

Receipt (pavti)

76/14449

Friday, August 26, 2022

10:35 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: खारी

दस्तऐवजाचा अनुक्रमांक: टनन4-14449-2022

दस्तऐवजाचा प्रकार: रिलीज डीड

मादर करणाऱ्याचे नाव: गोमती भवन को.ऑप.ही.सो.लि., चे चेअरमन दिलीप आग्ने - -

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 40

रु. 5690.00

रु. 800.00

एकूण:

रु. 6490.00

वाजार मूल्य: रु. 1/-

मोवदला रु. 569000/-

भरलेले मुद्रांक शुल्क: रु. 28450/-

Joint Sub Registrar Office 4
सद. दुय्यम निबंधक कार्यालय 4

ठाणे. क्र. ४

1) देयकाचा प्रकार: DHC रकम: रु. 800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2308202214762 दिनांक: 26/08/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 5690/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006825245202223E दिनांक: 26/08/2022

बँकेचे नाव व पत्ता:

रिलीज कार्यालय

मुळ दस्तऐवज परत मिळाला

गावाचे नाव : खारी

(1)विलेखाचा प्रकार	रिलीज डीड
(2)मोबदला	569000
(3) वाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन : इतर माहिती: मोजे गाव खारी,गोमती भवन को.ऑप.हो.सो.लि.,कॅबीन क्रॉस रोड,सरस्वती स्कूल जवळ,भाईदर(पु),तालुका व जिल्हा ठाणे,जुना सर्वे क्र.124,नवीन सर्वे क्र.109,हिस्सा क्र.8(पैकी)चे एकूण क्षेत्रफळ 910 चौ.मीटर त्यापैकी 480 चौ.मीटर चे रिलीजडीड.((HISSA NUMBER : जुना सर्वे क्र.124,नवीन सर्वे क्र.109,हिस्सा क्र.8 (पैकी) ;))
(5) क्षेत्रफळ	1) 480 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात अमेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-द इस्टेट इन्व्हेस्टमेंट कं.प्रा.लि., चे डायरेक्टर हर्ष.एन. मेक्सारिया त्यांच्या तर्फे कु.मु. म्हणून जयंत आर. खोत - वय:-66; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस- मेक्सारिया चेम्बर, चौथा मजला, 139, नागीन्दास मास्टर रोड, फोर्ट मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:- AHMPK1416H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गोमती भवन को.ऑप.हो.सो.लि., चे चेअरमन दिलीप आग्ने - - वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोमती भवन को.ऑप.हो.सो.लि.,कॅबीन क्रॉस रोड,सरस्वती स्कूल जवळ,भाईदर(पु),तालुका व जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AEYPA3917J 2): नाव:-गोमती भवन को.ऑप.हो.सो.लि., चे सेक्रेटरी मनोज तिवारी - - वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोमती भवन को.ऑप.हो.सो.लि.,कॅबीन क्रॉस रोड,सरस्वती स्कूल जवळ,भाईदर(पु),तालुका व जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AFMPT1667F 3): नाव:-गोमती भवन को.ऑप.हो.सो.लि., चे ट्रेझरर प्रसाद शेडगे - - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गोमती भवन को.ऑप.हो.सो.लि.,कॅबीन क्रॉस रोड,सरस्वती स्कूल जवळ,भाईदर(पु),तालुका व जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-BJRPS2540A
(9) दस्तऐवज करून दिल्याचा दिनांक	26/08/2022
(10)दस्त नोंदणी केल्याचा दिनांक	08/09/2022
(11)अनुक्रमांक,खंड व पृष्ठ	14449/2022
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	28450
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	5690
(14)शेग	



मुल्यांकनसाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

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



CHALLAN
MTR Form Number-6



GRN	MH006825245202223E	BARCODE			Date	24/08/2022-16:03:32	Form ID	52(a)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	THN7_THANE NO 7 JOINT SUB REGISTRAR			PAN No.(If Applicable)				
Location	THANE			Full Name	GOMTI BHAVAN CO OP HSG SOC LTD			
Year	2022-2023 One Time			Fiat/Block No.	GOMTI BHAVAN CO OP HSG SOC LTD			
Account Head Details	Amount In Rs.		Premises/Building					
0030046401 Stamp Duty	28450.00		Road/Street	CABIN CROSS ROAD				
0030063301 Registration Fee	5690.00		Area/Locality	BHAYANDER EAST				
			Town/City/District					
			PIN -	4 0 1 1 0 5				
			Remarks (If Any)	PAN2=AAIPS2647D-SecondPartyName=THE ESTATE INVESTMENT CO PVT LTD-				
			Amount In	Thirty Four Thousand One Hundred Forty Rupees Only				
			Words					
	34,140.00							
Payment Details	BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	02202292022082406126	137038324				
Cheque/DD No.	Bank Date	RBI Date	24/08/2022-16:04:13	Not Verified with RBI				
Name of Bank	Bank-Branch		BANK OF INDIA					
Name of Branch	Scroll No. , Date		146 , 25/08/2022					

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालान केवल दुरयम निबंधक कार्यालयात नोंदणी करावयाची. दस्तावेजांची नोंदणी न करता याच्या दुरुयम निबंधक कार्यालयात नोंदणी न करता येईल.

Mobile No. : 9870845195

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दस्त क्र. 98888/2022



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Usr Id	Defacement Amount
1	(IS)-76-14449	000344366320223	26/08/2022-10:06:08	IGR116	5690.00
2	(IS)-76-14449	0003443663202223	26/08/2022-10:06:08	IGR116	28450.00
Total Defacement Amount					34,140.00



CHALLAN
MTR Form Number-6



GRN	MH015414635202122E	BARCODE	Date		26/03/2022-11:25:27	Form ID	52(a)
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	THN4_THANE NO 4 JOINT SUB REGISTRA		Full Name	GOMTI BHAVAN CHS LTD			
Location	THANE		Flat/Block No.	GOMTI BHAVAN CHS LTD			
Year	2021-2022 One Time		Premises/Building				
Account Head Details	Amount In Rs.	Road/Street		VILLAGE KHARI			
0030046401 Stamp Duty	300.00	Area/Locality		BHAYANDAR EAST			
		Town/City/District					
		PIN		4	0	1	1
		Remarks (If Any)		0	5		
		SecondPartyName=THE ESTATE INVESTMENT CO PVT LTD-					
		Amount In	Three Hundred Rupees Only				
Total	300.00	Words					
Payment Details	BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	02202292022032605275	129629201			
Cheque/DD No.	Bank Date	RBI Date	26/03/2022-11:25:27	Not Verified with RBI			
Name of Bank	Bank-Branch		BANK OF INDIA				
Name of Branch	Scroll No. , Date		Not Verified with Scroll				

Department ID :

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

Mobile No. : 9819268569

सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करवयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.

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दस्त क्र. १४४६९/२०२२	
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or Gmti Bhavan Co-op Hsg. Soc. Ltd

Chairman / Secretary / Treasurer

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दस्त क्र. १४४४९२०२२	
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DEED OF RELEASE

THIS INDENTURE OF RELEASE made and entered into at Mumbai this 26th day of Aug, 2022, BETWEEN THE ESTATE INVESTMENT CO. PVT. LTD., a company incorporated under the Companies Act, 1918, having it's Registered office at Seksaria Chambers, 4th floor, 139, Nagindas Master Road, Fort, Mumbai : 400 001, hereinafter referred to as the "RELEASOR" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include, its successors and assigns) of the ONE PART:

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for Gemal Bhavan Co-op. Hsg. Soc. Ltd

[Handwritten signature]
Chairman/Secretary/Treasurer

AND

GOMTI BHAVAN CO-OPERATIVE HOUSING SOCIETY LIMITED, a society duly registered under the provisions of the Maharashtra Co-operative Societies Act 1960, vide Registration No.TNA(TNA)/HSG/(TC)/2613/89-90 dated 7th August, 1989 and having its Registered Office at Village Khari, Taluka and District Thane, hereinafter called as the "RELEASEE" (which expression shall mean and include its committee members, office bearers, administrators, successors-in-interest, and permitted assignees) of the OTHER PART:

AND WHEREAS by a Deed of Assignment dated 15th February, 1943, executed by Bai Jayabai Bhadrasen Chhbildas therein described as the Assignor of the One Part and M/s. Govindram Brothers Ltd., Ramnarayan Shirirlal and Chiranjilal Shirirlal, therein called the Assignees of the Other Part, the said Assignor conveyed and/or assigned her rights, title and interest in respect of the land, hereditament and premises referred to in the Indenture of Lease dated 7th November, 1870, (hereinafter referred to as the "said Indenture") in favour of the aforesaid Assignees on the terms and conditions more particularly set out therein.

AND WHEREAS by a Deed of Assignment dated 22nd March, 1945, duly registered with Sub-Registrar of Assurances at Bombay under serial No.1650 on 6th April, 1945, the said M/s. Govindram Brothers Ltd., therein described as the

दस्तावेज क्र. १६६५	
दस्तावेज क्र. १६६५/१०४४	
Assignment dated 15 th February, 1943	8/80



Assignor, transferred and assigned her rights, title and interest in the hereditament and premises more particularly set out under the Deed of Assignment dated 15th February, 1943, in favour of The Estate Investment Co.Ltd., therein described as the Assignees, being the Assignor / Releasor

herein, on the terms and conditions more particularly set out therein.



for Gomti Bhavan Co-op. Hsg. Soc. Ltd.
Chairman / Secretary / Treasurer

AND WHEREAS the said Ramnarayan Shirilal and the said Chiranjilal Shirilal by a Deed of Assignment dated 5th April, 1945, duly registered with the Sub-Registrar of Assurances at Bombay at Sr.No.1992 on 28th May, 1948, therein described as Assignors, transferred and assigned their share, right, title and interest in the land, hereditament and premises more particularly set-out under the said Deed of Assignment dated 15th February, 1943 in favour of The Estate Investment Co.Ltd., therein described as Assignees, being the Assignor / Releasor herein, on the terms and conditions contained therein.

AND WHEREAS the said Estate Investment Co.Ltd., now known as The Estate Investment Co. Pvt. Ltd., i.e. the Assignor / Releasor herein, by virtue of the said Assignments of Lease / Grant dated 7th November, 1870, in respect of the Eksali land described in the Schedule to the said Indenture and also by virtue of the Order dated 5th September, 2008 passed by the Collector of Thane, confirmed by Single Judge and also by Division Bench of High Court of Bombay and upheld by Supreme Court of India, the status of Releasor has been held as that of Superior holder / land holder and accordingly by the said Mutation Entry No.530 got their name entered and/or inserted in the Record of Rights, in respect of the said lands

bearing Old Survey No.124, New Survey No. 709 Hisa No 8 and 910 sq. mtrs. of Revenue, Village **खर्जे**, Taluka & District **दस्ता क्र. 9588/2022** Registration District and Sub-District Thane and within the limits of Mira-Bhayandar Municipal Corporation, hereinafter referred to as the "said entire land".

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दस्ता क्र. 9588/2022	
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AND WHEREAS the Releasee represents and claims that by diverse deeds and documents, M/s. Gomati Construction Co., (hereinafter to be referred to



of Gomati Bhavan Co-op. Hsg. Soc. Ltd.
Chairman / Secretary / Treasurer

as "the said Builder") acquired rights in respect of portion of the said entire land admeasuring 480 sq. mtrs. out of 910 sq. mtrs. (hereinafter to be referred to as "the said land") from [1] Mrs. Jyostnaben Bharatbhai Shah, [2] Maya Shantilal Ratnani & [3] Dharmendra Prabhudas Shah, and thus was seized and possessed of the said land. The Releasor disputes the alleged rights of the said Mrs. Jyostnaben Bharatbhai Shah, Maya Shantilal Ratnani & Dharmendra Prabhudas Shah & M/s. Gomati Construction Co and the legality of the mutation entry thereof in respect of the said entire land.

AND WHEREAS the Releasee represents and claims that the said Builder had obtained various permissions and sanctions from the concerned planning authorities for construction of the building on the said land, of which, the Releasor disputes the legality thereof.

AND WHEREAS the Releasee represents and claims that in pursuance of the above, the said Builder became well and sufficiently entitled to develop the said land, of which the Releasor disputes the legality thereof.

AND WHEREAS the Releasee represents and claims that the said Builder had constructed the building known as "GOMTI BHAVAN", on the said land, as per

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वस्तु क्र. १२४५८/१२३३२	
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the approval and sanctions of plans and entered into various agreements under the provisions of Maharashtra Ownership (Regulation of Promotion of Construction, Sale, Management and Transfer) Flats Act, 1963 for sale / allotment / transfer on ownership basis of flats / shops contained in the said

Building constructed on the said land, of which, the Releasor disputes the legality thereof.



of Gomti Bhavan Co-op. Hsg. Soc. Ltd

Chairman, Secretary/Treasurer

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the right, title and interest of the Releasor in respect of the said land the Releasee has approached the Releasor for regularizing and/or perfecting their title in the said land. After protracted negotiations and meetings, the Releasor at the request of the Releasee, has agreed to release in favour of the Releasee all its right, title and interest in respect of the said land.

AND WHEREAS the Releasee has unconditionally and irrevocably agreed and covenanted to not to raise any dispute and / or make any claim in respect of right, title and interest of the Releasor in respect of the said entire land.

AND WHEREAS the Releasee through its office-bearers approached the Releasor and requested the Releasor to grant it's No Objection to enable the Releasee to apply to Collector for change of user of the said land from Agricultural to non-agricultural and the Releasor adhered to request and granted No Objection to enable the Releasee to apply and obtain change of user of the portion of the said land from agricultural to non-agricultural.

AND WHEREAS the Releasee have approached the Releasor for acquiring, regularizing and for perfecting their title to said land.

AND WHEREAS after protracted negotiations and meetings the Releasor at the request of Releasee has agreed to release in favour of the Releasee all its right, title and interest in respect of the said land on "as is where is basis and what is therein basis" at and for the consideration of Rs.5,69,000/- (Rupees Five Lakhs Sixty Nine Thousand Only).	
दस्तावेज क्र. 9666/2022	
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(Rupees Five Lakhs Sixty Nine Thousand Only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid agreement and in consideration of a sum of [1] Rs.1,17,000/- (Rupees One Lakh



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for Gombi Bhavan Co-op. Hsg. Soc. Ltd

[Handwritten signature]
Chairman / Secretary / Treasurer

[Handwritten signature]

Seventeen Thousand Only), paid by the Releasee to the Releasor vide cheque No.101974 dated 27th February, 2022, a sum of [2] Rs.1,13,000/- (Rupees One Lakh Thirteen Thousand Only), paid by the Releasee to the Releasor vide cheque No.101973 dated 27th November, 2021, a sum of [3] Rs.1,13,000/- (Rupees One Lakh Thirteen Thousand Only) paid by the Releasee to the Releasor vide cheque No.101972 dated 27th August, 2021, a sum of [4] Rs.1,13,000/- (Rupees One Lakh Thirteen Thousand Only) paid by the Releasee to the Releasor vide cheque No.101971 dated 27th May, 2021, a sum of [5] Rs.1,13,000/- (Rupees One Lakh Thirteen Thousand Only) paid by the Releasee to the Releasor vide cheque No.101970 dated 27th February, 2021, all drawn on Vasai Janata Sahakari Bank Ltd., Bhayander (East), Thane – 401 105, as consideration for the release of its right and/or interest it has and of and from the same and every part thereof forever and to acquit, release, surrender, disclaim and discharge unto the Releasee's all rights, title and interest and claims under the said Indenture of lease of 7th November, 1870, in respect of the said land bearing Old Survey No.124, New Survey No.109, Hissa No.8(Part) admeasuring 480 sq. mtrs. out of 910 sq. mtrs., of Revenue Village Khari, Taluka & District Thane, in the Registration District and Sub-District Thane and within the Limits of Mira-Bhayandar Municipal Corporation, hereinafter referred to as the "said land" and delineated by red color boundary line on the plan annexed hereto and more particularly described in the schedule hereunder written in all the estate, right, title, interest, claim and demand whatsoever at law and equity of the Releasor unto or upon the said lands or any part thereof in favour of the Releasee, without any lawful eviction, interruption or claim or demand whatsoever from or by the Releasor or its successors or assigns or any of them or by any person lawfully or equitably claiming by/from/under or in trust for the Releasor.

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दस्त क्र. १४४६/२०२२	
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for Genral Bhavan Co-op. Hsg. Soc. Ltd
 २०/१२/२०२२
 Chairman / Secretary / Treasurer

AND THAT it shall be lawful for the Releasee for all time to come hereinafter peacefully and quietly to hold under upon occupy possess and enjoy the said land hereby released and receive the rents and profits thereof to and for their own use and benefit without any lawful eviction, interruption, claims and demands whatsoever from or by the Releasor or its successors or assigns or any of them or by any person lawfully or equitably claiming under or in trust for it.

AND THAT the Releasee and their legal heirs, representatives, executors, administrators and assigns, do hereby unconditionally and unequivocally indemnify and keep indemnified the Releasor at all times to come against any claim and/or demand that may be made and/or liability that may arise on account of Releasor having executed this Deed of Release in favour of Releasee and/or on account of any claim is made by the said Mrs. Jyotsnaben Bharatbhai Shah, Maya Shantilal Ratnani & Dharmendra Prabhudas Shah and also of their respective heirs and legal representatives, successors and others and M/s. Gomati Construction Co and the Releasee herein, their administrators and assigns and also on account of development of the said land or part thereof and/or on account of any agreement, document, writing, application, affidavit, bond, declaration, conveyance and/or assignment that may be executed by the

Releasee directly and/or indirectly and/or by obligation which the Releasee may incur in pursuance of this Deed of Release and further that Releasee shall make payment of the amount demanded by Releasor in that behalf forthwith on demand without any objection and/or demur.

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दस्तावेज क्र. १४४४८/२०२२	
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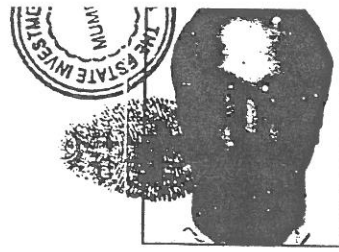
AND FURTHER that the Releasee has agreed and covenanted to bear and pay Stamp duty and/or Registration charges in respect of these presents and

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or Gorad Bhavan Co-op/Hsg. Soc. Ltd
पि. वि. जो. सो.
Chairman/Secretary/Treasurer

SIGNED, SEALED & DELIVERED)
By within named "RELEASOR")
THE ESTATE INVESTMENT CO.)
PVT. LTD.)
through its Director,)
SHRI HARSH N. SEKSARIA)



For The Estate Investment Co. Pvt. Ltd.

Harsh N. Seksaria
Director

in the presence of
1. *S. Prasad*
2.

SIGNED, SEALED & DELIVERED)
By within named "RELEASEE")
GOMTI BHAVAN CO-OPERATIVE)
HOUSING SOCIETY LIMITED)
Through its office bearers)
[1] DILIP ANGRE')
(CHAIRMAN)



दिलीप अंग्रे

[2] MANOJ TIWARI)
(SECRETARY)

Manoj Tiwari



[3] PRASAD SHEDGE)
in the presence of (TREASURER)

1. *Laxman Bisthal*
2. *Rahul. m. Jadhav*

Prasad Sedge



ट न न ४	
दस्त क्र. १४४६८ / २०२२	
१२	६०



indemnify the Releasor and keep it Indemnified for all time to come in respect of any claim, demand and liabilities incurred and/or levied by the Superintendent of Stamps and/or other authorities.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land situated, lying and being at Village Khari, Taluka & District Thane, within the limits of Mira-Bhayandar Municipal Corporation, in the Registration District and Sub-District of Thane and bearing Old Survey No.124, New Survey No.109, Hissa No.8(part) admeasuring 480 sq. mtrs., out of 910 sq. mtrs., of Revenue Village Khari.



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दस्त क्र. १४४४९/२०२२	
११	४०



of Gombu Bhavan Co-op. Hsg. Soc. Ltd

रिजि. अ. अ. अ.
Chairman / Secretary / Treasurer

dh



08/09/2021

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. ठाणे 4

दस्त क्रमांक : 12220/2021

नोंदणी :

Regn:63m

गावाचे नाव : खारी

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) पू-मापन, पोटहिस्सा व परक्रमांक (अमन्यास)	1) पालिकेचे नाव: मिरा-भाईदर भनपा इतर वर्णन : इतर माहिती : इतर माहिती: भोजे गाव खारी, वॉर्ड क्र. एल, विभाग क्र. 2/17., भाईदर (पु), तालुका व जिल्हा ठाणे, मिरा-भाईदर महानगरपालिका हद्दीतील, जुना सर्वे क्र. 124, नवीन सर्वे क्र. 109, हिस्सा क्र. 8 चे एकूण क्षेत्रफळ 910 चौ.मीटर त्यापैकी 480 चौ.मीटर वर उर्भा असलेली तळ+4, नावाची बांधीव इमारत, एकूण सदनिका 35, जिचे नाव-गोमती भवन को. ऑप. ही. सो. सी., नोंदणी क्र. टीएनए/टीएनए/एचएसजी/टोसी/2613/1989-90, दि. 07/03/1989, कॅबीन क्रॉस रोड, सरस्वती विद्यालय जवळ, भाईदर (पु) तालुका व जिल्हा ठाणे (Survey Number : जुना सर्वे क्र. 124, नवीन सर्वे क्र. 109, हिस्सा क्र. 8 ;)
(5) क्षेत्रफळ	1) 480 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अनेम तेव्हा.	
(7) दस्तऐवज करून घेणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायानयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- 1. ज्योत्सनावेन भरतभाई शहा, 2. माया शांतीसास रवानी, 3. धर्मेन्द्र प्रभुदास शहा, (जमीन मालक) व मेसर्स. गोमती कन्सल्टन्स कं. या सर्वांनी तर्फे सहाय्य अधिकारी तथा जिल्हा उपनिबंधक सहकारी संस्था, ठाणे तर्फे श्री. किरण सोनावणे बय:-50; पत्ता:- प्लांट नं:-, माळा नं:-, इमारतीचे नाव: गावदेवी, ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400602 पं. नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायानयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- गोमती भवन को. ऑप. ही. सो. सी., चे चेअरमन दिलीप अनंत आग्ने - - बय:-56; पत्ता:- प्लांट नं:-, माळा नं:-, इमारतीचे नाव: गोमती भवन को. ऑप. ही. सो. सी., कॅबीन क्रॉस रोड, सरस्वती विद्यालय जवळ, भाईदर (पु) तालुका व जिल्हा ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401105 पं. नं:- AEYPA3917J 2): नाव:- गोमती भवन को. ऑप. ही. सो. सी., चे सेक्रेटरी मनोज कुमार आर. तिवारी - - बय:-38; पत्ता:- प्लांट नं:-, माळा नं:-, इमारतीचे नाव: गोमती भवन को. ऑप. ही. सो. सी., कॅबीन क्रॉस रोड, सरस्वती विद्यालय जवळ, भाईदर (पु) तालुका व जिल्हा ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401105 पं. नं:- AFMPT1687F 3): नाव:- गोमती भवन को. ऑप. ही. सो. सी., चे ट्रेझरर प्रभाद गणपत शेडगे - - बय:-39; पत्ता:- प्लांट नं:-, माळा नं:-, इमारतीचे नाव: गोमती भवन को. ऑप. ही. सो. सी., कॅबीन क्रॉस रोड, सरस्वती विद्यालय जवळ, भाईदर (पु) तालुका व जिल्हा ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401105 पं. नं:- BJRPS2540A
(9) दस्तऐवज करून दिव्याचा दिनांक	08/09/2021
(10) दस्त नोंदणी केल्याचा दिनांक	08/09/2021
(11) अनुक्रमांक, खंड व पृष्ठ	12220/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14) शेर	

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दस्त क्र. १६४४५/२०२१	
१६	४०



मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही

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



h/bs/j/10

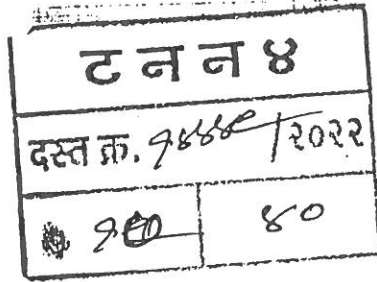
Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Use of AI	Deface Number	Deface Date
1	GOMATI BHAVAN CHS LTD	eChallan	02202292021090706265	MH005977545202122E	3500.00	SD	0002851009202122	08/09/2021
2	GOMATI BHAVAN CHS LTD	eChallan		MH005977545202122E	1000	RF	0002851009202122	08/09/2021
3		By Cash			2400	RF		

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



[Signature]
 सह. दुय्यम निबंधक वर्ग-२
 ठाणे. क्र. ४



MARIO E. CORREA

ARCHITECTS & PLANNERS

Mob. : 9769 14 20 55

REGISTRATION NO. CA/2010/50347
COUNCIL OF ARCHITECTURE - NEW DEHLI

Address : G/9, Ratna Deep Society, 60 Feet Road, Bhayander (W), Dist. Thane - 401101
Email : mallmariocorrea@gmail.com

Date : 23rd February, 2021

TO WHOMSOEVER IT MAY CONCERN

Ref :- GOMATI BHAVAN Co-operative Housing Society Ltd.,
Registration No. : TNA/(TNA)/HSG/(TC)/2613/1989-1990, Dated - 08/08/1990
Village Khari, Bhayander (E), Taluka & Dist. Thane - 401 105.



This is to certify that the Building namely "GOMATI BHAVAN CO-OP. HOUSING SOCIETY LTD." which is constructed on plot bearing Old Survey No. 124, New Survey No. 109, Hissa No. 8 (P) of Village Khari, Taluka & District Thane.

Details of Sanctioned Plan by Planning Authority : Occupancy Certificate, Group Gram Panchayat Nagar (Bhayander East), dated - 20/02/1983.

A) Plot Area Statement of Society :-

- Plot Area as per 7/12 extract or Property Card : 910 sq. mtrs.
- Plinth area of the society : .
- Total Built up Area of Society : 480 sq. mtrs.
- Open Space, if any : NIL
- Amenity Space, if any : NIL
- Construction on Open Space if any : NIL
- If there are more than one societies in the same Sanctioned layout plan, then area to be conveyed to society on proportionate/ plinth/ ground coverage area basis : Yes (Divided by ground coverage basis)

B) F.S.I. Statement :-


- Allowable FSI and area in Sq. Mtrs. : 480 sq. mtrs.
- Consumed FSI and area in Sq. Mtrs. : 480 sq. mtrs.
- Balance FSI and Area in Sq. Mtrs. : NIL

C) Tenement Statement :-

- Tenements as per sanctioned plan : 35 Flats
- Tenements at actual : 35 Flats
- Tenements as per completion certificate : 35 Flats
- I Hope this shall serve your purpose.

ट.न.न. - ४
दस्ता क्रमांक १२२२० १२०
२९ / १२०

Thanking you,
Mario E. Correa


(Architect)

ट न न ४	
दस्ता क्र. १४४४ ए/२०२२	
१५	४०





महाराष्ट्र MAHARASHTRA

प्रधान न्यायिक कार्यालय, मुंबई
 प. नं. वि. क्र. ८००००१४
 7/JUN 2014
 सभन अधिकारी

S 809403



श्री. विनोद नंदरकर

SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I, HARSH N. SEKSARIA, having my office at Seksaria Chambers, 139, Nagindas Master Road, Fort, Mumbai - 400 001, in my capacity as Director of The Estate Investment Co. Pvt. Ltd., SEND GREETINGS :

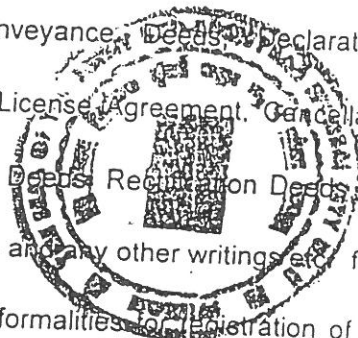
(Handwritten signature)

बर्क - २९
 ५६५३ / २३
 २०१४

ट न न ४
 दस्त क्र. १४४९ / २०२२
 १९ / ४०



b) Though I am executing various Deeds, Agreement for Sale, Conveyance Deeds, Declarations, Undertaking, Indemnities, Leave and License Agreement, Cancellation Deeds, Mortgage Deeds, Confirmation Deeds, Rectification Deeds, Release Deeds, Gift Deeds, Deed of Modifications, Affidavits and / or any other deeds or writings in my capacity as a Director of The Estate Investment Co. Pvt. Ltd., it is necessary to attend the office of the Sub-Registrar of Assurances at Worli, Bandra, Andheri, Goregaon, Borivali, Thane District and/or anywhere in Mumbai or Thane and to lodge the same for registration and / or admit execution of the said Deeds, Agreements for Sale, Conveyance Deeds, Declarations, Undertaking, Indemnities, Leave and License Agreement, Cancellation Deeds, Mortgage Deeds, Confirmation Deeds, Rectification Deeds, Gift Deeds, Deed of Modifications, Affidavits and any other writings etc. from time to time and to comply with other formalities of Registration of the same.



बवई - २४	
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२०२४	

c) I in my capacity as the Director of The Estate Investment Company Pvt. Ltd., will execute various documents such as Deeds, Agreements for Sale, Conveyance Deeds, Declarations, Undertaking, Indemnities, Leave and License Agreement, Cancellation Deeds, Mortgage Confirmation Deeds, Rectification Deeds, Deed of Modification Affidavits or any other writings etc. and due to my pre-occupation business activities, I will not be in a position to personally attend

टनन ४	
दस्त क्र. १४४८/२०२२	
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office of the Sub-Registrar of Assurances at Worli, Bandra, Andheri,

[Handwritten signatures]



Goregaon, Borivali, Thane District and/or anywhere in Mumbai or Thane for the purpose of lodging for registration and / or to admit execution of the said Deeds, Agreements for Sale, Conveyance Deeds, Declarations, Undertaking, Indemnities, Leave and License Agreement, Cancellation Deeds, Mortgage Deeds, Confirmation Deeds, Rectification Deeds, Deed of Modifications, Affidavits or any other writings for completing the registration.

d) I therefore, for the sake of convenience, am desirous of appointing [1] MR. MILIND Y. SAKHADEO and [2] MR. JAYANT R. KHOT to attend the office of the Sub-Registrar of Assurances at Worli, Bandra, Andheri, Goregaon, Borivali, Thane District and/or anywhere in Mumbai

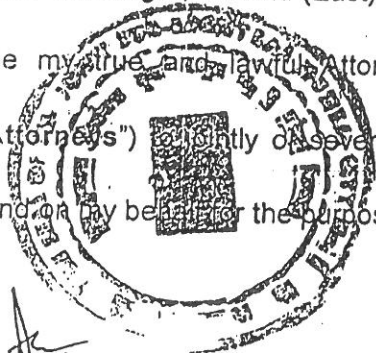
of Thane.	
ट न न ४	
दस्त क्र.	NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH I, HARSH
7888	N. SEKSARIA, in my capacity as the Director of The Estate Investment Co.
26	80



Pvt. Ltd., do hereby nominate, constitute and appoint [1] MR. MILIND Y.

बळई - २४	
Thane (West) Thane - 400 601, (PAN No: AERPS8486B) and [2] MR.	
4853	JAYANT R. KHOT residing at "Kamdhenu", Building, No.14, Flat No.111,
2028	Hari-Om Nagar, Mulund (East), Mumbai 400 081 (PAN No.AHMPK1416H) to

be my true and lawful Attorneys (hereinafter referred to as the "Said Attorneys") jointly or severally do and carry out acts and things for me and on my behalf for the purposes expressed i.e. to say :

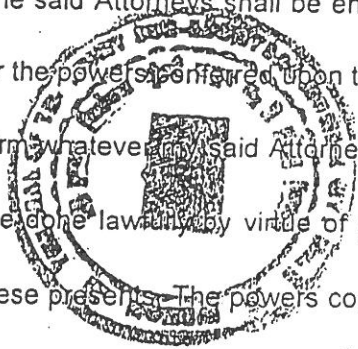


1) To present and lodge in the office of Sub-Registrar of Assurances of Worli, Bandra, Andheri, Goregaon, Borivali, Thane District and/or anywhere in Mumbai or Thane the Agreements for Sale, Conveyance Deeds, Declarations, Undertaking, Indemnities, Leave and License Agreement, Cancellation Deeds, Mortgage Deeds, Confirmation Deeds, Rectification Deeds, Deed of Modifications, Affidavits and any other writings etc. executed by me in my capacity as the Director of The Estate Investment Co. Pvt. Ltd., for the purpose of admitting execution of any purchase or sale or leasing or licensing of flats, agriculture lands, non-agricultural lands, shops, offices, industrial units, garages and other premises, or to create charge, lien etc. in favour of any financial institutions etc., or for any other purpose/s as may be mentioned in the said documents executed by me and / or to appear before them and to admit execution thereof and to do all acts and things necessary for effectively registering such documents with the Sub-Registrar of Assurances at Worli, Bandra, Andheri, Goregaon, Borivali, Thane District and/or anywhere in Mumbai or Thane.

Thane District - २४		
७६५२	५	२३
Jointly २४		

2) This Power of Attorney is given in favour of the said Attorneys and / or severally and accordingly the said Attorneys shall be entitled to exercise independently of each other the powers conferred upon them.

3) I do hereby agree to ratify and confirm whatever my said Attorneys may jointly or severally do or cause to be done lawfully by virtue of powers hereinbefore contained and under these presents. The powers conferred upon the said Attorneys shall be available for exercise by them jointly or



Handwritten signature and initials

5

दस्त क्र. १४४८८/२०२२	
२३	४०





वेस्ट भवन, पो.बॉ. नं. १९२, वेस्ट मार्ग, कुलाबा, मुंबई-४००००९.

Customer Care Centre
Mumbai, India
Tel: 22815718

Name
THE ESTATE INVEST. CO PVT LTD

Bill For: May-2014 Date of Bill: 28/05/2014 Invoice No: 4520102372007

Billing Address
FLOOR-G,PLOT-139,SEKSARIA CHAMBERS,NAGINDAS
MASTER LANE,KALA GHODA,FORT,MUMBAI-400001

Book Folio No. : 307510
Cycle : 19
Type of Supply : 3P
Service No. : 128818-X-X
Installation No. : 0125411
Sanctioned Load : 10.00 KW
Security Deposit : 17900.00

Consumer No. : 100-020-197-6
C.A.No. : 1019720
Bill Period : 31/05/2014
30/04/2014
Tariff : L1 II a
Category : COMMERCIAL
Ward : A

Power Supply Address :
FLOOR-G,PLOT-139,SEKSARIA CHAMBERS,NAGINDAS
MASTER LANE,KALA GHODA,FORT,MUMBAI-400001

Last Payment Received
₹ 17900.00

Last Payment Received Date
05/05/2014

Current Bill Amount ₹	Past Dues ₹	Due Date	Bill Amount Before Due Date ₹	Bill Amount After Due Date ₹
21480.69	2.34	16/06/2014	21480.00	21910

*Due date valid only for current bill amount ** Interest will be levied on arrears as applicable

Important Contact Details

For Off Supply
IVRS-22843939

For Billing Complaints
22851718/22799518

Electricity Theft/Unauthorised use
South- 22814996
North- 24194578

Fuse/Fault Control

22104242 / 22000011

Internal Grievances Redressal Cell

Consumer Grievances Redressal Forum

Assistant Admin. Manager, Customer Care "A" Ward, 1st Floor, Electric House, Colaba, Mumbai - 400001.
Tel No - 22049722, 22856262,
Ext - 548, E-mail :
grccaward@bestundertaking.com

Ground Floor, Multistoried Annex Bldg, Accomodation Road, Colaba, Mumbai - 400001.
Tel No -22853561
Visit : www.cgrfbest.org.in
E-mail :
decgrf@bestundertaking.com

Payment of Electricity Bills through Mobile.

Register with "My Mobile Payments Ltd." and pay your BEST Electricity Bills through your Mobile by sending SMS. For details contact (022) 61201500.

Past Consumption

Bar Graph	Unit (kWh)	Month
█	1158	Apr-14
█	911	Mar-14
█	911	Feb-14
█	1046	Jan-14
█	1163	Dec-13
█	1330	Nov-13
█	1125	Oct-13
█	1062	Sep-13
█	1017	Aug-13
█	969	Jul-13
█	1257	Jun-13
Units Consumed kWh		
█	May-14	1365
█	May-13	1232

Bill Collection Centres in your area

- Best Head Office Colaba : New Administrative Building, BEST Marg, Colaba, Mumbai - 400001.
- Flora Fountain : Hutatma Chowk, Near CTO Office, Mumbai.
- Backbay : Backbay Depot, Captain Prakash Pethe Marg.
- Fort Market : Mint Road, Near GPO, Mumbai - 400001.
- Colaba Bus Station : Colaba Bus Station, Mumbai - 400001.
- Nagar Chowk : Opp. MCGM Head Office, Mahapalika Marg, Nagar Chowk, Mumbai - 400001.

IMPORTANT MESSAGES

- Kindly check the P.S. Addr on your elec. bill, if any discrepancy is found in the P.S. Addr. If used, contact the concerned Ward Office.
- Prompt Payment discount of Rs. 178.81 will be given if payment is made on/before 09/06/2014.
- Recorded demand for Mtno. P083819 22-06 hr- 09-12 hr- 18-22 hr- Other
- Timeslot wise units of Mtno. P08381922-06 hr-09-12 hr-18-22 hr.
- Your Electricity bill amount is rounded off to next Rs. 10/- amount for convenience.
- Please pay additional Security Deposit by separate DD/Cheque/Cash at BEST cash counters on the bill drop check for additional Security Deposit in comp. box.



Suresh P. Makwana

(Suresh P. Makwana)
Chief Engineer Customer Care

Child Labour is Prohibited
Do not employ Child Labour.
Send them to School.

This bill is valid for payment only and may not be treated as proof for other purpose.

बिल ई - २४
४६५३७०१३

ट न न ४
दस्त क्र. १४४४८/२०२२
२१ ४०



दस्त क्रमांक: टनन4 /14449/2022

वाजार मुल्य: रु. 01/-

मोवदला: रु. 5,69,000/-

भरलेले मुद्रांक शुल्क: रु.28,450/-

दु. नि. सह. दु. नि. टनन4 यांचे कार्यालयात

अ. क्रं. 14449 वर दि.26-08-2022

रोजी 10:01 म.पू. वा. हजर केला.

पावती:16453

पावती दितांक: 26/08/2022

मादरकरणाचे नाव: गोमती भवन को.ऑप.हौ.सो.लि., चे चेअरमन दिलीप आग्ने - -

नोंदणी फी

रु. 5690.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

दस्त हजर करणाऱ्याची सही:

एकूण: 6490.00



Joint Sub Registrar, Thane 4



Joint Sub Registrar, Thane 4

दस्ताचा प्रकार: रिलीज डीड

- मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात
- शिक्का क्रं. 1 26 / 08 / 2022 10 : 01 : 18 AM ची वेळ: (सादरीकरण)
- शिक्का क्रं. 2 26 / 08 / 2022 10 : 02 : 13 AM ची वेळ: (फी)

ट न न ४	
दस्त क्र. १४४४९/२०२२	
3E	80



DATED THIS 11th DAY OF April, 2022

Village: Khari, Taluka & Dist.:- Thane

Old Survey No.	New Survey No.	Hissa No.	Area (in Sq. Mtrs)
124	109	8 Pt.	480 out of 910

THE ESTATE INVESTMENT CO. PVT. LTD.
... Releasor

AND

GOMTI BHAVAN CO-OPERATIVE
HOUSING SOCIETY LIMITED
... Releasee

DEED OF RELEASE

ASHOK DHANUKA
Advocate, Bombay High Court
Vikas Building, 205, 2nd floor,
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Mumbai 400001.
E-mail:- ddhanuka.ashok@gmail.com
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