administer the same and to make a full and true inventory of the said Property and Credits and exhibit the same in this Court within six months from the date of this grant, or within such further time as the Court may from time to time appoint, and also to render to this Court a true account of the said property and Credits within one year from the same date, or within such further time as the Court may from time to time appoint.

Witness SHRI SWATANTER KUMAR, - - - - -

Chief Justice at Bombay aforesaid this 24 day of NOVEMBER, 2008.



By the Court,

RODRIGUES

REGISTRAR (O. S.) /

Honorary and Senior Master.

Arvidya
24.11.08
Sealer

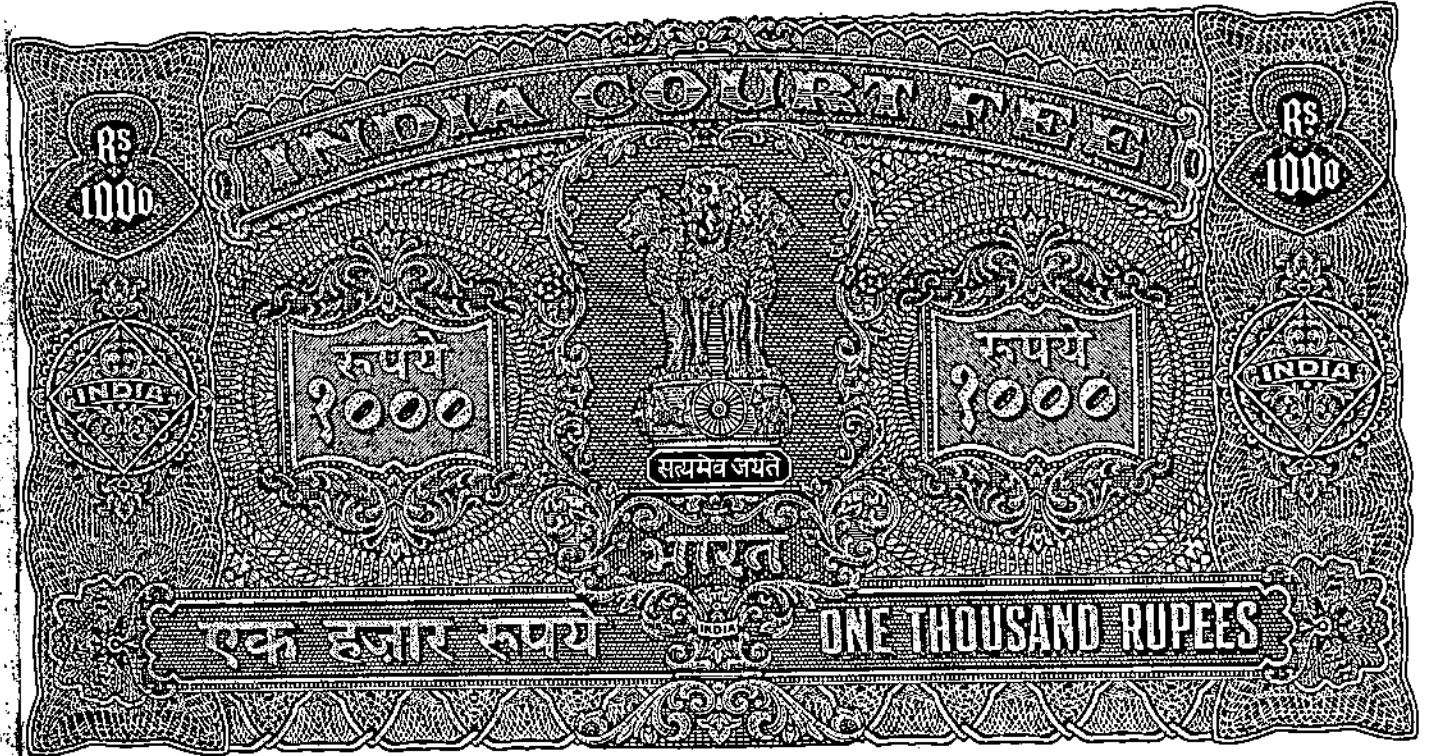
The 24th day of November 2008

Mr. A.M. Takkekar,
Advocates for Petitioner

1942
1943
1944
1945
1946
1947
1948
1949
1950
1951
1952
1953
1954
1955
1956
1957
1958
1959
1960
1961
1962
1963
1964
1965
1966
1967
1968
1969
1970
1971
1972
1973
1974
1975
1976
1977
1978
1979
1980
1981
1982
1983
1984
1985
1986
1987
1988
1989
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025



1000 Rs.



LAST WILL AND TESTAMENT

I, SHRI MOHANLAL DEVSHI, an adult, Indian Inhabitant, aged 60 years, at present residing at Shantinagar, Mahakali Caves Road, Behind Shivsena Office, Andheri (E), Mumbai-400093 do hereby revoke and cancel all my former Wills, Codicils and other Testamentary dispositions heretofore, made by me and declare this to be my LAST WILL AND TESTAMENT which shall come into operation after my death.

I have following moveable and immoveable properties :-

I am the owner of room No. CEN-32(12) situated at Shanti Nagar, Mahakali Caves Road, Behind Shivsena Office, Andheri (E), Mumbai-400093, hereinafter called and referred to as "THE SAID PREMISES" for the sake of brevity.

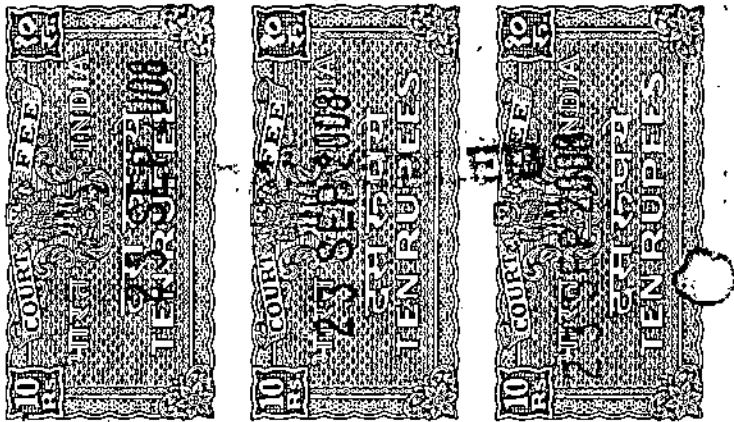
I have Bank Account with State Bank of India, Andheri (E) Branch, A/c. No.3359, LF-57, and also having account with Syndicate Bank, A/c. No.6159, Folio No.37, and certain amount is lying to my

...credit



बदर - १८ ii)		
५१७१	२०	९४
२०२४		





H.C.M.

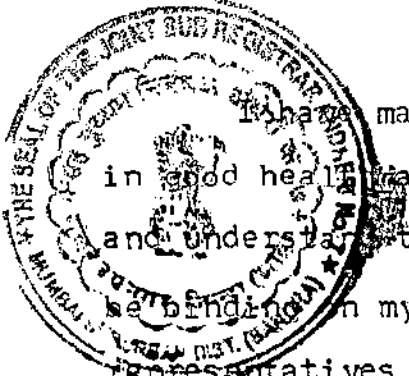
दि. महाराष्ट्र न्यायालय अन्तर्गत अन्तर्गत
नं. अर्ज. वी.क. लि. मंगलूर, मुंबई ४०० ००२.
एन. एन. वी. न्यायालय - १९९
अर्जांक- ३२१
जुद्ध मंगलूर, मुंबई.
संबंधी/संबंधी/संबंधी
राजा शिवाजी महाराज को सुकस सुकस
रु. _____ सा विरला.

23 SEP 2000

Ratna P. Pillai
पुस्तक बिल
निलम मधुकर निकाळे

credit in the said accounts.

I hereby bequeath, ordain, empower and authorise one of my friend MRS. RATNA RAJENDRAN POTTAM and MR. ISHWAR SHETTY, jointly, who are residing at Mumbai, at the aforesaid address, and they will be the sole beneficiary of this Will, and they will be entitled to get equal shares of my room premises and bank balances, as detailed above, and except themselves no one is having any right over my above said properties.



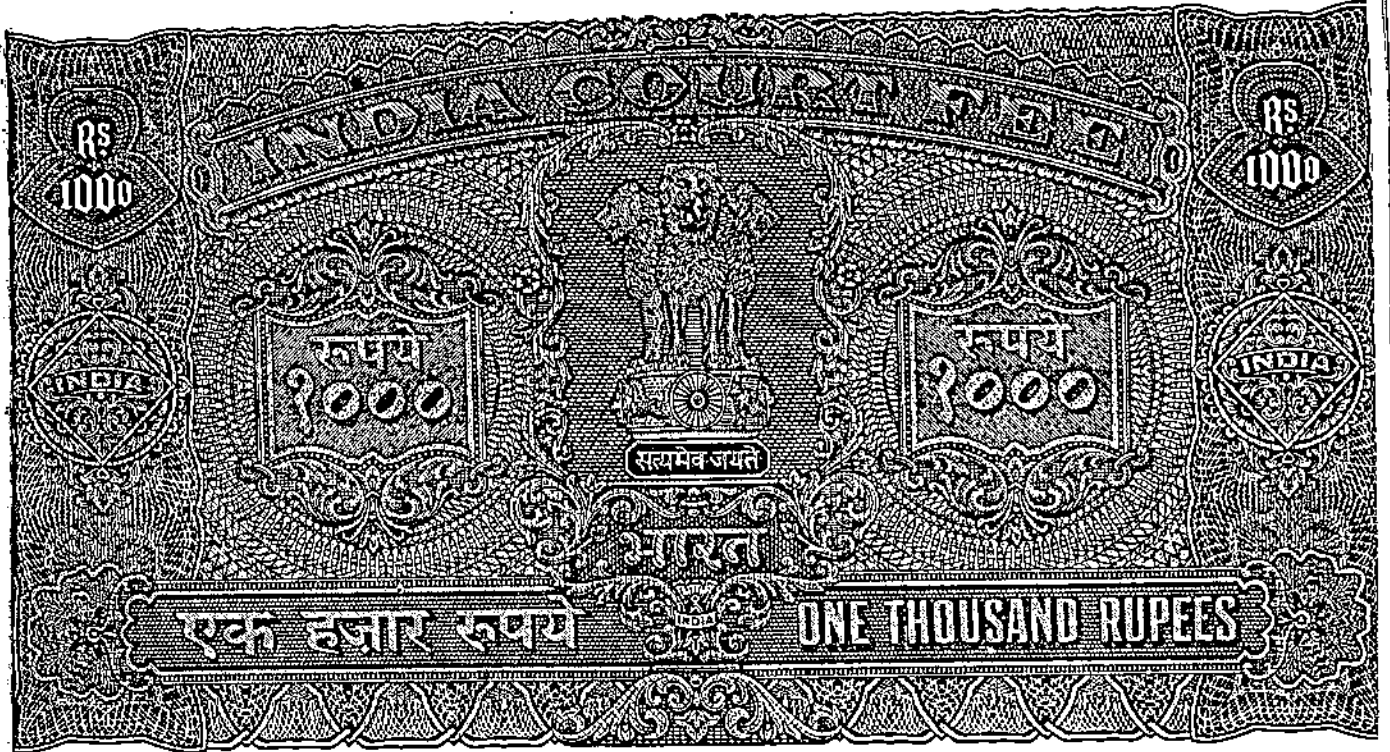
I have made this will as my Last will and Testament in good health and full sence after reading and re-reading and understanding the implications thereof, and the same shall be binding on my heirs, executors, administrators and legal representatives.

IN WITNESS WHEREOF, I have executed this Will on this 30th day of September, 2000 at Mumbai.

SIGNED AND ACKNOWLEDGED TO BE THE)
last Will and Testament of the)
4909 24 67)
with named Testator Shri Mohanlal)
2028)
Devshi, in the presence of us both who)

...have

1000 Rs.



have in his presence and at his)
request and by his direction)
subscribed our signatures as)
attesting witnesses.)

Sd/-

(Mohanlal Devshi)
Signature of the
Testator.



WITNESSES :

1. Sd/- Illegible
(Shankar Singh Rawat)
Govind Singh Niwas,
Shanti Nagar, Mahakali
Caves Road, Andheri (E),
Mumbai-93.

2. Sd/- Illegible
(Kuwar Singh Rawat)
Krishna Niwas,
Shantinagar,
Mumbai-93.

Rubber Stamp of :
"Off:-3300348/3395773, Resi 5231569, Fax 3339608,
Ajaykumar G. Lohiya, MA.(Economics) (Politics)
(Socie), LL. M., D.M.S., Advocate, High Court/
Notary Public, Lohia (Awlia) House, Mahakali Road,
Opp. Nelco Radio Company, Andheri (E), Mumbai-400 093,
Reg. No.511/93.

बदर - १८		
५१०१	२२	०४
२०२४		

-x-x-x-x-x-x-x-x-x-x-

// TRUE COPY

A. Rodrigues
(A. RODRIGUES)
REGISTRAR (O.S.)
PROTHONOTARY AND SENIOR MASTER.



H.C.II

दि. महाराष्ट्र न्यायालय अन्ध अलार्डिड अर्जि
को. ऑप. वेंक लि., मंत्रालय, मुंबई ०३२.
एल. एम. श्री. क्रमांक :- २३
प्रमाणिक :- su दिनांक :-
उच्च न्यायालय, मुंबई.
सर्वश्री/श्री/श्रीवती Rohan P. Pillai
द्वारा सिद्धित न्यायालय मुद्रक मुद्रांक
र. _____ या थिकला.

मुद्रांक दिवस

निलम मधुकर निकळे

:- SCHEDULE :-

Valuation of Movable and Immovable properties of the Deceased :

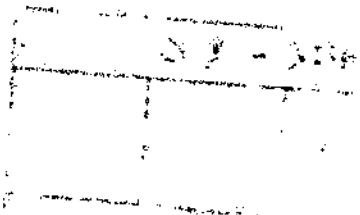
1. Cash at the Banks in Syndicate
Bank, Andheri (E) Branch, Mumbai,
A/c. No. 61 Folio No. 37.

Rs. 17,246.00

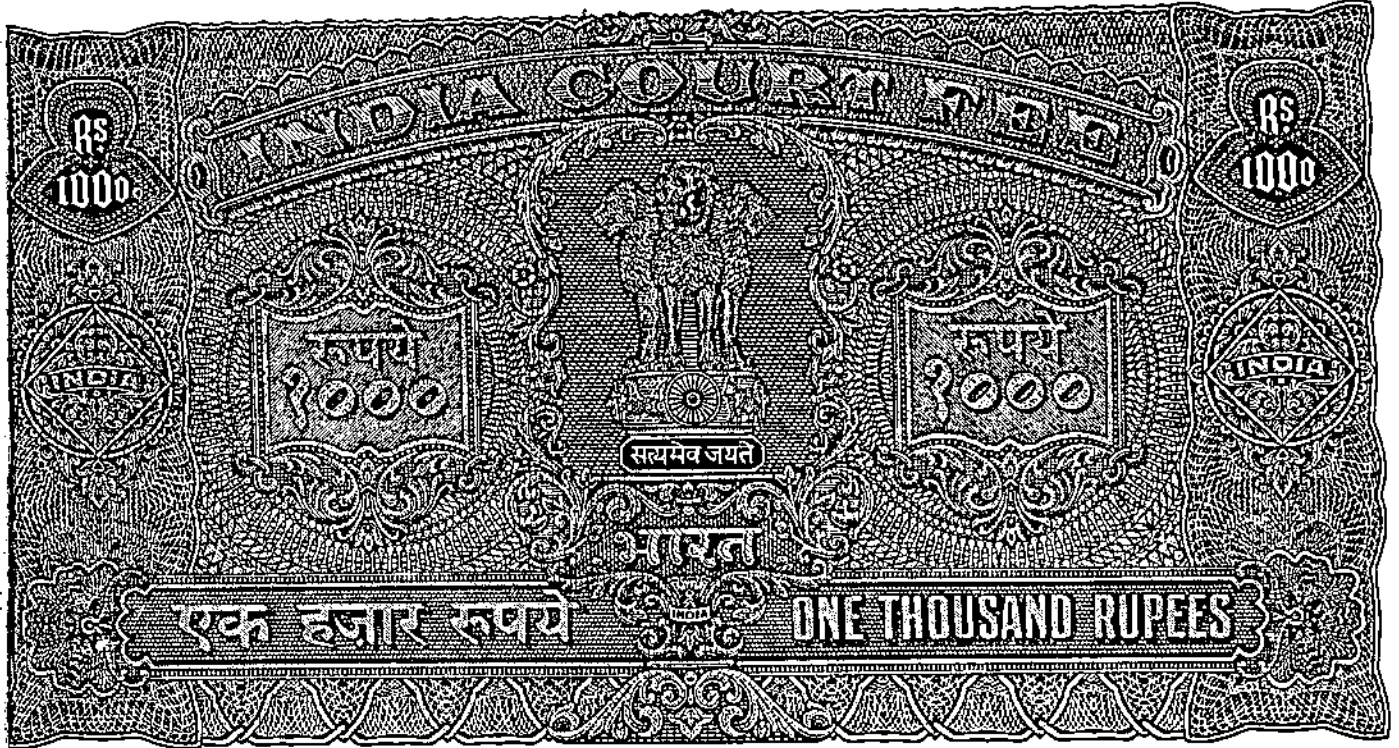
बदर - १८		
५१०१	२३	६४

2. Immoveable property consisting
of Room Room No. EN-32-(12)
situated at Shanti Nagar,
Mahakali Caves Road, Behind

.....Shiv



1000 Rs.



पुस्तक
 १११६
 विकला.
 वि. वि. वि.
 र निकाळे

Shivsena Office, Andheri (E),

Mumbai-400 093 having market

value of.

Rs.3,00,000.00

No rent received.

TOTAL Rs.3,17,246.00

A. Rodrigues
 (A. RODRIGUES
 REGISTRAR (O.S.)
 PROTHONOTARY AND SENIOR MASTER.



बदर - १६		
५५५९	२४	१६
२०२४		

ed :



H.C.II

दि. महाराष्ट्र न्यायालय अन्तर्गत अतिरिक्त
श्री. अशोक वि. संवालय, मुंबई
एल. एम. सी. क्रमांक :- ३३५
प्रमाणित: 23 SEP 2008
उक्त प्रमाणित, द्वारा
सर्वोच्च न्यायालय, कोर्टा Pragna P. P.
यांनी दि. २३ सप्टेंबर २००८ रोजी
र. चा विकला.

सुदृढीकृत विकला

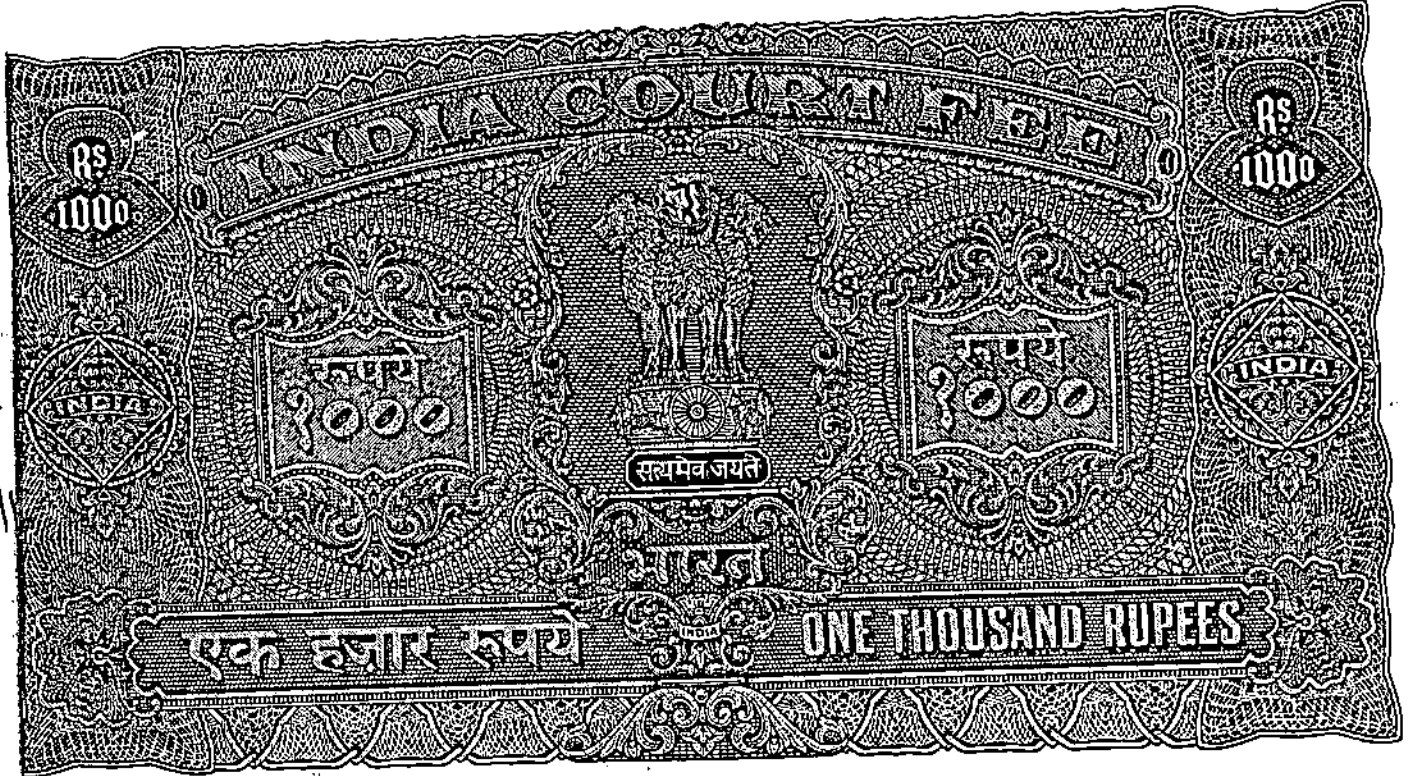
h

निलम मधुकर निकाले



बदर - १८		
५१७१	२५	६४
२०२४		

1000 Rs.



P-2008

P. P. 11

दियकला.

दोक विकला

र निकाले

HIGH COURT

T. & I. J.

PETITION NO. 846 OF 2005

Mohanlal Devshi Kanyal. Deceased.

Ratna R. Pillai & Anr. Petitioners.

Mr. A.M. Takkekar,
Advocate for the Petitioners.



बदर - २८		
५१७१	२६	०४
२०२४		

H.C.H.

वि. मद्रास प्रशासन अन्तर्गत अन्तर्गत अन्तर्गत
को. अन्तर्गत, अन्तर्गत, अन्तर्गत
एन. एन. को. अन्तर्गत - ११९

123 SEP

१९५१

Padma P. Pillai

मि. मद्रास प्रशासन अन्तर्गत



बदर - १८		
५१७१	२०	६४
२०२४		

1000 Rs.



SEP
P. A.
महारा.
मिस्टर
निवासे

HIGH COURT

T. & I. J.

PETITION NO. 846 OF 2005

Mohanlal Devshi Kanyal, Deceased.

Ratna R. Pillai & Anr. Petitioners.

Mr. A.M. Takkekar,
Advocate for the Petitioners.



बदर - १८		
५१७९	२८	४४
२०२४		



H.C.II

दि. महापद्म मंत्रालय अन्तर्गत ऑफिसर
फा. ऑफ. बैंक लि., मंत्रालय, मुंबई - २३
एल. एम. सी. क्रमांक :- ११४
क्रमांक - ३५५ दिनांक -
उच्च न्यायालय, मुंबई
सर्वोपरी/श्री./श्रीमती
श्रीमती विठ्ठल न्यायालय मुंबई न्यायालय
रु. _____ चा विमुक्ता.

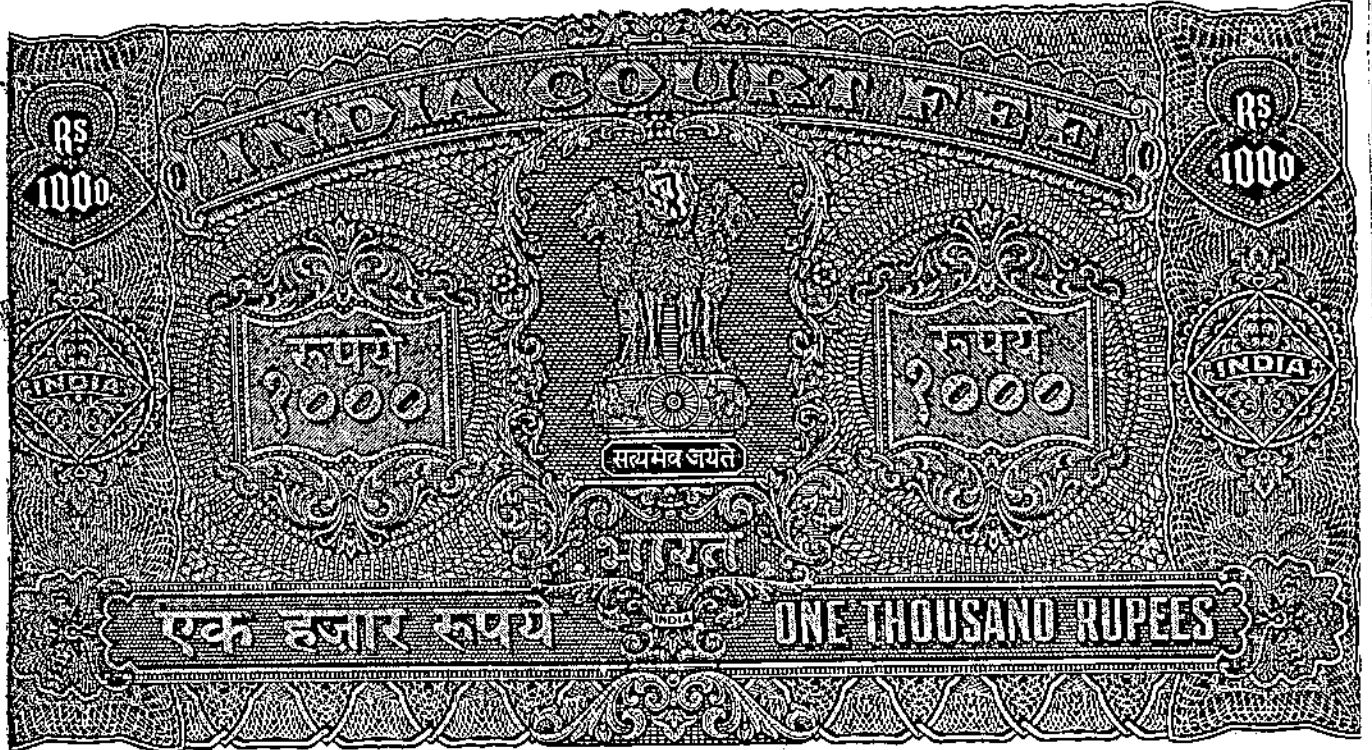
मुंबई जिल्हा.

निलम मधुकर निकाले



बदल - १६		
५५०९	२८	६४
०२४		

1000 Rs.



RECEIVED
 P. Pillai
 दिनांक
 निकाळ

HIGH COURT

T. & I. J.

PETITION NO. 846 OF 2005

Mohaniai Devshi Kanyal, Deceased,

Retna R. Pillai & Anr. Petitioners.

Mr. A. N. Takkekar,
 Advocate for the Petitioners.



बंदर - १०६		
५१०९	३०	६४
२०२४		



H. C. II

दि. महाद्वारपु मंत्रालय अंड अलाइड ऑफिस
क्र. अॉप. वॉक लि., मंत्रालय, मंडल
एल. एम. वॉ. नं. १११
क्रमांक. ११६

उक्त मंत्रालय, वि. वि.
संबंधी/की/के को Palana R. Pill
कोटा वि. वि. मंत्रालय मुक्त मुद्रांक
रु. _____ का विकला.

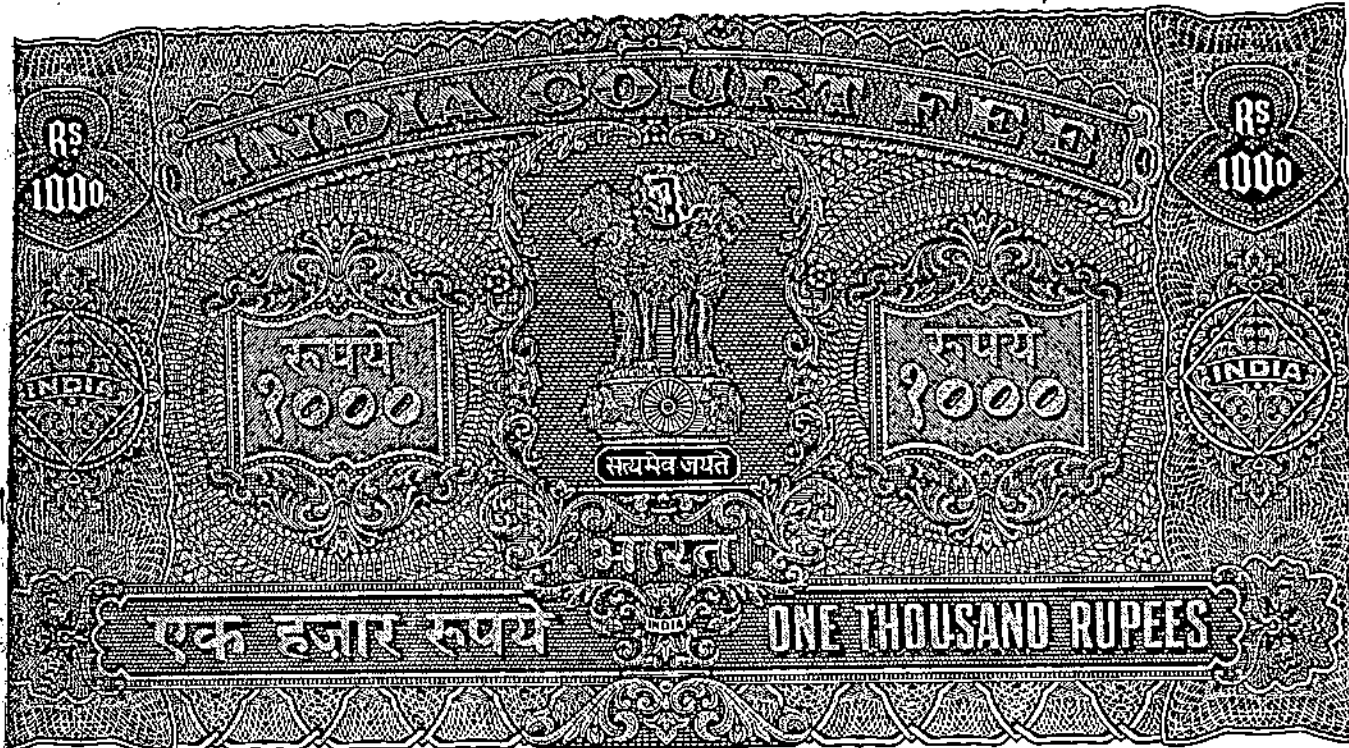
महान् विभाग

L
निलम सधुकर निकाळे



बदर - १८		
५१७१	३१	६४
२०२४		

1000 Rs.



मंडल ऑफिस
 नं. P. 111
 सुदाम
 का विकास
 अधिकार निकाळे

HIGH COURT

T. & L. J.

PETITION NO. 846 OF 2005

Hohanlal Devani Kanyal, Deceased.

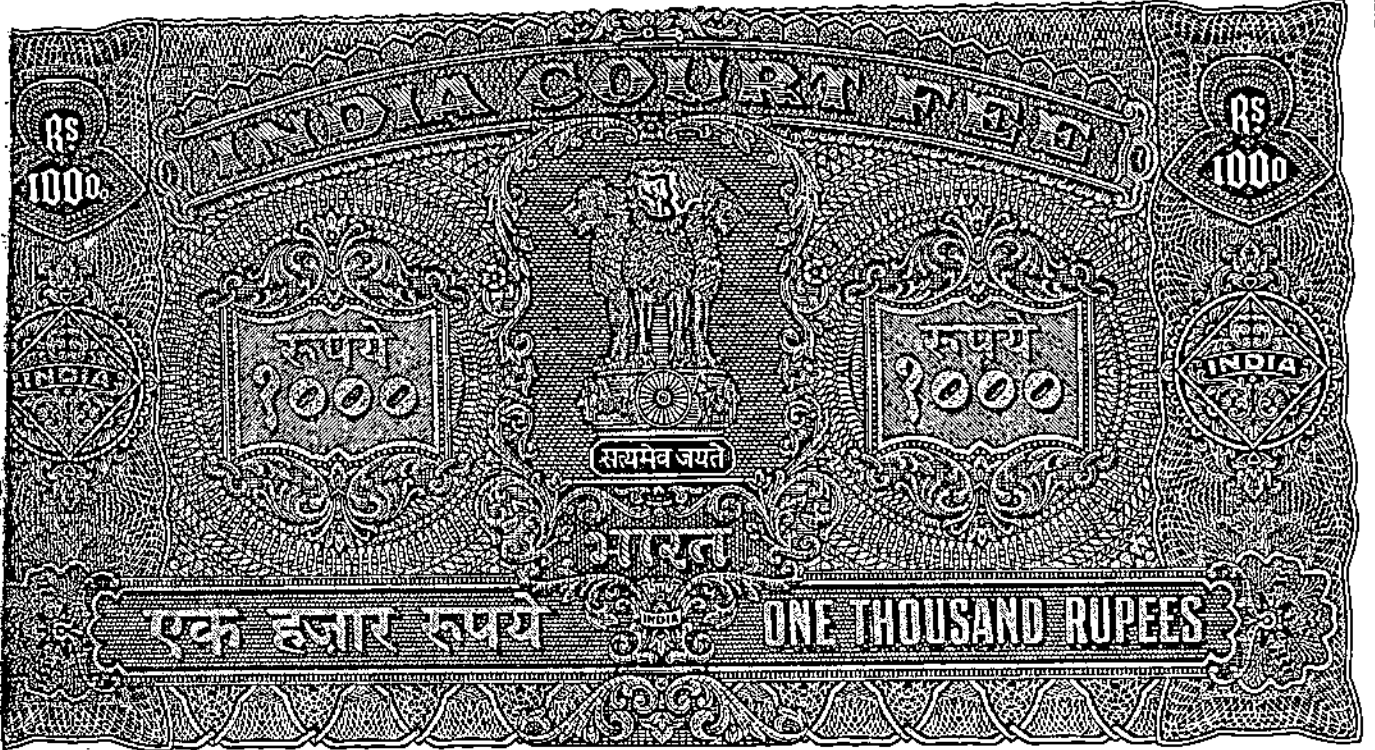
M/s. R. Pillai & Anr. Petitioners.

Mr. A.M. Takkekar,
Advocate for the petitioners.



बदर - १८		
७९७७	७२	७१
२०२४		

1000 Rs.



SEP 2008

19 R.P.
 नं:
 निकास
 निकास
 निकास

HIGH COURT

S. & L. J.

PETITION NO. 846 OF 2005

Honourable Devshi Kanyal, Deceased.

M. S. Dillal & ANR. Petitioners.

Mr. A. M. Takkekar,
 Advocate for the petitioners.



44-26		
4469	37	86
2028		

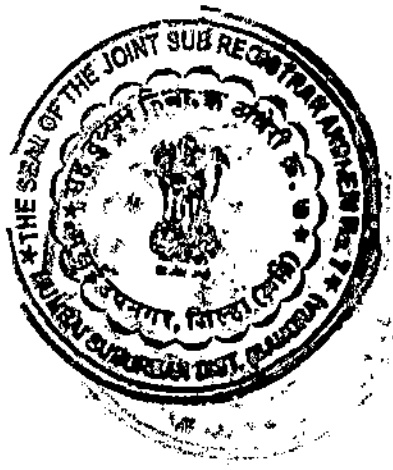
H.C.H

SEP 2008

दि. महाराष्ट्र न्यायालय अन्ध आश्रय अधिनियम
 फो. ऑप. वीक लि., न्यायालय, मुंबई - ४०० ०३२.
 एल. फल. क्रमांक :- २१४
 क्रमांक:- ४७७ दिनांक:-
 उच्च न्यायालय, मुंबई.
 सर्वज्ञ/भा/दीवली Ratna R. Pillai
 यांना निवृत्त न्यायालय रुजूक मुद्रांक
 रु. _____ या विकला.

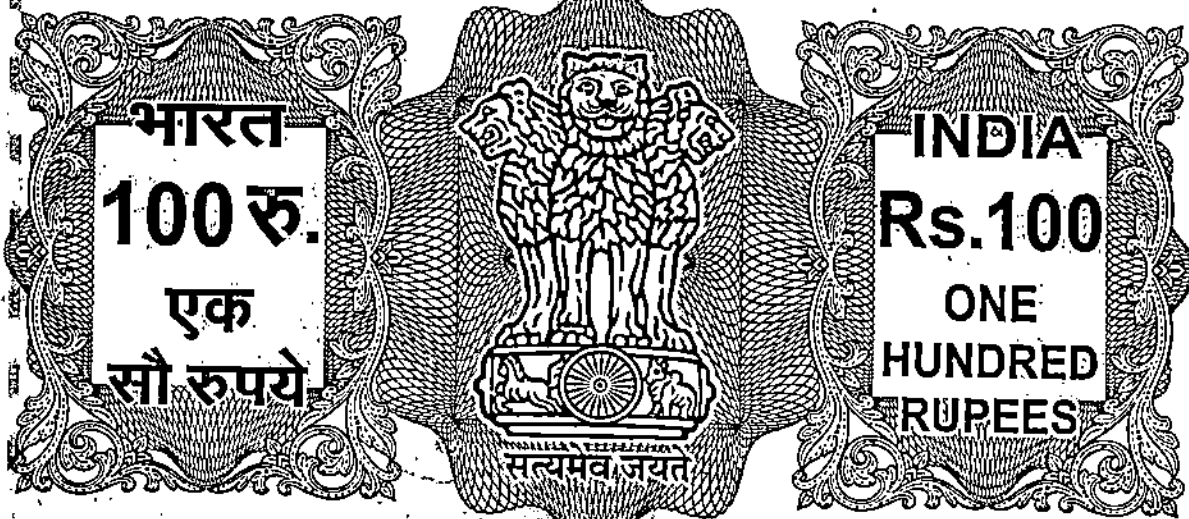
मुद्रांक दिनांक

विलस मधुकर निकाळे



बदर - १८		
५१०१	७५	१६४
०२४		

भारतीय कोर्ट फी



भारत
100 रु.
एक
सौ रुपये

INDIA
Rs.100
ONE
HUNDRED
RUPEES

INDIA COURT FEE

महाराष्ट्र MAHARASHTRA

028687

HIGH COURT

S. & L. J.

REGISTRATION NO. 846 OF 2005

Mohandas Devani Nayal, ***** Respondent,

vs. The D. Shilal S. Agr. ***** Petitioners,

Mr. A. N. Sukhakar,
Attorney for the Petitioners.



वर्कर - २८		
५१७१	३६	६४
२००५		

H.C.H

दि. महाराष्ट्र मंत्रालय अर्न्त अलाइड ऑफिस
को. ऑप. बँक लि., मंत्रालय, मुंबई - 23 SEP 2008

एल. नं. की क्रमांक :- ११२
क्रमांक - 312 दिनांक -

उच्च न्यायालय, मुंबई
सर्वश्री/श्री./श्रीमती Ratan P. Pillay

चांना निमुद्रित न्यायालय मुद्रक मुद्रांक
रु. या थिकला.

दिनांक

निलम मधुकर निकाले



बदर - १८		
५९७९	३७	६४
२०२४		



महाराष्ट्र MAHARASHTRA

028688

महाराष्ट्र राज्य

द. नं. ३४

महाराष्ट्र राज्य न्यायालय, मुंबई

महाराष्ट्र राज्य न्यायालय, मुंबई

महाराष्ट्र राज्य न्यायालय, मुंबई

महाराष्ट्र राज्य न्यायालय, मुंबई



कर - ३६		
५१०९	३६	४४
२०२४		

H. C. H.

दि. महाराष्ट्र न्यायालय अंतर्गत अन्वेषण अधिकारी
को. ऑफ. वॉक लि., न्यायालय, मुंबई
एल. एस. सी. क्रमांक :- ११४
क्रमांक - ११४

23 SEP 2008

उक्त न्यायालय
सर्वोच्च/नीच/द्वितीय
राज्या निवृत्त न्यायालय मुंबई न्यायालय
ह. चा विकल्प.

मुद्रांक निवेदन
निलम भद्रकर निकाळे



बंदर - १८		
५१०१	३८	६४
०३४		



महाराष्ट्र MAHARASHTRA

028689

HIGH COURT

T. & I. J.

PETITION NO. 846 OF 2005

Mohanlal Devshi Kanyal. Deceased.

Ratna R. Pillai & Anr. Petitioners.

Mr. A.M. Takkekar,
Advocate for the Petitioners.



बदर - १८		
५१७१	१०	४४
२०२४		

H.C. 11

वि. न्यायालय संघालय अंतर्गत न्यायालय
जि. अहमदनगर, जिल्हा-महाराष्ट्र, मुंबई
पुणे, महाराष्ट्र, कोर्टांक १०-१०५
क्रमांक ३१९ २३ SFP-2008

कार्यवाही
कार्यवाही/दिनांक Rotima R. Pillay
कार्यवाही/दिनांक
रु.

मुद्रांक विक्रेता
←
निलम मधुकर निकमके



बदर - १८		
५१०५	४८	४४
२०२४		



महाराष्ट्र MAHARASHTRA

028690

HIGH COURT

T. & I. J.

PETITION NO. 846 OF 2005

Mohanlal Devshi Kanyal. Deceased.

Ratna R. Pillai & Anr. Petitioners.

Mr. A.M. Takkekar,
Advocate for the Petitioners.



बदर - ३८		
५१७१	४२	४१
२०२४		

H.C.H

2008

दि. महाकाय संवत्सय अन्त अलाह...
 को. मी. वी. लि., मंगळगुमी, मुंबई - ४०० ०२२
 पाल. पत्र. वी. क्रमांक :- ५११०
 क्रमांक:- १२० दिनांक:-
 उच्च न्यायालय, मुंबई.
 सतीश/श्री/सिमाती Rohana R. P. P. P.
 यांना नि. पुरि... या या मुक्त मुक्त...
 स. ... या विकला.

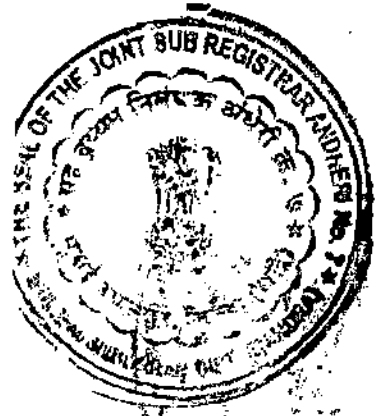
महाराष्ट्र

2

निलम मधुकर निकाले



महार



बदर - १८		
५११०१	४३	४४
०३४		



महाराष्ट्र MAHARASHTRA

028691

HIGH COURT

T. & I. J.

PETITION NO. 846 OF 2005

Mohanlal Devshi Kanyal. Deceased.

Ratna R. Pillai & Anr. Petitioners.

Mr. A. M. Takkekar,
Advocate for the Petitioners.



बदर - १८		
५१०१	४४	४४
२००५		

T.P. 846/05 Dt. 24.9.08
Mohanlal Devshi Kanyal... Deceased

Ratna Rajendra Pillai
Ishwar K. Shetty... Petitioner.

Ry. 8533/- A.M. Tatkekar... Adv.

H.C.H.

दि. महाराष्ट्र संजालय अन्तर्गत अतिरिक्त
को. ऑफ. वेंच लि., संजालय, मुंबई.
पदा. वेंच की अर्जांक. ३२१
उक्त अर्जांक. वेंच.
सर्वश्री. अर्जांक. Ratna R. Pillai
यांचा अर्जांक. वेंच. अर्जांक. ३२१
या अर्जांक. वेंच. अर्जांक. ३२१

सहायक निकाळी

निलम मधुकर निकाळे



बदर - १७		
५१७१		
२०२४		



199
मकाळे

HIGH COURT
T. & I. J.
PETITION NO. 846 OF 2005

Mohanlal Devshi Kanyal. Deceased =

Ratna R. Pillai & Anr. Petitioners.

Mr. A.M. Takkekar,
Advocate for the Petitioners.



६२२-१८		
५१०१	TE	४४
२०२४		

क्रमांक 31
उच्च न्यायालय, मुंबई

18 NOV 2005

दिनांक :

वकील/की/श्रीमती .. A.M. Takkar Adv

बांदा निमुद्रित न्यायालय शुल्क मुद्रांक

..... चा विकला.

प्रांक क्रमांक
स. न. गाजडाबाग



बंदर - १८		
५१७१	७७	४४
२०२४		

500R



HIGH COURT

T. & I. J.

PETITION NO. 846 OF 2005



Mohanlal Devshi Kanyal. Deceased

Ratna R. Pillai & Anr. Petitioners.

बदर - १८		
५५७१	४८	६४
२०२४		

Mr. A.B. Takkekar,
Advocate for the Petitioners.

क्रमांक ३२
सर्व न्यायालय, मुंबई

17 8 NOV 2005

दिनांक :

सकंभी/श्री/श्रीमती A.M. J.

बांना निमुद्रित न्यायालय शुल्क मुद्रांक
..... चा विकला.

प्रांक विकला

श. न. गाजर्बावार



बदर - १८		
५१७९	१८	०४
२०२४		



॥ श्री गजानन प्रसन्न ॥

॥ श्री गावदेवी प्रसन्न ॥

शांतीनगर रहिवाशी (एस.आर.ए.) को-ऑप. हौ. सोसायटी

रजि. नं. मुंबई/एस.आर.ए./एच.एस.जि./टी.सी./१०८७३ - २००४)

जी-१ ए-विंग, शांतीनगर, महाकाली केव्हस रोड, एम.आय.डी.सी. बस डेपो समोर, अंधेरी (पूर्व), मुंबई - ४०० ०९३.

संदर्भ: SR/SRA/377/2023-2024 ना हरकत प्रमाणपत्र

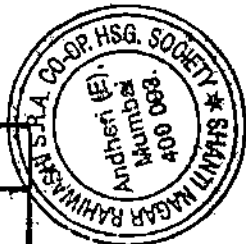
दिनांक: 21/03/2024


उपरोक्त सोसायटीच्या वतीने श्रीमती. रत्ना राजेन्द्रन पिल्लई आणि श्री. ईश्वर कोरागाप्पा शेटी यांना सहाय्यक निबंधक अंधेरी रजिस्टर कार्यालयामध्ये ट्रांसफर डिड करण्याकरीता ना. हरकत प्रमाणपत्र देण्यात येत आहे. तसेच मूळ सदनिकाधारक कै. मोहनलाल देवशी हे असून त्यांचा इमारत क्र. 2/B सदनिका क्र. 602 अशी सदनिका आहे. मोहनलाल देवशी यांचे निधन दिनांक 28 जून 2005 रोजी झाले असून त्यांचे वारस म्हणून श्रीमती. रत्ना राजेन्द्रन पिल्लई आणि श्री. ईश्वर कोरागाप्पा शेटी यांनी हाय कोर्टातून मृत्यूपत्र प्रोब्राईट करून आणलेले आहे. या आधारावर वारस म्हणून शेअर सर्टिफिकेटवर नोंद घेण्यात आलेली आहे. तरी या वारसांची ट्रांसफर डिड करण्यास सोसायटीची कसल्याही प्रकारची हरकत नाही. सदर इमारत तळमजला ते ७ मजली आहे. शेअर सर्टिफिकेट क्र. 0619 आणि डिस्टिंक्शन क्र. 3091 ते 3095 आहे.

सदनिका क्र.	602
चटई क्षेत्रफळ	225 SQUARE FEET - CARPET
गाव	MULGAON
लिफ्ट	YES
सी.टी.एस. क्र.	93(Pt), 94(Pt), 95(Pt), 250, 252, 250(Pt), 253, and 260(Pt)
बांधकाम वर्ष	2009

श्रीमती. रत्ना राजेन्द्रन पिल्लई आणि श्री. ईश्वर कोरागाप्पा शेटी यांना सहाय्यक निबंधक अंधेरी रजिस्टर कार्यालयामध्ये ट्रांसफर डिड करण्याकरीता ना हरकत प्रमाणपत्र देण्यात येत आहे.

ठिकाण : अंधेरी




अध्यक्ष

शांतीनगर रहिवाशी (एस.आर.ए.) को ऑप हा सोसायटी

बंदर - १८

119109

40

06



VT 86 56
मुद्रांक

X.P.P. - 100,000 - 1st. W.D. (Ca) 688
G. R., R. D., No. 8816, dated 18.9.49

RULED CARD



सि. स. न. नो. मिर.
249 240.2 ..C

र. स. म. 10.30 दि. 31/10/49 31/10
र. स. म. 10.00 दि. 31/10/49
दि. 31/10/49 प. 10.00
8-5-37/10

सि. स. न. नो. मिर.



पुनः उपनिर्माण आदि कार्य सुदृढ बनाना
आदि कार्य आदि कार्य दि. 31/10/49 31/10/49
आदि कार्य आदि कार्य दि. 31/10/49 31/10/49
आदि कार्य आदि कार्य दि. 31/10/49 31/10/49
आदि कार्य आदि कार्य दि. 31/10/49 31/10/49
आदि कार्य आदि कार्य दि. 31/10/49 31/10/49
आदि कार्य आदि कार्य दि. 31/10/49 31/10/49

बदर - १८
4109 49 88
२०२४

CERTIFIED TRUE COPY
Jain
Architect
JATIN SHARMA
401, Harosh Niwara

30/2/2024

जि. अ. प्र. मं. उ. मंगरी पांचेकडील प्र.
ए. डी. नं. एल. एत. डी. सी. 3803 दि. 15/11/81
प्रमाण मंदतवाडीची/वि. शे. सारा नोंद घेतली
दर 24 20.00

[Signature]
म. म. व. 9
मं. उ. जि. मंद

30/2/2024

जि. अ. प्र. मं. उ. मंगरी पांचेकडील प्र.
ए. डी. नं. एल. एत. डी. सी. 3800 दि. 15/11/81
प्रमाण मंदतवाडीची/वि. शे. सारा नोंद घेतली
दर 24 20.00

[Signature]
म. म. व. 9
मं. उ. जि. मंद

मदर-मार्ग - 9702

मदर-मार्ग	2012 K 000	कलेचा प्रकार	...
मदर-मार्ग	2013 K 000	कलेचा प्रकार	...
मदर-मार्ग	...	कलेचा प्रकार	...
मदर-मार्ग	...	कलेचा प्रकार	...
मदर-मार्ग	...	कलेचा प्रकार	...
मदर-मार्ग	...	कलेचा प्रकार	...



मदर - १८		
५१७१	५२	६४
२०२४		

मुळगाव

X.P.P. - 1,00,000 - 4.84 - WQAS - (C) 589
G. B. E. D., No. 8616, dated 15-9-89.

RULED CARD



वि. स. नं. बो. मिटर.

2122 99097. ६ 9

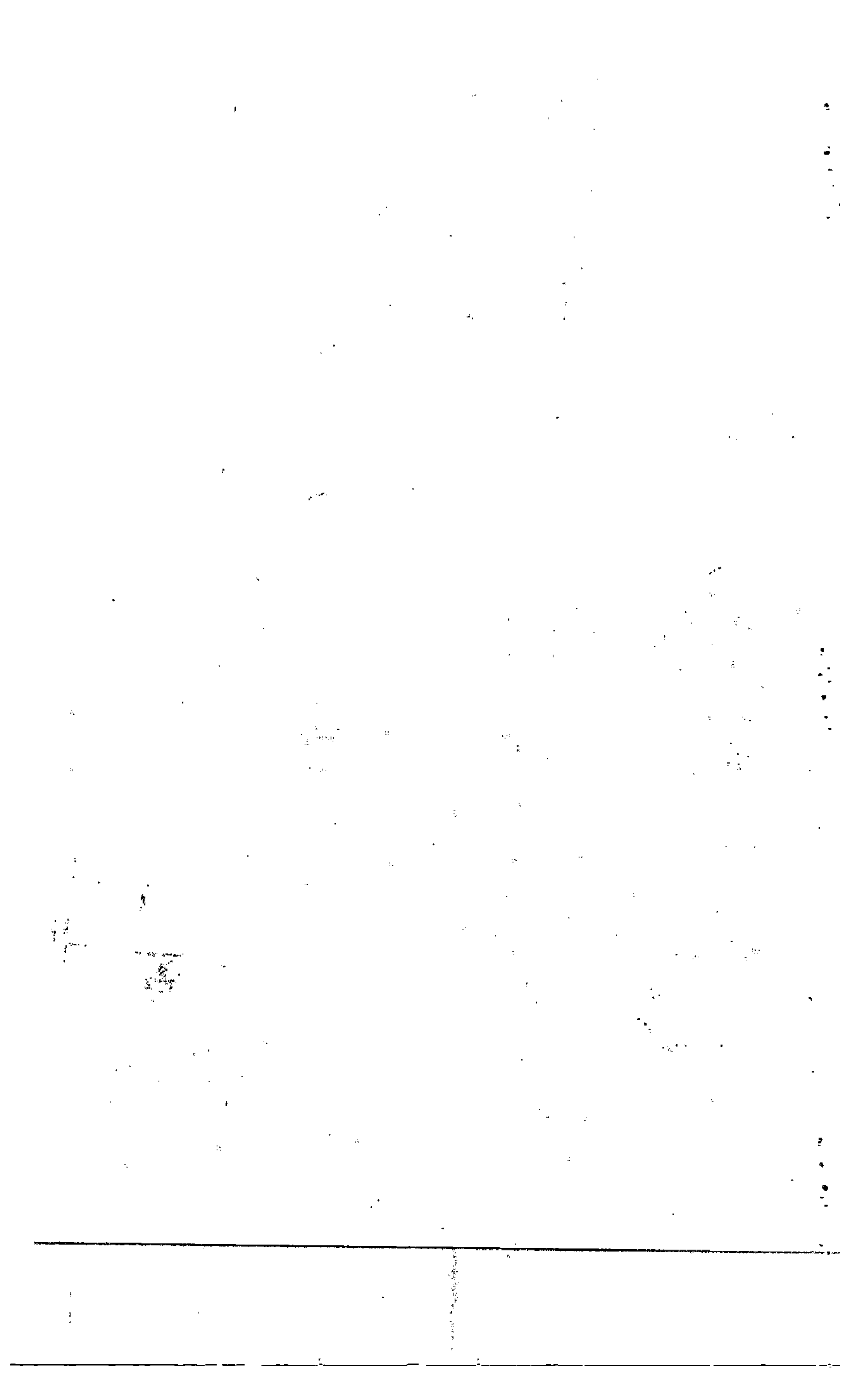
महाराष्ट्र सरकार

3) 7/3/86	महाराष्ट्र शासनाने मुंबई उपवि. मुंबई नगर अधिकाळ अन्वित अधिकाळ मुंबई आ. असेलकी. आदेश सं. म.प्र. 12/19/85 मधील मुंबई नगर अधिकाळ/ए. (पु.उ.) व वि. प्रकाशनात अन्वित विभागाच्या आराखड्या प्रमाणे संपूर्ण क्षेत्रात वि. प्रकाशनात अन्वित प्रदेशात अन्वित अन्वित अन्वित नोंद घेतली	स. प्र. वि. नं. ९
2013/1009	महाराष्ट्र सरकार	
2013/1009	महाराष्ट्र सरकार	



CERTIFIED TRUE COPY

बदर - १८		
5909	53	88
२०२४		





Vasundhara Developers

G6/A wing, Rizvi Nagar, S. V. Road, Santacruz (W.), Mumbai - 54.

Date : 26.07.2009.

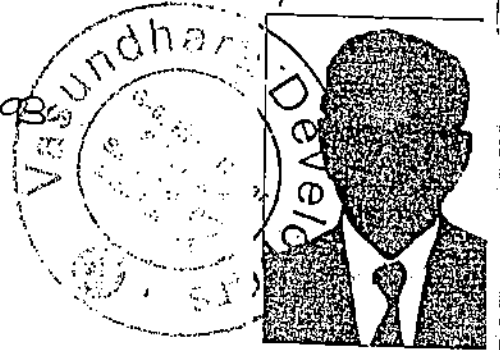
To,
MOHANLAL DEYSHI

SHANTI NAGAR RAHIVASHI S.R.A. CO-OP HSG. SOCIETY.

C.T.S. NO. 252, MAHAKALI ROAD,

ANDHERI (E), MUMBAI NO. 400 093,

ANNEX NO. I/369.



Sir / Madam,

Ref: Flat No. 602 on 6TH Floor in Rehab Building No. 2

"B" Wing, Shanti Nagar Rahivashi Co-op., Hsg, Society Situated at Plot bearing CTS No. 252, 93(pt.), 94(pt.), 95(pt.), 96(pt.), 250(pt.), 251, & 260(pt.), Mulgaon Village, Shanti Nagar, Opp. M.I.D.C., Bus Depo. Mahakali Caves Road, Andheri (East), Mumbai - 400 093.

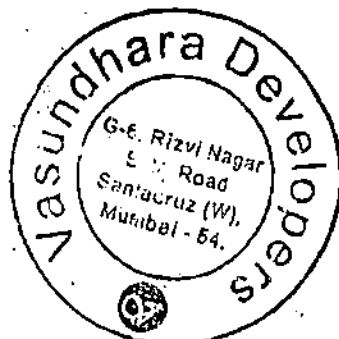
We have to write to you that flat no. 602 on 6TH floor in our Rehab Building No. 2/B, Wing, Shanti Nagar Rahivashi Co-op., Hsg., Society situated at Plot bearing CTS No. 252, 93(pt.), 94(pt.), 95(pt.), 96(pt.), 251, 250(pt.), & 260(pt.); Mulgaon village, Shanti Nagar, Opp. M.I.D.C. Bust Depo, Mahakali Caves Road, Andheri (East), Mumbai- 400 093. is ready for use and occupation.

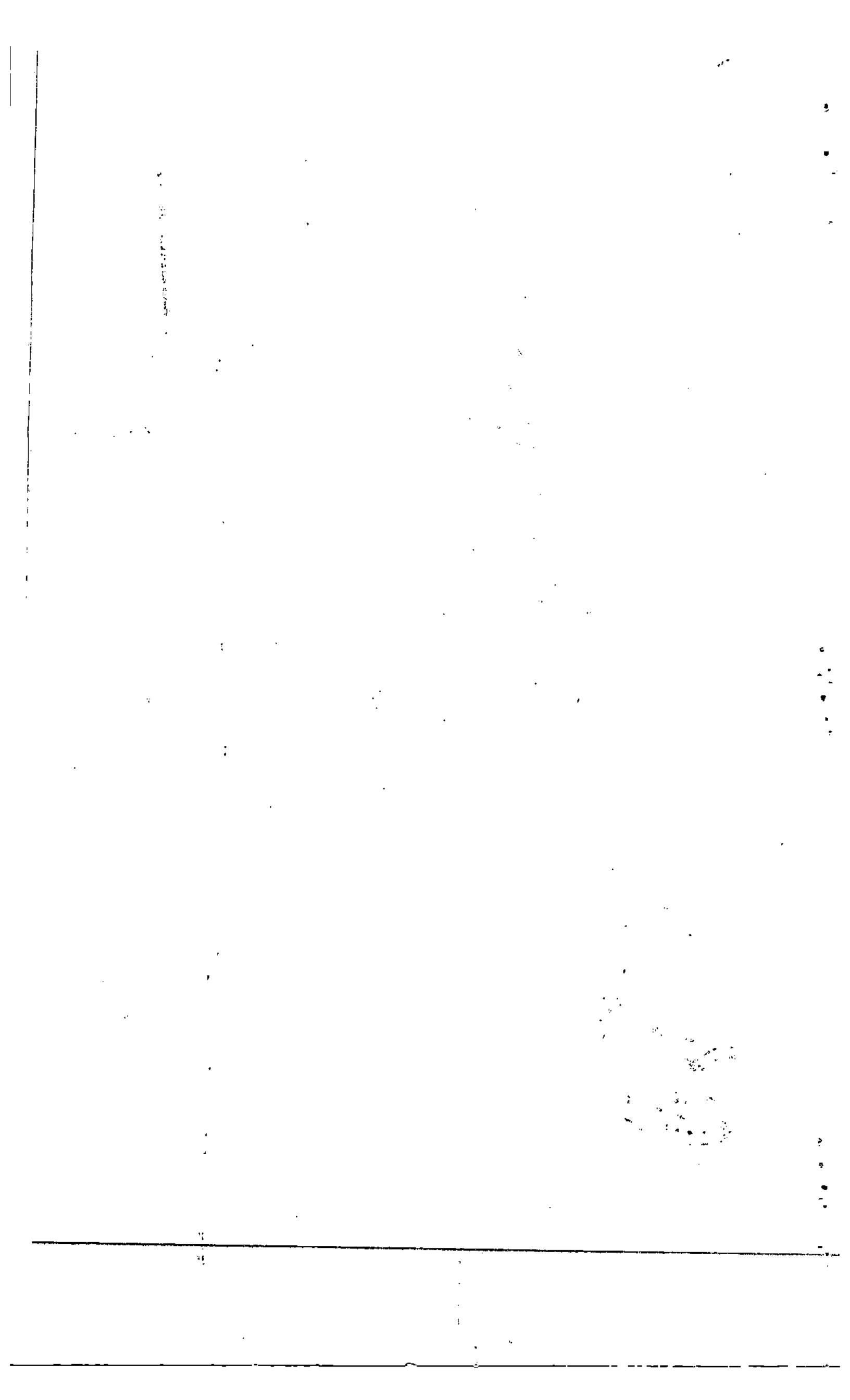
You are hereby requested to contact us on receipt of this letter to take quiet peaceful and vacant possession of your aforesaid flat.

बदर - १८	
५४	६४
५५५	
२०२४	

Your faithfully,
For Vasundhara Developers

Partner.





Date:- 10.08.2009.

To,

M/s. Vasundhara Developers.
G-6 A Wing, Rizvi Nagar,
S. V. Road, Santacruz (W),
Mumbai 400 054.

Ref.: Rehab Building No. 2/B, Wing, Shanti Nagar Rahivashi
Co-op. Hsg. Society situated at Plot Bearing CTS No. 252, 93 (pt.)
94(pt.), 95(pt.), 96(pt.), 250(pt.), 251, & 260(pt.), Mulgaon Village,
Shanti Nagar, Opp. M.I.D.C., Bus Depo, Mahakali Caves Road,
Andheri (East), Mumbai 400 093.

Dear Sir,

I refer to your notice dated 26.07.2009 requesting me to take
possession of Flat No. 602 on 6TH Floor in the above Building/
society.

I hereby confirmed and put on record that, I have inspected the flat allotted to me
and find that it is complete in all respects as regards construction and amenities and
facilities therein and nothing is found defective or of inferior material.

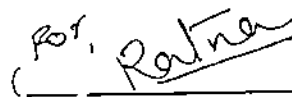
I also agree and undertake to pay all adhoc maintenance charges to you till the
society of all occupants of flat in the building is formed and registered.

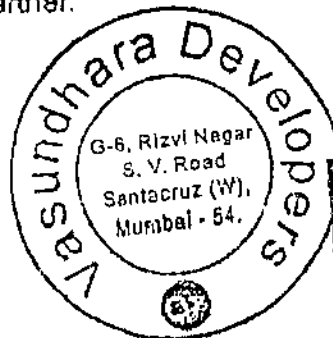
I hereby state and declare that I have no claim of whatsoever nature against you in
respect of the said flat

I hereby further confirm having received quiet peaceful and vacant possession of
the flat No. 602 on 6TH floor in the above Building / society.

For Vasundhara Developers


Partner.


I confirm



बदर - १८		
५५५९	५५	०४
२०२४		



Member's Register No. 0619



SHARE CERTIFICATE

No. 0619

SHANTINAGAR RAHIWASHI (SRA) CO. OP. HOUSING SOCIETY LTD.

Regd.: Mumbai/SKA/HSG/TC/10873-DI. 2-12-2004

(Registered under the Maharashtra Co-Op. Societies Act, 1960 (Maharashtra Act, 1960 of 1960) G-1, A Wing, Shantinagar, Mahakali Caves Road, Opp. M.I.D.C. Bus Depot, Andheri West, Mumbai - 400 053

This is to Certify that

Shri / Smt / M/S.

Maharaj Parashi

is / are registered holder/s of

FIVE

of Rs. Ten each numbered from

3091

to

3095

both inclusive in SHANTINAGAR RAHIWASHI (SRA)

CO-OP. HOUSING SOCIETY LTD. subject to Bye-Laws of the said Society.

Rs. 50/-

Given under the common Seal of the said Society at

this 28TH day of OCTOBER 2006

Chairman

Hon. Secretary

Mg. Com. Member

[Signature]

[Signature]



बंदर - २८		
५१७१	५६	६४
२०२४		

Memorandum of the Transfer of the within mentioned Shares



Sr. No. of Transfer 22
 Date of Special Meeting of Committee Managing Affairs of the Company was approved 20-07-2023
 Sr. No. of Transfer 22
 Date of Special Meeting of Committee Managing Affairs of the Company was approved 20-07-2023

Sr. No. of Transfer	Date of Special Meeting of Committee Managing Affairs of the Company was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered	Sr. No. in the Share Register at which the name of the Transferee is recorded
1			4	5
2	20-07-2023 Chairman	RATNA R. PILLAI. ESHWAR K. SHETTY. Hon. Secretary	0619. 	866. Hon. Treasurer
3	Chairman	Hon. Secretary		Hon. Treasurer
4	Chairman	Hon. Secretary		Hon. Treasurer
5	Chairman	Hon. Secretary		Hon. Treasurer



भारत सरकार

GOVERNMENT OF INDIA



ईश्वर कोरागाप्पा शेटी
Eshwar Koragappa Shetty

जन्म वर्ष / Year of Birth : 1958
पुरुष / Male

9333 6611 5775



आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

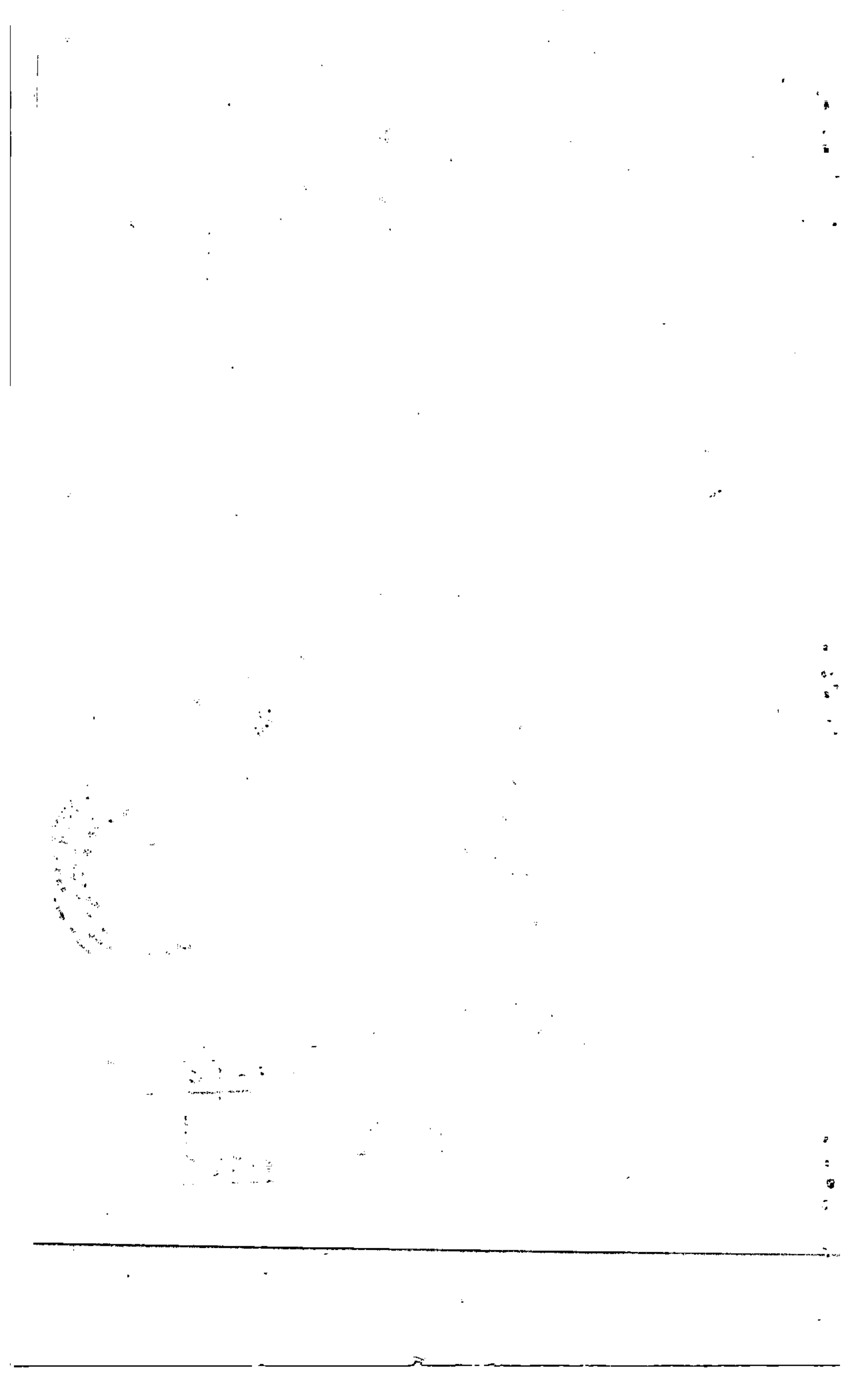
पता : ३/ए, पार्णकुटी अपार्टमेंट, शिवाजी नगर, वागळे इस्टेट, ठाणे, महाराष्ट्र, ४००६०४

Address : 3/A, Parnakuti Apt, Shivaji Nagar, Wagle Estate, Thane, Maharashtra 400604



Aadhaar - Samanya Maansacha Adhikaar

बंदर - १८		
५१७१	५८	६४
२०२४		



आयकर विभाग
INCOME TAX DEPARTMENT

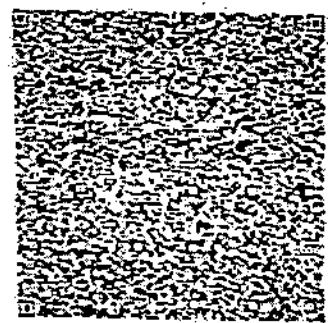


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BHPPS6308L



नाम / Name
ESHWAR KORAGAPPA SHETTY

पिता का नाम / Father's Name
KORAGAPPA SHETTY

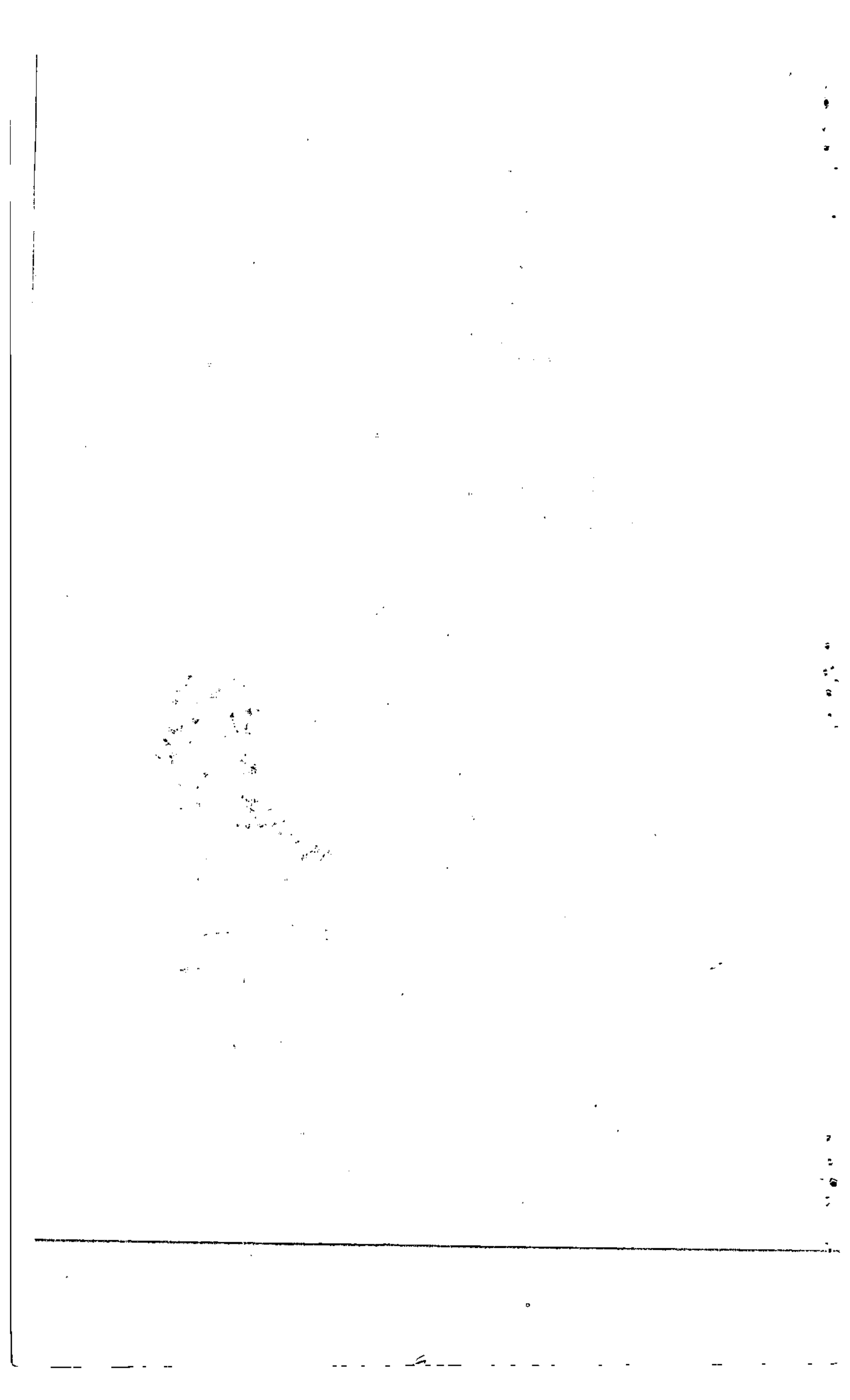
जन्म की तारीख /
Date of Birth
18/05/1958

हस्ताक्षर / Signature

22052023



बंदर - १८
५१७९ ye ४४
२०२४



① Seelan


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RATNA RAJENDRAN PILLAI
PADMANBHAN GOVINDAN NAIR

22/04/1969
Permanent Account Number
APWPP7923C

Ratna
Signature



Ratna



बदर - १८		
५५५५	६०	६४
२०२४		

Handwritten text, possibly a signature or initials, located in the lower-left quadrant of the page.



भारत सरकार
GOVERNMENT OF INDIA



रत्ना राजेन्द्रन पिल्लई
Ratna Rajendran Pillai
जन्म वर्ष / Year of Birth : 1969
महिला / Female



7719 4778 9796

आधार — आम आदमी का अधिकार

Ratna



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: W/O राजेन्द्रन पिल्लई, 3/बी ६०३
एच.एस.आर.सी.ओ. शांती नगर,
महाकाली चैत्य रोड, एम.आई.डी.सी.बस
डेपो, अंधेरी (पूर्व), मुंबई, महाराष्ट्र,
400093
Address: W/O Rajendran Pillai,
3/B 603 S.R.A.C.H.S. Shanti
Nagar, Malakali Caves Road,
Opp M.I.D.C. Bus Depot,
ANDHERI EAST, Mumbai,
Maharashtra, 400093

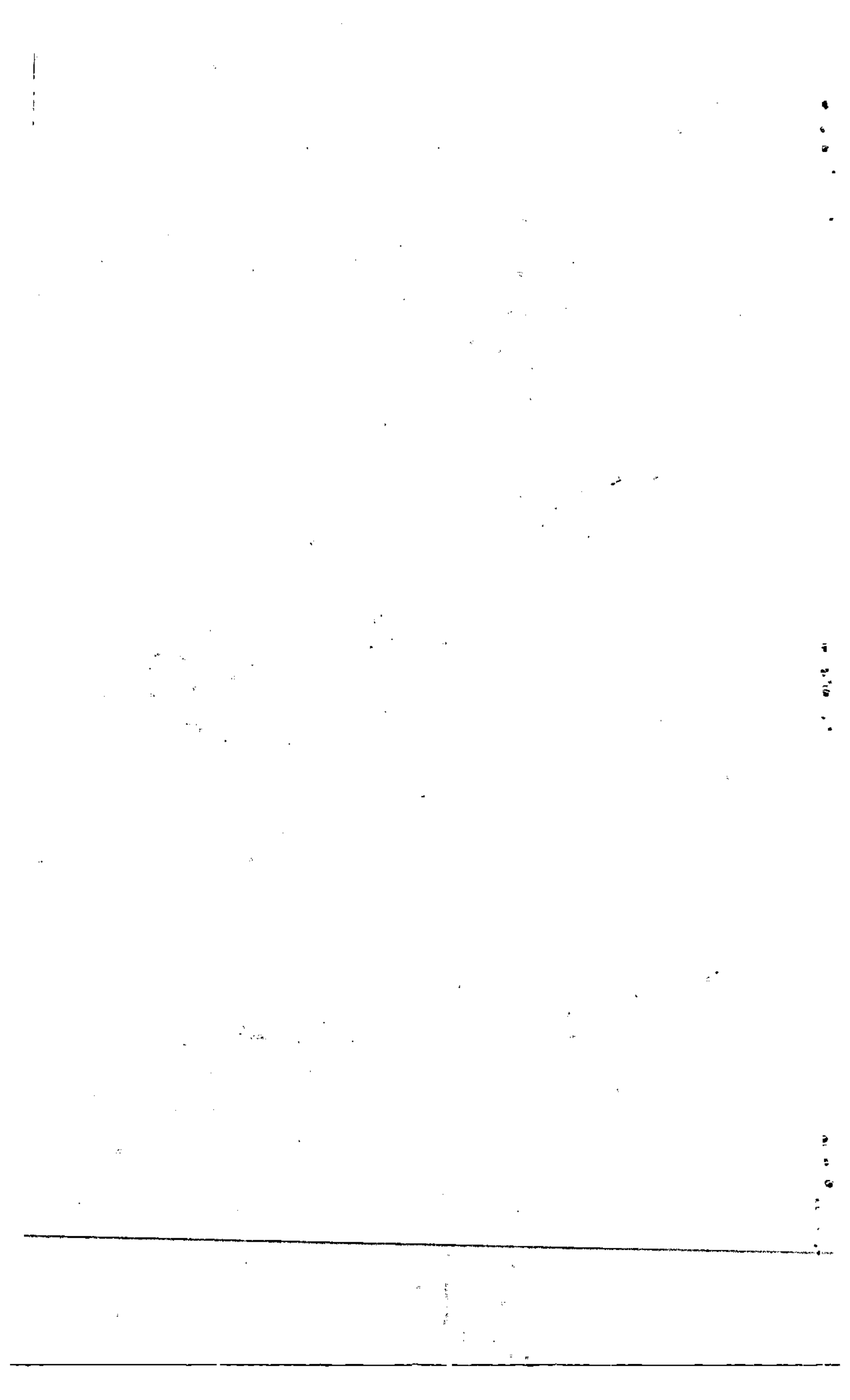
1847
1800 180 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1847,
Bengaluru-560 001

बदर - १८		
५९७९	EA	६४
२०२४		



दस्त क्रमांक: वदर18/5171/2024

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

मार्गवेले मुद्रांक शुल्क: रु.200/-

नोंदणी फी माफी असल्याम तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

द. नि. मह. दु. नि. वदर18 यांचे कार्यालयात

पावती:5618

पावती दिनांक: 22/03/2024

अ. क्र. 5171 वर दि.22-03-2024

मादरकरणाचे नाव: रत्ना राजेंद्र पिल्लई (बेनेफीशियरी) - -

गेजी 10:47 म.पू. वा. हजर केला.

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 960.00

पृष्ठांची संख्या: 48

Ratna

दस्त हजर करणाऱ्याची मही:

कमी पडलेल्या... १.६...पानांची
दस्त हाताळणी फी... ३२०... .. रु
इ.पा.क्र... ५६५६८... १.२०२४
अन्वये वसूल

एकुण: 1960.00

Joint S.R. Andheri-7

सह. दुय्यम निबंधक, अंधेरी क्र. ७

सह. दुय्यम निबंधक, अंधेरी क्र. ७

सह. दुय्यम निबंधक, अंधेरी ३

दस्ताचा प्रकार: ट्रान्स्फर 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

• शिक्षा क्र. 1 22 / 03 / 2024 10 : 47 : 34 AM ची वेळ: (मादरीकरण)

• शिक्षा क्र. 2 22 / 03 / 2024 10 : 48 : 27 AM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. यासाठी संपूर्ण महदुर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

Ratna
लिहून देणारे

Ratna
लिहून घेणारे

वदर - १८		
५९७९	६२	६४
२०२४		

दस्त क्रमांक:बदर18/5171/2024

दस्ताचा प्रकार :-ट्रान्सफर डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:रत्ना राजेंद्र पिल्लई(अड्डिनस्ट्रॅटर) -- पत्ता:प्लॉट नं: 602, बी विंग, माळा नं: 6 मजला , इमारतीचे नाव: शांती नगर रहिवाशी एस आर ए को ऑप हौ सोसा ली, ब्लॉक नं: अंधेरी पूर्व, रोड नं: शांती नगर, महाकाली केवस रोड , महाराष्ट्र, मुम्बई. पॅन नंबर:APWPP7923C	लिहून देणार वय :-54 स्वाक्षरी:-		
2	नाव:ईश्वर कोरागाप्पा शेटी(अड्डिनस्ट्रॅटर) -- पत्ता:प्लॉट नं: 602, बी विंग, माळा नं: 6 मजला , इमारतीचे नाव: शांती नगर रहिवाशी एस आर ए को ऑप हौ सोसा ली, ब्लॉक नं: अंधेरी पूर्व, रोड नं: शांती नगर, महाकाली केवस रोड , महाराष्ट्र, मुम्बई. पॅन नंबर:BHPPS6308L	लिहून देणार वय :-65 स्वाक्षरी:-		
3	नाव:रत्ना राजेंद्र पिल्लई (बेनेफीशियरी) -- पत्ता:प्लॉट नं: 602, बी विंग, माळा नं: 6 मजला , इमारतीचे नाव: शांती नगर रहिवाशी एस आर ए को ऑप हौ सोसा ली, ब्लॉक नं: अंधेरी पूर्व, रोड नं: शांती नगर, महाकाली केवस रोड , महाराष्ट्र, मुम्बई. पॅन नंबर:APWPP7923C	लिहून घेणार वय :-54 स्वाक्षरी:-		
4	नाव:ईश्वर कोरागाप्पा शेटी(बेनेफीशियरी) -- पत्ता:प्लॉट नं: 602, बी विंग, माळा नं: 6 मजला , इमारतीचे नाव: शांती नगर रहिवाशी एस आर ए को ऑप हौ सोसा ली, ब्लॉक नं: अंधेरी पूर्व, रोड नं: शांती नगर, महाकाली केवस रोड , महाराष्ट्र, मुम्बई. पॅन नंबर:BHPPS6308L	लिहून घेणार वय :-65 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित ट्रान्सफर डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.

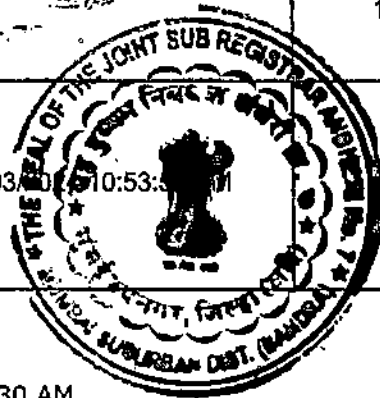
शिक्का क्र.3 ची वेळ:22 / 03 / 2024 10 : 53 : 31 AM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. या प्रमाणित दस्तऐवजात कोणत्याही सुधारणा आहे.

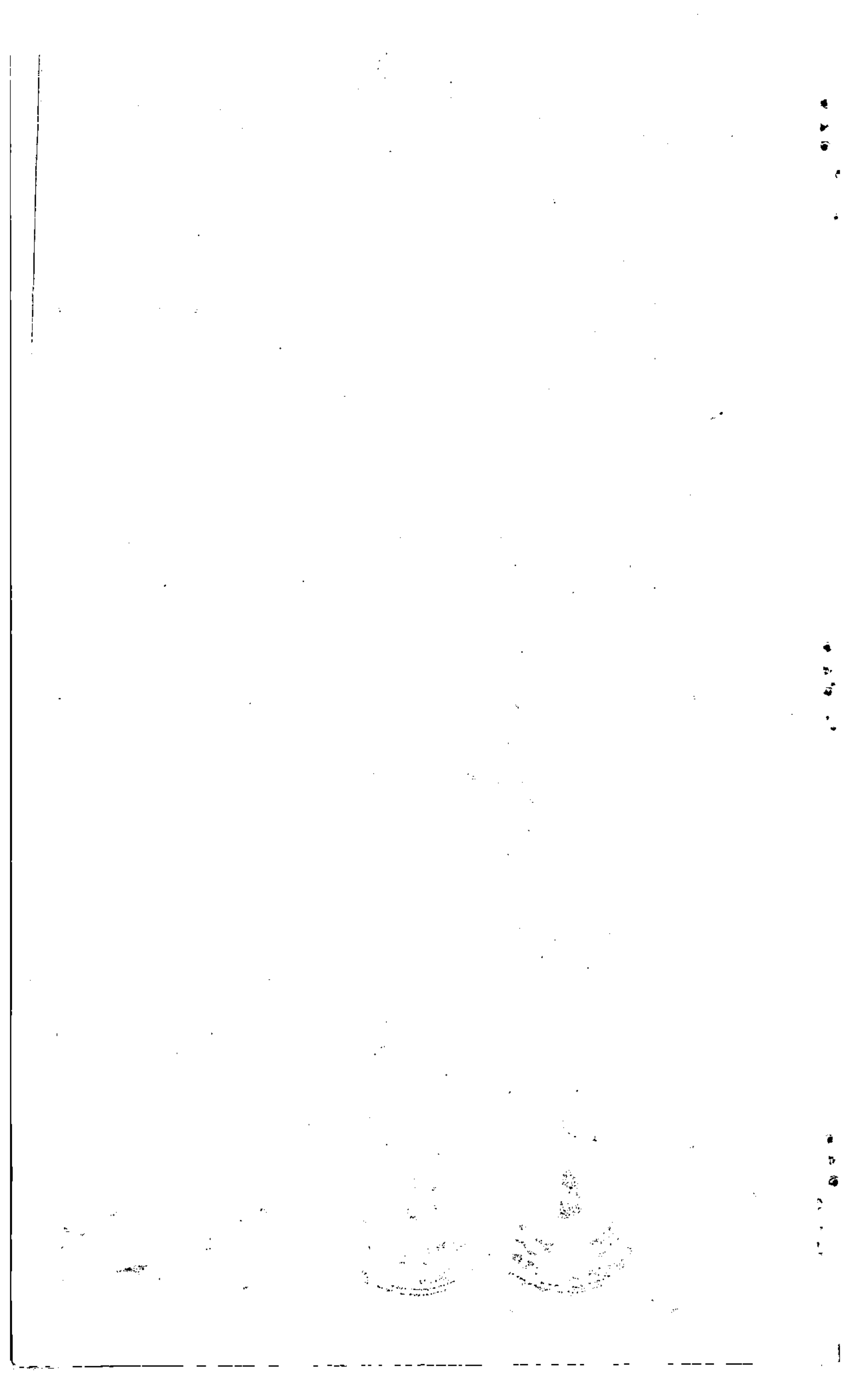
बदर - १८		
५१०७	६०	६४
२०२४		

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार रत्ना राजेंद्र पिल्लई (बेनेफीशियरी) -	22/03/2024 10:55:19 AM	रत्ना राजेंद्र पिल्लई F 1220604200335466496
2	लिहून घेणार ईश्वर कोरागाप्पा शेटी(बेनेफीशियरी) --	22/03/2024 10:54:34 AM	ईश्वर कोरागाप्पा शेटी M 1220603836064358400
3	लिहून देणार रत्ना राजेंद्र पिल्लई(अड्डिनस्ट्रॅटर) --	22/03/2024 10:55:30 AM	रत्ना राजेंद्र पिल्लई F 1220604200335466496
4	लिहून देणार ईश्वर कोरागाप्पा शेटी(अड्डिनस्ट्रॅटर) --	22/03/2024 10:53:31 AM	ईश्वर कोरागाप्पा शेटी M 1220603836064358400



शिक्का क्र.4 ची वेळ:22 / 03 / 2024 10 : 55 : 30 AM

शिक्का क्र.5 ची वेळ:22 / 03 / 2024 10 : 55 : 50 AM नोंदणी पुस्तक 1 मध्ये



sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RATNA RAJENDRAN PILLAI AND ESHWAR KORAGAPPA SHETTY	eChallan	03006172024032200028	MH017862696202324E	200.00	SD	0009398386202324	22/03/2024
2		DHC		0324229602926	960	RF	0324229602926D	22/03/2024
3	RATNA RAJENDRAN PILLAI AND ESHWAR KORAGAPPA SHETTY	eChallan		MH017862696202324E	1000	RF	0009398386202324	22/03/2024

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

5171 /2024

Know Your Rights as Registrants

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.isaria@gmail.com

बदर - १८		
५९७९	६४	६४
२०२४		



प्रमाणित करणेत येते की, या
दस्तामध्य एकूण.....६४.....पाने आहेत.

सह. दुय्यम निबंधक, अंधेरी क्र.-७,
मुंबई उपनगर जिल्हा

बदर-१८/५९७९ /२०२४
पुस्तक क्रमांक १, क्रमांक.....२.....वर
नोंदला.

दिनांक: २२/०३/२०२४

सह. दुय्यम निबंधक, अंधेरी क्र.-७,
मुंबई उपनगर जिल्हा.

