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

Receipt of Document Handling Charges

PRN 1703202117483

Receipt Date 18/03/2021

Received from NAVINCHANDRA N DESAI, Mobile number 9820411680, an amount of Rs. 1400/-, towards Document Handling Charges for the Document to be registered on Document No. 3649 dated 18/03/2021 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.

DEFACED

₹ 1400

DEFACED

Payment Details

Bank Name SBIN

Payment Date 17/03/2021

Bank CIN 10004152021031713330

REF No. IGAKTJJYO9

Deface No 1703202117483D

Deface Date 18/03/2021

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



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CHALLAN
MTR Form Number-6

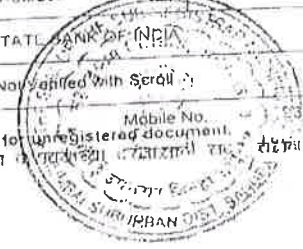


GRN	MH013322680202021E	BARCODE	[Barcode]	Date	17/03/2021-15:21:54	Form ID	25 2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)		PAN No.(If Applicable)	AIBPG1444M		
Type of Payment	Registration Fee	Full Name	MITESH HASMUKHLAL GANDHI AND VIPUL HASMUKHLAL GANDHI				
Office Name	BDR15 JT SUB REGISTRAR ANDHERI W	Flat/Block No.	UNIT NO 421 DHEERAJ HERITAGE PREMISES				
Location	MUMBAI	Premises/Building	CHSL				
Year	2020-2021 One Time						

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0031035501 Stamp Duty	297000.00	S V ROAD SANTACRUZ WEST	MUMBAI		4 0 0 0 5 4	
0031035301 Registration Fee	30000.00					PAN2=AABPD3963A-SecondPartyName=NAVINCHANDRA N DESAI HARSHADA N DESAI SARVANG N DESAI-
Total	3 27 000 00	Amount In Words	Three Lakh Twenty Seven Thousand Rupees Only			



Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref No	00040572021031744006	IK0BARVFB
Cheque/DD No		Bank Date	RBI Date	17/03/2021 15:21:25	Not Verified with RBI
Name of Bank		Bank Branch	STATE BANK OF INDIA		
Name of Branch		Scrill No	Date	Not Verified with Scrill	



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

Sr.No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
001-378-3648		0006285644202021	18/03/2021-09:39:32	IGR:88	30000.00

Print Date: 18-03-2021 09:42:33

कुलफ	3875.00
रक	3875

GRN	MP011322600202021F	Amount	3,27,000.00	Bank	STATE BANK OF INDIA	Date	18/03/2021	3:21:48
2	024378-0649	003620564202021		18/03/2021-09:35:12	03/01/89		2:59:10	
			Total Disbursement Amount				3,27,000.00	



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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1703202117483	Date 17/03/2021
Received from NAVINCHANDRA N DESAI, Mobile number 9820411680, an amount of Rs. 1400/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 17/03/2021
Bank CIN 10004152021031713330	REF No. IGAKT JY00
This is computer generated receipt, hence no signature is required.	



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REV	3696	2/100
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this
17th day of March 2021,

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BETWEEN

- (1) MR. NAVINCHANDRA NARANDAS DESAI
(2) MRS. HARSHADA NAVINCHANDRA DESAI
&
(3) MR. SARVANG NAVINCHANDRA DESAI



all adults, Indian Inhabitants, at present residing at Flat No.804, Sunrise View, Vazira Naka, Off L.T.Road, Borivali (West), Mumbai - 400 091, hereinafter collectively referred to as "THE TRANSFERORS" (which expression unless repugnant to the context or contrary to the meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) of the FIRST PART.

AND

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- (1) MR. MITESH HASMUKHLAL GANDHI
&
(2) MR. VIPUL HASMUKHLAL GANDHI

both adults, Indian Inhabitants, at present residing at (1) 19/B GNAT Vikrant CHS Ltd., Poddar Road, Santacruz (West), Mumbai - 400 054 & (2) Mangesh Darshan, Phirozshah Mehta Road, Santacruz (West), Mumbai - 400 054, respectively hereinafter collectively referred to as "THE TRANSFEREES", (which expression unless repugnant to the context or contrary to the meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART;

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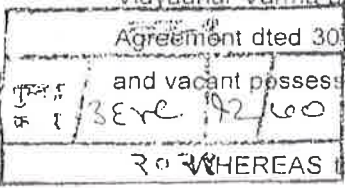
WHEREAS the Transferors herein are the joint owners of Office No.421 (hereinafter referred to as "the said Office") admeasuring 32.09 sq.mtrs. Carpet area on the 4th floor of the building of the Society known as Dheeraj Heritage Premises Co-operative Housing Society Ltd., a Society duly registered under the Maharashtra Co-operative Societies Act, 1960, vide Registration No. MUM/SRAV HSG/(TC)/11822/2010 dated 21/05/2010 (hereinafter referred to as "the said Society") situated on Final Plot No.20 (part) bearing C.T.S.No.1609A of Village Vile Parle (West), TPS VI, S.V Road, Santacruz (West), Mumbai - 400 054 and holding 5 (Five) fully paid up shares of Rs.50/- each, bearing distinctive numbers from 641 to 645 (both inclusive) entered in the Share Certificate No 129 (hereinafter referred to as "the said shares") issued by the said Society in respect of the said Office;

WHEREAS the construction of the building of the said Society was completed in the year 2003 and the building of the said Society consists of Ground plus Five Floors with lifts;

WHEREAS originally Mr. Vidyadhar Hanumanram Varma & Mrs.Saroj Vidyadhar Varma, had purchased the said Office from M/s. Housing Development & Improvement India Pvt Ltd and Pioneer India Developers Pvt. Ltd (hereinafter collectively referred to as "the said Developers") vide a Sale Agreement dated 30th June 2005 (hereinafter referred to as "the said Sale Agreement dated 30th June 2005");



WHEREAS the said Mr. Vidyadhar Hanumanram Varma & Mrs Saroj Vidyadhar Varma paid the full agreed consideration as mentioned in the said Sale Agreement dtd 30th June 2005 to the said Developers and obtained the peaceful and vacant possession of the said Office from the said Developers;



WHEREAS the said Sale Agreement dated 30th June 2005 has been duly registered before the Sub Registrar of Assurances on 01st July 2005 at Sr. No.BDR1-07145-2005;



WHEREAS the said Mr. Vidyadhar Hanumanram Varma & Mrs Saroj Vidyadhar Varma, then transferred all their right, title and interest in the said Office to Mr.Ashok Hotchand Sukhnani and Mr.Omprakash Hotchand Sukhnani vide an Agreement for Sale 30th August 2007 (hereinafter referred to as "the said Agreement for Sale dated 30th August 2007"),

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WHEREAS the said Agreement for Sale dated 30th August 2007 has been duly registered before the Sub Registrar of Assurances on 30th August 2007 at Sr No BDR4-06630-2007;

WHEREAS the said Mr.Ashok Hotchand Sukhnani and Mr.Omprakash Hotchand Sukhnani then transferred all their right, title and interest in the said Office and the said shares to the Transferors herein vide an Agreement for Sale dated 21st October 2009 (hereinafter referred to as "the said Agreement for Sale dated 21st October 2009");

WHEREAS the Transferors herein paid the full agreed consideration as mentioned in the said Agreement for Sale dated 21st October 2009 to the said Mr.Ashok Hotchand Sukhnani and Mr.Omprakash Hotchand Sukhnani and obtained the peaceful and vacant possession of the said Office from said Mr Ashok Hotchand Sukhnani and Mr Omprakash Hotchand Sukhnani;

WHEREAS the said Agreement for Sale dated 21st October 2009 has been duly registered before the Sub Registrar of Assurances on 21st October 2009 at Sr No BDR4-09621-2009;

WHEREAS the Transferors herein became the original Promoter Members of the said Society when formed in the year 2010 and were allotted the said Shares in respect of the said Office on 1st November 2013;

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WHEREAS the Transferors herein have been in continuous and uninterrupted possession of the said Office since the time of obtaining possession of the said Office from said Mr. Ashok Hotchand Sukhnani & Mr.Omprakash Hotchand Sukhnani;

WHEREAS the Transferors herein now intend to transfer all their right, title and interest in the said Office in favour of the Transferees herein and the Transferees, relying on the representations made by the Transferors herein and believing the same to be true and correct, have also agreed to purchase the right, title and interest of the Transferors in the said Office and the said shares on the terms and conditions hereinafter appearing;

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WHEREAS both the Parties herein hereby agree to record their terms and conditions in writing;

NOW THIS AGREEMENT FOR SALE WITNESSTH AS FOLLOWS:

1. The Transferors hereby transfer and assign and the Transferees hereby acquire the said shares and interest of the Transferors in the said Office for total consideration of **Rs.99,00,000/- (Rupees Ninety Nine Lakhs Only)**. The Transferors hereby say and declare that the entire consideration for purchase of the said Office was paid by the Transferor No.1 and Transferor No.2 only and the Transferor No.3 had not contributed any amount for purchase of the said Office. It is hereby agreed between the Parties hereto that at the joint request of the Transferors herein, the entire consideration as mentioned hereinabove shall be paid by the Transferees in the joint names of the Transferor No.1 and Transferor No.2 in equal proportion and correspondingly income tax at source shall also be deducted by the Transferees and paid to the credit of the Central Government on behalf of the Transferor No.1 and Transferor No.2 only as mentioned in Clause No.2 hereinbelow.

2. The Transferees hereby say and declare that they have paid a sum of **Rs.47,00,000/- (Rupees Forty Seven Lakhs Only)** to the Transferor No.1 and Transferor No.2 herein as per receipt attached herewith (the receipt of which is hereby acknowledged by the Transferors herein and hereby acquit, release and discharge the Transferees from the payment thereof). The Transferees hereby say and declare that they have deducted a sum of **Rs.37,125/- (Rupees Thirty Seven Thousand One Hundred Twenty Five Only)** from the payment made to each of the Transferor No.1 and Transferor No.2, thus, totalling to **Rs.74,250/- (Rupees Seventy Four Thousand Two Hundred Fifty Only)**, being Income Tax Deducted at Source as per Section 194 - I A of the Income Tax Act, 1961 and have paid the same to the credit of the Central Government on behalf of the Transferor No.1 and Transferor No.2 herein. It is hereby further agreed and confirmed between the



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Parties hereto that since the consideration has been paid by the Transferees in the name of Transferor No.1 and Transferor No.2, the Income Tax at Source has also been deducted on behalf of Transferor No.1 and Transferor No.2 only. The Transferors hereby jointly and severally agree to indemnify and keep indemnified the Transferees from any adverse consequences that may arise therefrom. The Transferees hereby agree to pay the balance consideration of **Rs.51,25,750/-**

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(Rupees Fifty One Lakhs Twenty Five Thousand Seven Hundred Fifty Only) to the Transferor No.1 and Transferor No 2 within a period of 120 (One Hundred Twenty) days from the date of execution of this Agreement for Sale. It is hereby further agreed and confirmed between the Parties hereto that in the event of delay in payment of the balance consideration, the Transferees shall be liable to pay interest @12% p.a. (Twelve percent per annum) for the delayed period.

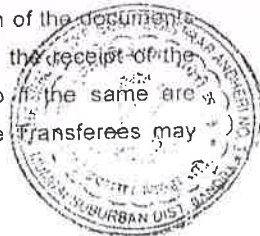
3 The Transferors hereby agree to hand over the peaceful possession of the said Office on "AS IS WHERE IS BASIS" alongwith the furniture and fixtures in the said Office to the Transferees herein simultaneous to the receipt of the balance agreed consideration.

4 The Transferors hereby agree to procure all such documents as may be required by the Transferees from the said Society or any other authority for registration of this Agreement for Sale before the Sub Registrar of Assurances. The Transferors hereby also agree to furnish all such documents as may be required by the Transferees or their bank or financing agency, in case, the Transferees opt for a home loan for payment of the balance agreed consideration.

5 It is hereby agreed between the Parties hereto that the Transferors shall hand over the original share certificate and original of the chain of the documents mentioned in the preamble to the Transferee simultaneous to the receipt of the balance agreed consideration or at any time earlier thereto if the same are demanded by the bank or the financing agency to whom the Transferees may have applied for a home loan.

6 The Transferees hereby agree to become a member of the said Dheeraj Heritage Premises Co-operative Housing Society Ltd, in respect of the said Office and also to abide by all the bye-laws and rules and regulations adopted by it, or which it may adopt from time to time.

7 The Transferors hereby agree to pay all the dues of the said Society in respect of the said Office up to the date of handing over possession of the said Office to the Transferees herein and the Transferors hereby say and declare that the Transferees shall not be liable for making payment of any dues in respect of the said Office pertaining to the date prior to the date of handing over possession of the said Office by the Transferors to the Transferees. The Transferors hereby also agree to pay the electricity charges to M/s Adani Electricity Mumbai Ltd. in



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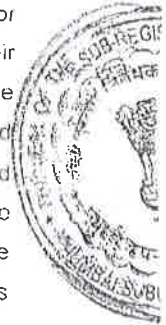
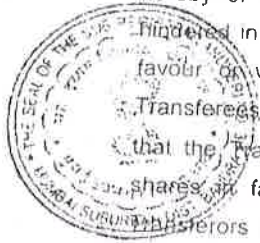
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respect of meter with Account No.151309507 upto the date of handing over possession of the said Office to the Transferees herein

8. The Transferors hereby say and declare that they have already submitted their Notice of Intention to transfer of the said flat and the said shares to the Transferees herein alongwith the consent of the Transferees to the said Society in the prescribed forms as required under Rule 24(1)(b) of the Maharashtra Co-operative Societies Rules, 1961 on 06/02/2021 (the receipt of which is hereby shown to the Transferees herein). Both the Parties hereto hereby agree to complete all the formalities as may be required for transfer of the said Office and the said shares in favour of the Transferees herein and the Transferors hereby agree not to demand any additional or separate consideration from the Transferees herein in future under any pretext.

9. The Transferors hereby say and declare that they have not mortgaged, assigned or alienated their right, title and interest in the said Office and the said shares in favour of any person/s or any bank or institution and have not lodged the said Office and the said shares as collateral security and have not done or performed any act, deed matter or thing whatsoever whereby they may be prevented from entering into this Agreement for Sale as purported to be done hereby or whereby the Transferees hereto may be obstructed, prevented or hindered in enjoying the rights to be conferred, transferred and assigned in their favour or whereby the quiet and peaceful enjoyment or possession of the Transferees in respect of the said Office may be disturbed. In the event, it is found that the Transferors were not entitled to transfer the said Office and the said shares in favour of the Transferees herein for any reason whatsoever, the Transferors shall be liable to reimburse or indemnify and keep indemnified the Transferees against any loss or damage that may be caused to the Transferees on account of inability of the Transferors to transfer the said Office and the said shares in favour of the Transferees herein



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The Transferors hereby further declare, undertake and covenant with the Transferees that the said Office and the said shares hereby sold by the Transferors herein are free from encumbrances of any nature whatsoever and the Transferors have the full and absolute right and power to transfer the said Office and the said shares to the Transferees herein and no other person or persons are entitled to transfer the same or any part thereof in any manner whatsoever. The Transferors hereby further declare that they have not been prevented or restrained

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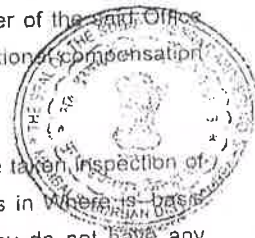
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under any law etc from transferring the said Office and the said shares in favour of the Transferees herein.

11. The Transferors hereby say and declare that there are no pending disputes in respect of the said Office and the said shares and that there are no unpaid liabilities under any tax laws so far the said Office and the said shares are concerned.

12. The Transferors hereby agree to indemnify and keep the Transferees indemnified, saved, defended and/or keep them harmless against all claims, demands, actions, proceedings, costs, charges and expenses that the Transferees may suffer or incur on account of any claim or demand made or raised by any person or persons in respect of the said Office. However, the Transferors hereby agree to co-operate with the Transferees in the matter of execution of any document that may be required by the Transferees for transfer of the said Office and the said shares in their names without charging any additional compensation or consideration under any pretext for the same.

13. The Transferees hereby say and declare that they have taken inspection of the said Office and have agreed to acquire the same on "as in where is basis" and the Transferees hereby further say and declare that they do not have any grievance about anything whatsoever, including the provision or non-provision of any facilities therein. Both the Parties hereby agree that the consideration herein has been fixed on a lump sum basis irrespective of the actual area of the said Office. It is hereby further agreed between the Parties hereto that the Transferors shall not claim any additional amount under any pretext save and except the balance consideration mentioned in this Agreement for Sale.



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14. It is hereby agreed between both the Parties hereto that the transfer premium that would be payable to the said Society for transfer of the said Office from the name of the Transferors herein to the name of the Transferees shall be borne equally by the Transferors and the Transferees.

15. The Transferors hereby further covenant with the Transferees that the Transferees shall from time to time and at all times hereinafter whenever called upon by the Transferees execute all such documents or deeds for more perfectly securing the interest of the Transferees in the said Office and that the Transferees shall at all times hereafter peacefully and quietly occupy and possess the said

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Office without any interruption, claims, or demand whatsoever from the Transferors or any person or persons lawfully or equitably claiming by, from under or trust for the Transferors.

16. It is hereby agreed between the Parties hereto that any incidence of Stamp duty under The Bombay Stamp Act, 1958 and the registration charges in respect of this Agreement for Sale shall be borne by the Transferees only and the Transferors shall not in any way be responsible for the same. The Transferors hereby also agree to co-operate and assist the Transferees in the matter of execution of this Agreement for Sale and also attending the Office of the Sub-Registrar to register this Agreement for Sale.

17. Both the Parties hereby declare that their Permanent Account Numbers (PAN) as per the Income Tax Act, 1961 are as follows:

MR.NAVINCHANDRA NARANDAS DESAI	:	AABPD3963A
MRS.HARSHADA NAVINCHANDRA DESAI	:	AFNPD2620R
MR.SARVANG NAVINCHANDRA DESAI	:	AEEP8803Q
MR .MITESH HASMUKHLAL GANDHI	:	AIBPG1444M
MR. VIPUL HASMUKHLAL GANDHI	:	AHBPG9188K



Office No.
Area of Office
Name of Society
No. of Floors
Year of Construction
Address

SCHEDULE OF OFFICE

421 on the 4th Floor
32.09 mtrs.Carpert
Dheeraj Heritage Premises C.H.S Ltd
Ground plus Five floors with One Lift
2003
C.T S. No.1609A of Village Vile Parle (West),
Final Plot No.20 (Part), TPS VI,
S.V Road,
Santacruz (West),
Mumbai - 400 054



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

SIGNED AND DELIVERED
by the within named

MR. NAVINCHANDRA NARANDAS DESAI



ND Desai

MRS. HARSHADA NAVINCHANDRA DESAI



HN Desai

&

MR. SARVANG NAVINCHANDRA DESAI



S Desai

The Transferors
in the presence of:

Shri. Attha M. Ahirwadi
1 Kesav Dair CHS Ltd, 902,
3rd Road, Tamburuz (E)
Mumbai - 400055

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2.



SIGNED AND DELIVERED
by the within named

MR. MITESH HASMUKHLAL GANDHI



Mitesh Gandhi

&

MR. VIPUL HASMUKHLAL GANDHI

The Transferee
in the presence of

Shri. Attha M. Ahirwadi
1 Kesav Dair CHS Ltd, 902,
3rd Road, Tamburuz (E)
Mumbai - 400055

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2.



Vipul Gandhi

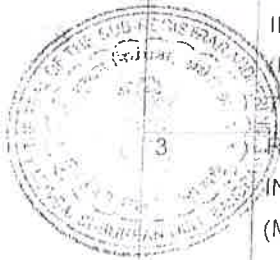


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PAYMENT RECEIPT

We, (1) MR.NAVINCHANDRA NARANDAS DESAI, (2) MRS.HARSHADA NAVINCHANDRA DESAI & (3) MR.SARVANG NAVINCHANDRA DESAI, all adults, Indian Inhabitants, at present residing at Flat No 804, Sunrise View, Vazirnaka, Off L.T.Road, Borivali (West), Mumbai – 400 091, the Transferors herein, say and declare that we have agreed to sell our right, title and interest in Office No 421 on the 4th floor in the building of the Society known as Dheeraj Heritage Premises C.H.S Ltd., situated on Final Plot No.20 (part) bearing C.I S No.1609A of Village Vile Parle (West), TPS VI, S.V.Road, Santacruz (West) Mumbai – 400 054 to **MR.MITESH HASMUKHLAL GANDHI & MR. VIPUL HASMUKHLAL GANDHI** for consideration of **Rs.99,00,000/- (Rupees Ninety Nine Lakh)** vide an Agreement for Sale dated 17th March 2021 We hereby say and declare that as per the stipulations contained in this document, we have received a sum of **Rs.47,00,000/- (Rupees Forty Seven Lakhs Only)** being part consideration as stipulated in this Agreement for Sale as follows.

SR.NO.	NEFT /RTGS INSTRUMENT NO	DATE	DRAWN ON	AMOUNT (RS.)	IN FAVOUR OF
1	NEFTCR- INDB0001359- (MICRO INDIA)-742168	15.01.2021	INDUSLND BANK	1,25,000/-	H.N.DESAI
2	RTGSCR- INDB0001359- (MICROINDIA)- 08428	03.02.2021	INDUSLND BANK	8,25,000/-	H.N.DESAI
3	RTGS CR- INDB0001359 (MICRO INDIA) 712880	03.02.2021	INDUSLND BANK	5,00,000/-	H.N.DESAI
4	RTGS CR INDB0001359 (MICROINDIA) 712930	03.02.2021	INDUSLAND BANK	4,00,000/-	H.N.DESAI



H.N.
D.

₹ 47,00,000
 30/03/2021
 30/03

Mitesh Gandhi

5	RTGS CR UBIN0531928 (VIPUL HASMUKH GANDHI)	11.02.2021	UNION BANK OF INDIA	5,00,000/-	H.N.DESAI
TOTAL RUPEES TWENTY THREE LAKHS FIFTY THOUSAND ONLY				23,50,000/-	

SR.NO	NEFT /RTGS. INSTRUMENT NO	DATE	DRAWN ON	AMOUNT (RS.)	IN FAVOUR OF
1	NEFTCR- INDB0001359 (MICRO- INDIA) 741709	15.01.2021	INDUSLND BANK	1,25,000/-	N.N.DESAI
2	RTGS CR- INDB0001359- (MICRO- INDIA)- 708413	03.02.2021	INDUSLND BANK	8,25,000/-	N.N.DESAI
3	RTGS CR- INDB0001359 (MICRO- INDIA) 712796	03.02.2021	INDUSLND BANK	5,00,000/-	N.N.DESAI
4	RTGS CR - INDB0001359 (MICROINDIA) 713453	03.02.2021	INDUSLND BANK	4,00,000/-	N.N.DESAI
5	RTGS CR UBIN 0531928	11.02.2021	UNION BANK OF INDIA	5,00,000/-	N.N.DESAI
TOTAL RUPEES TWENTY THREE LAKHS FIFTY THOUSAND ONLY				23,50,000/-	



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A sum of Rs.74,250/- (Rupees Seventy Four Thousand Two Hundred Fifty Only) has been deducted as Income Tax at Source as per Section 194 I A of the Income Tax Act, 1961.

The balance consideration receivable is Rs.51,25,750/- (Rupees Fifty One Lakhs Twenty Five Thousand Seven Hundred Fifty Only).

We say Received

NSK Desai

(NAVINCHANDRA NARANDAS DESAI)

HND Desai

(HARSHADA NAVINCHANDRA DESAI)

Sarvang Desai

(SARVANG NAVINCHANDRA DESAI)



बदर-९			
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16 MAR 2021

TO WHOMSOEVER IT MAY CONCERN

This is to confirm that (1) MR. NAVINCHANDRA NARANDAS DESAI, (2) MRS. HARSHADA NAVINCHANDRA DESAI & (3) MR. SARVANG NAVINCHANDRA DESAI, are the bonafide members of the Society holding Unit No.421 on the 4th floor of the building of the Society.

This is to confirm that the Carpet area of Unit No.421 on the 4th floor of the building of the Society is 32.09 sq.mtrs. as per Society's records.

The building of the Society was constructed in the year 2003 and the building of the Society consists of Ground plus Five Floors with Six Lifts

There are No Outstanding dues in respect of the said Unit No.421 as on today and there is no lien of any bank or financial institution recorded in respect of the said Unit No 421 as per the records of the Society

This Certificate is issued to (1) MR. NAVINCHANDRA NARANDAS DESAI, (2) MRS. HARSHADA NAVINCHANDRA DESAI & (3) MR. SARVANG NAVINCHANDRA DESAI, for stamp duty and registration purpose as per their request

For Dheeraj Heritage Premises C.H.S. Ltd.

Secretary / Chairman

421-9	
3eme	23/00
2021	





बदर-९			
पुस्तक क. १	३६४६	२४	५०
२०२३			



Share Certificate No. 129 Authorised Share Capital of Rs. 10,00,000/- Divided into 20,000 Shares of Rs. 50/- each
Member's Register No. 134 No. of Shares 5

DHEERAJ HERITAGE PREMISES CO-OPERATIVE HOUSING SOCIETY LTD.

Regn. No. MUM/SRA/HSG/(TC)/11822/2010 Dated : 21/05/2010
Final Plot No. 20(Part), TPS VI, S. V. Road, Santacruz (West), Mumbai 400 054
(Registered under the Maharashtra Co-operative Societies Act, 1963)

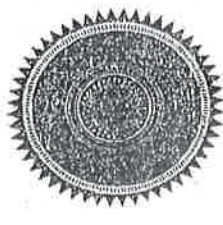
Share Certificate

This is to certify that Shri/Smt./M/s. NAYINCHANDRA NARANDAS DESAI,
HARSHDA NAVINCHANDRA DESAI AND
SARVANG NAVINCHANDRA DESAI is the registered holder of fully paid up shares
of Rs. FIFTY each numbered from 644 to 645 both inclusive in DHEERAJ HERITAGE

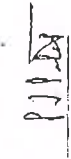
PREMISES CO-OPERATIVE HOUSING SOCIETY LIMITED Subject to the laws of the said Society.

Given under the Common Seal of the said Society at MUMBAI

this 01 day of NOV. 2013




Authorised
M.C. Member


Chairman

P.T.O.

Handwritten stamp: 30/11/13, 30/11/13, 24/60



१९९९-९	
१९९९/३०००	२९/००
१९९९	

DHEERAJ HERITAGE PREMISES CO-OPERATIVE HOUSING SOCIETY LIMITED

GSTIN-27AABAD0221C1ZN

Reg.No. MUM/SRA/HSG/(TC)/1822/2010 Date : 21/05/2010
Final Plot No. 20 (Part), TPS VI, S. V. Road, Santacruz (West), Mumbai-400 054.

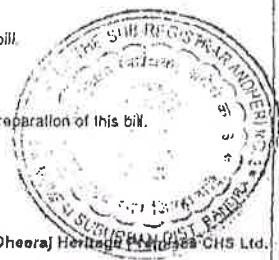
TAX INVOICE

Tax Invoice No. :	GST-D/3087/20-21	Date :	01.01.2021
Name :	NAVINCHANDRA DESAI & OTHER	Due Date :	31.01.2021
Member GST No :	27AABPD3963A1Z9		
Unit No. :	421	Period :	January 2021

Sr.No.	Particulars	SAC	Amount (Rs.)
	TAXABLE SERVICES		
1	Service Charges	999598	1,838.00
2	Sinking Fund	"	216.00
3	Repair Fund	"	647.00
4	Insurance Charges	"	66.00
5	Parking Charges	"	350.00
6	Fines & Penalty	"	-
7	Interest on Principal Arrears of Rs. 0.00 @21% p.a. from 01.12.2020 to 31.12.2020	"	-
	Total		3,117.00
8	Less : Roboto given to member		3,117.00
		CGST @ 9% On Taxable Service	281.00
		SGST @ 9% On Taxable Service	281.00
			3,679.00
	NON TAXABLE SERVICES		
9	Property Tax		4,139.00
10	SULL Parking Property Tax		220.00
11	Water Charges		260.00
12	Electricity Charges		650.00
			8,948.00
	Add : Principal Arrears		-
	Add : Arrears of Interest		-
	Less: Credit Balance / Advance Received		-
	Grand Total		8,948.00

NOTE:

- Cheque should be issued in the name of "Dheeraj Heritage Premises Co-operative Housing Society Ltd."
 - Payment should be made by an Account Payable Cheque ONLY.
 - Members are requested to make the payment on or before 31st January 2021.
 - Interest @21%p.a. will be charged on outstanding dues.
 - Any Objection to the bill should be intimated in writing within 7 days of the receipt of the bill.
 - Please write Unit No. and Bill No. on the reverse side of the cheque.
 - This Tax Invoice is the DEMAND NOTICE under the Bye-laws.
- This is Computerised Bill hence not SIGNED.
Payment received upto 31.12.2020 has been taken into consideration for the purpose of preparation of this bill.
Details of Socley's Bank Account for NEFT/RTGS purpose.
Name : The Saraswat Co-operative Bank Ltd., Branch : Santacruz (West),
Banking Bank A/c. No. : 157218100000005, IFSC Code : SRCB0000157



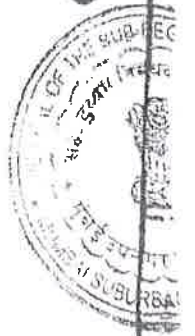
Ch. No. - 759826
Date - 01/01/2021
BOM

For Dheeraj Heritage Premises CHS Ltd.

sd/-

Authorized Signatory

वदर-१
पुरतक / 3 एम 20/20
क 1
१०११



बंदर-९			
पुस्तक नं. ५	३६०८	२६	५०
२०२१			

Dheeraj Heritage Premises Co-operative Housing Society Ltd.

Regn.No.: MUM/SRA/HSG/(TC)/11822/2010 Dated : 21/05/2010
Final Plot No.20(Part), TPS VI, S.V. Road Santacruz (W), Mumbai 400 054

RECEIPT No. 11112

Date: 11.11.2021

Received with thanks from

Shri/Smt. Navinchandra Desai & other

Unit No. 425 on floor 4th

the sum of Rs. 8948/- (Rupees Eight thousand Nine hundred forty eight only) by CASH/CHEQUE No. 759828

Dated 7/11/2021 Drawn on Bank cit maharashtra towards

Contribution for the month of against bill No. 3082 dated

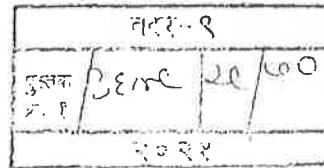
Rs. 8948/-

For Dheeraj Heritage Premises CHS Ltd.

2

Authorized Signatory

(RECEIPT VALID SUBJECT TO REALIZATION OF CHEQUE)





बदर-९			
उप क्र. १	35rc	30	५०
२०२४			



The power of service

स्वच्छाग्रह

Join us at www.swachhagrah.org to be part of our cleanliness drive



SCAN CODE TO PAY YOUR BILL VIA UPI Use any bank / UPI App

adani Electricity

BILL OF SUPPLY COMMERCIAL

NAVINCHANDRA N. DESAI & HARSHADA N. DESAI SARVANG N
 4210HEERAJ HERITAGE, 4TH FLOOR, SANTACRUZ WEST, BLDG NO. 2A11, SV. ROAD, DAULAT NAGAR, MUMBAI 400054

Mobile No. 93*****73
 Email ID: ha*****84@gmail.com
 Connected Load: 8.00kW

To update your mobile ID and mobile number, call 19122

24x7 PowerLine We're listening. 19122

CUSTOMER CARE CENTRE / CORRESPONDENCE ADDRESS / INTERNAL GRIEVANCE REDRESSAL CELL (IGRC) RIA Corporate Park, Old Colamandir, New Colamandir Office, Bandra (E), Mumbai - 400 051 Fax: 3009 6263

For power Interruption complaint or restoration status

SMS: POWER <9 digit account no.> to 7005313030 from any mobile no. Give us a missed call on 1800 532 9900 from your registered mobile no. Whatsapp: POWER <9 digit account no.> to 9394519122 from any mobile number.

www.adanielectricity.com helpdesk.mumbaielectricity@adani.com

Join us on, [Social media icons]

This electricity bill neither collects a site nor is to be used as a proof of ownership of any property or premises.



ACCOUNT NO. 151309507



BILL MONTH DEC-19



DUE DATE 03-02-2020*



SMILES EARNED 14600

DUE AMOUNT 1140.00

NEW Earn Points on E-payments/ Cashless Payments. Please login to Adani Electricity Mobile App to view/redeem points (Electric Smiles) earned.

DISCOUNTED BILL AMOUNT
Round sum bill payable (after discount of ₹ 5.24) on or before discount date 20-01-2020 ₹ 1140.00

LATE PAYMENT BILL AMOUNT
Round sum bill payable (including DFC of ₹ 93) later due date 03-02-2020 ₹ 1150.00*

*Refer only to customer bill amount. Previous balance is payable immediately. *Payable upto the month after due date thereafter interest @ 18% p.a. per ₹ 100 bill amount.

SAMPADA P JAIN
Customer Management, Head

YOUR CURRENT CONSUMPTION

Tariff	Meter number	Multiplying Factor (MF)	Energy consumption			Energy charge (₹)	Fixed charge (₹)
			Present reading	Previous reading	Consumption (Unit kWh)		
LT II (A)	4006593	1	19908.00	19891.00	17.00	114.75	365.00
Total						114.75	365.00

TRACK YOUR CONSUMPTION (UNITS)

Nov-19	5
Oct-19	170
Sep-19	231
Aug-19	211
Jul-19	205
Jun-19	225
May-19	270
Apr-19	226
Mar-19	204
Feb-19	181
Jan-19	308

17 | 436
DUE 19 | DUE 10

IMPORTANT MESSAGE

• In order to enhance the safety of our customers, we have implemented the following measures to prevent electrical fire hazards:
 • Adani Electricity has replaced all the old meters with new meters with Meter Seal (MS) and Meter Lock (ML) to prevent tampering.
 • The meter seal is a tamper-proof device which is used to seal the meter and prevent tampering.
 • The meter lock is a tamper-proof device which is used to lock the meter and prevent tampering.
 • Please check the meter seal and meter lock on your meter and report any tampering to the nearest Adani Electricity office or call our customer care number 19122.
 • Adani Electricity will be providing free of cost meter seal and meter lock to all the customers who have tampered meters.
 • For more information, please contact our customer care number 19122.



Electricity bill payments, now more convenient.

Introducing the GeniusPay outlet in your locality.

PAYMENTS MADE SIMPLE

Payment modes available: Cash, Cheque, Card, Online. Open all days from 7 AM to 11 PM

Adani Electricity is a member of the E&P EBO E. For more information, please contact us on info@adani.com



0151309507 151309507 00005607411400041=08

मुद्रक 3900
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257-2		
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2099	229	231
2100	230	232



आयकर विभाग
 INCOME TAX DEPARTMENT
 NAVINGIANDRA NARANDAS DESAI
 NARANDAS THAKANGI DESAI
 301/11954
 Provisional Account Number
 AABPD3963A
 भारत सरकार
 GOVERNMENT OF INDIA


 Signature

13/5/54



बंदर-९	
कुल: २९९८	०३/१००
२०२३	



45-3		
700	3576	38 00
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2028		





भारत सरकार
Unique Identification Authority of India

नोंदविलेखाचा क्रमांक / Enrollment No 1210/61020/09417

15/09/2012
 नादिचंद्र नारायण देसाई
 Navinchandra Narandas Desai
 604 Sunnys View CHS 1 TD
 Off. T. Road
 Vashi/Anand
 Borkhadi
 Borivli (East) West Mumbai
 Maharashtra 400091

Ref: 342 / 18A / 580433 / 589044 / P

SH0B2391384DF



आपला आधार क्रमांक / Your Aadhaar No. :

5508 8257 5870

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
 नादिचंद्र नारायण देसाई
 Navinchandra Narandas Desai
 जन्म वर्ष / Year of Birth : 1984
 पुरुष / Male



5508 8257 5870

आधार - सामान्य माणसाचा अधिकार



Handwritten signature

बकर-५	
36.42	34/100
२०२५	



४११-१	
११/१२/२०२३	२८/१००
२०२३	

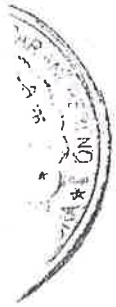


आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

HARSHADA N. DESAI
 MOHANLAL PRITAMI AL MEHTA
 11/09/1958
 Permanent Account Number
 AFNPD2620K
 H N DESAI
 Signature



H N Desai



बंद-९			
पुस्तक 35 १	350	30	100
२०२१			



422-2		
422	22nd	36/400
2011		





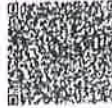
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No: 1210/61020/00416

To
 हरिदा नविचंद्र देसाई
 Harshada Navinchandra Desai
 804 Sunrise View CHS LTD
 Off: T Road
 Vazirwadi
 Borivli
 Borivli Borival West Mumbai
 Maharashtra 400091
 9820411660

Ref: 342 / 18A / 508427 / 589044 / P

SH082391322DF



आपला आधार क्रमांक / Your Aadhaar No. :

5076 3834 1710

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
 GOVERNMENT OF INDIA



हरिदा नविचंद्र देसाई
 Harshada Navinchandra Desai
 जन्म वर्ष / Year of Birth: 1950
 स्त्री / Female



5076 3834 1710

आधार — सामान्य माणसाचा अधिकार

Harshada

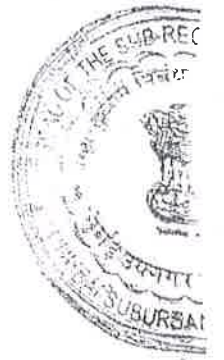


वर्ग-९
13/000 30/000
2028



चक्र-९

1	2000	30	100
२०२१			



आसकर विभाग
INCOME TAX DEPARTMENT
SARVANGIN DESAI
NAVINCHANDRA NARANDAS DESAI
21/12/1982
Permanent Account Number
AEEFD8803Q
Signature

भारत सरकार
GOVT OF INDIA



Desai



खर-९		
ज. सं.	3000	100
क्र. सं.		
२०२४		





412-8		
3000	3500	22/100
20.8		
2023		





भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविणाना क्रमांक / Enrollment No 1218/61020/00418

To
शरदा मनिचंद्र देसाई
Sarvag Navinchandra Desai
804 Sunrise View CHS LTD
OK L T Road
Vazirnaka
Borivli
Borivli West Mumbai
Maharashtra 400091

Ref: 342 / 18A / 588405 / 589844 / P



SH092391115DF



आपला आधार क्रमांक / Your Aadhaar No.

3547 7917 5279

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



शरदा मनिचंद्र देसाई
Sarvag Navinchandra Desai
जन्म वर्ष / Year of Birth: 1982
पुल्ल / Male



3547 7917 5279

आधार — सामान्य माणसाचा अधिकार



Handwritten signature

खर-९	
8810	03/100
२०२४	



2019-20	
2019-20	2019-20
2019-20	2019-20
2019-20	2019-20



भारतीय रिजर्व बँका
भारतीय रिजर्व बँका

मिस्टर. त्र्यम्बकम गांधी
Mister. Trimbakam Gandhi
जन्म तारीख / Date of Birth : 1973
पुंस / Male

7000 7540 7968

आधार - सामान्य माणसाचा अधिकार



कर-९

पुस्तक क्र. १	3000 07/00
२०२१	

भारतीय रिजर्व बँकाचे प्रतिकार
भारतीय रिजर्व बँकाचे प्रतिकार

मिस्टर. त्र्यम्बकम गांधी, 1973
माम विजयन, सीएचएस एनटीसी, पंजाब
रोड, हय्यो-नर्सिंग होम सरोवर, मुंबई.
महाराष्ट्र (मेरू), मुंबई महाराष्ट्र.
400054

Address: S/O Trimbakam Gandhi, 1973
Gandhi Vihar CHS LTD, Pankaj Park/Door
Dada Narsing Home, Mumbai, Maharashtra
400054, Mumbai, Maharashtra 400054

7000 7540 7968

151 151
www.rbi.org.in



Handwritten signature



ಕರ್ನಾಟಕ	
38	2/00
2022	

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

MITESH H. GANDHI
 HASMUKHLAL HANSUKHLAL GANDHI

05/09/1975
 National Account Number
 AIBPG1444M


 Signature



Mitesh Gandhi



187-9		
पुस्तक क्र. १	38.76	80/100
२०१३		



३४६-९		
१९९९	३६२८	२८/८०
१६-१		



भारतीय सरकार
भारतीय जनता पार्टी

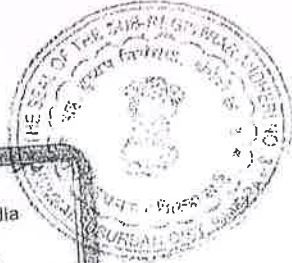


विपुल हस्मुखलाल गंधी
Vipul Hasmukhlal Gandhi
जन्म तारीख / DOB - 27/03/1977
पुरुष / Male



7224 5446 2574

आधार - सामान्य माणसांचा अधिकार



भारतीय विधिक अधिकार प्राधिकरण
National Legal Services Authority of India



पदा S/O: हस्मुखलाल गंधी मंगेश
दर्शन, ही लाइफ माल जवळ, शिरोधारा
मेहता रोड, मुंबई, सान्ताक्रुझ (वेस्ट)
महाराष्ट्र, 400054

Address: S/O: Hasmukhlal Gandhi,
Mangesh Darshan, Near Hi Life Mall,
Phirosha Mehla Road, Mumbai,
Santa Cruz (West), Maharashtra, 400054

7224 5446 2574

1947
1500 300 012

www.nlsa.gov.in

www.nlsal.gov.in

पत्र - १	
3800	४६/१००
२०२१	



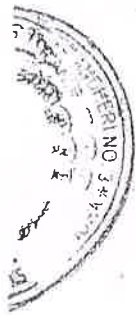
बदर-९

पुस्तक नं. १	3EYE	40/60
२०२१		



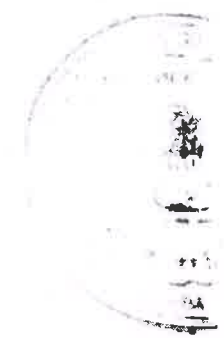


03/04/2021



44-9			
DATE	28.06	49	100
श. 2			
2021			

107



CC
SLUM REHABILITATION AUTHORITY

DH
Comm
2A PM

No. SRA/ENG/633/HV/GIL/40
3rd floor, Griha Nirman Bhavan,
Bandra (E), Mumbai - 400 051
Date: _____

Doodhar Associates
2-A New Sun Building,
7th Floor (E) 30,
Bandra - 400 051

Sub: Occupation permission for Bldg. No. 2A on sub plot A & e
plot bearing F.P. No. 20 (pt. T.P.S. VI, Village Santacruz,
(West), Mumbai Known as Daulat Nagar

Ref: Your letter No. dtd 29/09/2003

The development work in the above referred plot completed under
the supervision of Architect Smt. Sushma Doodhar Lic. No.
CA/83/7825, Structural Engineer Shri. Niyaz Hanware, Lic. No. Reg. No.
RTH/19 and Site Supervisor Shri. Niyaz Hanware, Reg. No. H/24/2011
is to be occupied on the following conditions

1. This Occupation permission certificate is granted for Basement,
Lower Ground + Gr. To 5th upper floors for building No. 2A
shopping user at Lower Ground, Ground, 1st floor and 0th
upper floors

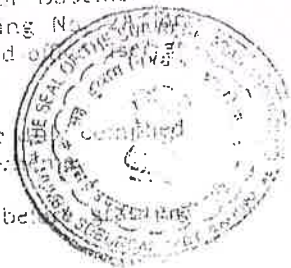
2. That all the pending IOA and LOI conditions shall be
satisfied before asking occupation to start building under

3. That all the remaining work shall be completed before
physical possession to occupants

4. That the payment of extra water charges, sewerage charges and
assessment charges if any shall be paid before applying for water
connection to M.C.G.M.

5. That the SWD completion certificate from the
M.C.M. shall be submitted

6. That the completion certificate from CPD
shall be submitted



पर-९	
BEIS/D	
पुस्तक	36rd 13/00
श. सं.	
2023	

PIONEER INDIA DEVELOPERS PVT

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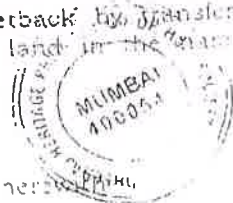




21/11/20	48/200
21/11/20	48/200



- 7) That final NOC from Civil Aviation Authority shall be submitted
- 8) That the completion certificate from E.E. (T&C) of M.C.C.M. shall be submitted
- 9) That the certificate under section 270(A) of BMC Act shall be obtained from A.E.W.W. (R/W) and a certificate copy of the same shall be submitted to this office.
- 10) That all the terms and conditions of the approved layout / subdivision / amalgamation shall be complied with.
- 11) That separate P.R.C. for D.P. Road and setback ~~for transferring~~ ownership of setback area and D.P. Road land ~~in the name of~~ ~~M.C.C.M.~~ shall be submitted



Unapproved completion plans is returned herewith.

Yours faithfully,

M. S. Desai 11/11/08
 Executive Engineer-III
 Slum Rehabilitation Authority



क्षेत्र - ९		
पुस्तक नं. {	३६०६	१५/७०
३०२४		



13/04/00



INDEXED CARD 6539



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Main body of handwritten text, including a signature and various notes.



PIONEER INDIA DEVELOPERS PVT. LTD.

Handwritten signature or initials.

बदर-५		
पुस्तक क्र. १	३६४८	१० / १००
२०३६		



बंदर-९			
पुस्तक क्र. ९	३६८८	५६	६०
२-११			



वदर-९		
पुस्तक क्र. १	३६५८	६०/५०
२०२५		



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजायण्यात आलेले मालमत्ता कराचे देयक

वेद्युत क्रमांक HW1204611010000	आवक्यावक कालखंड 2020-2021	दस्तावेज क्रमांक 202010BIL12008764 202020BIL12008765	दिनांक 29/12 09/12
मालमत्ता करदाता M/S PIONEER INDIA DEVELOPER		आप Assessors & Collector, H West Ward Municipal Office, St. Martin's Road, Behind Bandra Police Station, Bandra (W), Mumbai - 400 080.	
मालमत्ता करदाताचा पत्ता S PVT. LTD. E/202 HND.FLOOR, RIZVI NAGAR, S V ROAD SANTACRUZ(W) MUMBAI-400054.		इमेल - aachw.ac@mcgm.gov.in फोन नं. 022 24	
मालमत्ता करदाताचे पत्ता/शिवाय, पी.ओ.बॉक्स / पोस्ट ऑफिस, याचे नाव, मार्ग क्र., भागाचे नाव, विभाग, स्थानाचे स्थान, तालुका/तालिका HW 3374(10) A SUB PLOT OF A S V ROAD TPS V DAULAT NAGAR S'CRUZ (W) R C C COMMERCIAL BLDG. 1 PIONEER INDIA DEVELOPER PVT LTD., 2) PIONEER INDIA DEVELOPERS PVT LTD., 3) CHAUHAN & BROS			
प्रथम करनिर्धारण दिनांक	01/10/2001	करवेळीची मालमत्ता	मालमत्ता करदाताची मूल्य ₹ 1944313680
मालमत्ता करदाताची मूल्य	₹ One Hundred Ninety Four Crore Forly Three Lakh Thirteen Thousand Six Hundred Eighty Only (₹ 1944313680)		
31/03/2010 या तारखेपर्यंतची काळावधी	₹ 63167176	01/04/2010 ते 31/03/2020 या तारखेपर्यंतची काळावधी	₹ 219
व. काळावधी	01/04/2020	ते	31/03/2021

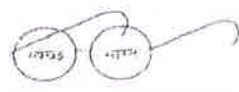
वर्गाचे नाव	01/04/2020	₹	30/09/2020	01/10/2020	₹
मालमत्ता/भूदान कर			2412975		
अन्य कर			0		
जमीन कर			1519272		
व्यवसाय कर			0		
व्यवसाय कर			938364		
मालमत्ता कर	₹ 163	21	21	893679	
मालमत्ता कर	₹ 1120000			714943	
व्यवसाय कर	12-30 pm			178737	
अन्य कर			44682		
मालमत्ता कर			1161793		
मालमत्ता कर			7864445		
मालमत्ता कर			0		
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मालमत्ता कर			7864445		
मालमत्ता कर			0		
अंतिमी मूल्य	₹ Seventy Eight Lakh Sixty Four Thousand Four Hundred Eighty Five Only				
प्रतिपादन दिनांक	08/03/2021				



"To make payment through NEFT:
IFSC - SBIN000300, Beneficiary A/C No.: MCGMPTHW1204611010000 . Name-MCGM Property Tax. Please note,
payment done through NEFT will be collected against oldest bills first. Cheque may be drawn on the name of
MCGM"

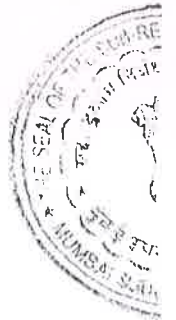
कर देवतय कर वा पुरविल्लो कालखंड मळारा मूलभूत कर कर याचो वातावरण मळारा अधिनियमावरील कर निश्चयानुसार
कालखंड अर्थान्त मळारा करवाकळ करवाकळी मळारा अधिनियम अन्वयेन कुरलें वळलें.
मालमत्ता कर परिस्थितीची सापदायक योजनेकतर्गत अदी-वतीची पूर्तता करणा-या
माण मालमत्ता कर मालमत्ता करवाकळी सर्वसाधारण कर या घटकांत 5% ते 15% तकतत अनुषंगेन वाहे.
माणे कुदुब माफी जाबाबदारी
1) माफी यानंत
2) माफी करवाकळी
3) करवाकळी अर्थान्त 1991

बदर-९	
पुस्तक क्र. 388C	₹ 100
2021	





DPT-2		
1912	1000	100
2029		





दस्तावेज सं. १६२१/२००९

सूची क्र. कोम INDEX NO. II

गांधी नाम: विलेपार्ले

(1) निवेदन प्रकाश, मोबदल्याचे स्वरूप कथारता
व नजाराबाब (भाडेपट्ट्याच्या
बाबतीत घटकाकार आकारणी देणे
की घटकेदार ते नगद करणे) मोबदला = ३,२००,०००/-

(2) मू. गांधी, मोटारिंग व घटकमांक
(अनुसंधान)

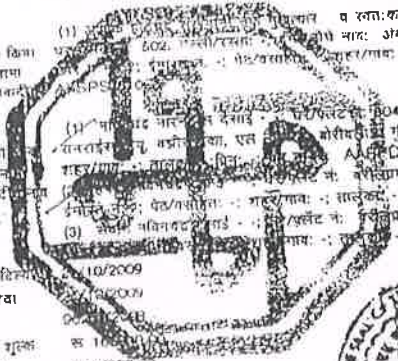
(1) सिटिग्रुप सं. १६२१/२००९ मधील किनाऱ्याचे नाव व रस्ता: कर्नाट ओम्पणारा संतुष्टी मुळावी
३२/१६६ - रस्ता: स्वामी विवेकानंद मार्ग, राठप चिडवता सि.टी.एस. मंडळ - ४१२६००
अजिंठा व २१, ४ धा मजला, चिडवता व २ अ १, चिडवता व २, दोसरे मज
मताकड व मु ५४
(1) मोठी व मोठी मोठी मोठी ३२/०९ को. मी. अह

(3) लेखक
(4) आकारणी किंवा जुनी देण्याचे
अर्थाने देणे

(5) दस्तावेज करून देण्या-या
पट्ट्याबाब व संपूर्ण गांधी नाव किंवा
दिवाणी व्यावसायिक हक्काबाब
किंवा आदेश अन्वयात, प्रतिबंध
गांधी व संपूर्ण पत्ता

(6) दस्तावेज करून घेण्या-या
पट्ट्याबाब व संपूर्ण पत्ता
दिवाणी व्यावसायिक हक्काबाब
किंवा आदेश अन्वयात, वाद
व संपूर्ण पत्ता

(7) दिनांक करून दिलेला
(8) नोंदणीदा
(9) अनुक्रमांक, खंड व पुस्त
(10) बाजारभावाप्रमाणे भुदांक गुणक
(11) बाजारभावाप्रमाणे नोंदणी
(12) रोज



V. J. J.

वा. दुय्यम निबंधक अंशेरी-२,
महाराष्ट्र राज्य सरकार, मुंबई



खंड-१		
क्र. १	३६०८	१००
२०२१		



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भारत सरकार
Government of India



मातंडरा शम्य भणुशाली
Ma tandra Shamy Bhanushali
जन्म तारीख/DOB: 15/01/1966
पुंर/ MALE

9290 4033 2058

VID: 9153 2107 2147 8798

माझी माझी ओळख

M.S.



भारत सरकार
Government of India



श्रदोना महेंद्रा भणुशाली
Shradona Mahendra Bhanushali
जन्म तारीख/DOB: 06/11/1971
महिले/ FEMALE

4531 8035 5904

VID: 9118 4502 6670 9236

माझी आधार, माझी ओळख



भारत सरकार
Government of India

मातंडरा शम्य भणुशाली, कम नं 902, केसरबा चौक
902, Kesarba chowk, 902, Kesarba chowk, 902, Kesarba chowk,
3, 3 वा मार्ग, सेंट्रल ईस्ट, मुंबई, महाराष्ट्र,
पिन - 400055

Address:
W/O Mahendra Bhanushali, room no
902, kesarba chowk, 902, kesarba chowk,
3, 3 rd road sentral east,
Mumbai, Mumbai Suburban,
Maharashtra - 400055

4531 8035 5904

VID: 9118 4502 6670 9236

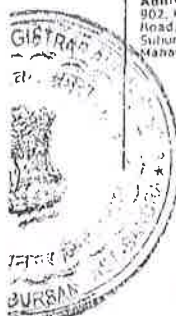
Director Identification Authority of India

पिन: 902, केसरबा चौक, 902, केसरबा चौक,
3, 3 वा मार्ग, सेंट्रल ईस्ट, मुंबई,
महाराष्ट्र - 400055

Address:
902, Kesarba chowk, 902, Kesarba chowk,
3, 3 rd road sentral east,
Mumbai, Mumbai Suburban,
Maharashtra - 400055

9290 4033 2058

VID: 9153 2107 2147 8798



बंद-९	
3000	6400
२०२१	



बंदर-१			
पंजीकृत क्र. १	354	६६	७०
१९२१			



गणराज्य भारत
Government of India



श्री. सुधा शंकर भणुगुप्त
Mr. Sudha Shankar Bhanugupta
कर्मचारी संख्या: 15/01/1966
मुद्रा/ M.L.C.



9290 4033 2058

वि. सं. ११६३/१९६६
म. सं. ११६३/१९६६



बदर-९		
कुल सं. १	३६०८	६०००
२०२१		

31/3/2021

Summary 1 (Dasigoshwara bnaag 1)

378/3649

गुरुवार, 18 मार्च 2021 9:39 म.पू.

इम्न सोपनाग भाग-1

वदर-9
इम्न क्रमांक: 3649/2021

इम्न क्रमांक: वदर-9 /3649/2021

वजारा मूल्य: रु. 92,46,926/-

मांडदला रु. 99,00,000/-

अंतर्गत मुद्रांक शुल्क: रु.2,97,000/-

दू. नि. सह. दू. दि. वदर-9 यांचे कार्यालयाने

पावणी-3995

पावणी दिनांक 18/03/2021

अ. क्र. 3649 वा दि 18-03-2021

भांडवळत्यागाचे नाव: भिनेश इमप्रोव्हानस गाभा

वेळी 9:36 म.पू. वा. इजरा येथे

नोटणी र्फी

रु. 30000.00

इम्न शाखाकृपी र्फी

रु. 1400.00

पुढाची मद्ददा: 70

एकूण 31400.00

इम्न इजरा पडणाऱ्याची मदी

सह दुय्यम निबंधक अंधेरी क. रू.

सह दुय्यम निबंधक अंधेरी क. रू.

कच्च्या प्रकारे प्रगतिपत्र देण्यात

प्रत्येक (एक) कोणत्याही महानगरपालिकेच्या वृत्तीय गिन्या संग्रहणान अंतर्गत कोणत्याही एवढे वेळच्या इदी कोणत्याही वृत्तीय गिन्या संग्रहणान अंतर्गत कोणत्याही मागणी शिवाज

सिद्ध क. 1 18 / 03 / 2021 09 36 08 AM ची कळ (मादगीपत्रक)

सिद्ध क. 2 18 / 03 / 2021 09 37 29 AM ची कळ (र्फी)



प्रीतिपत्र

* मया दस्तऐवज सौभंदी कलिका: ... अर्जाचे अंतिमपत्र कोणत्याही महानगरपालिकेच्या वृत्तीय गिन्या संग्रहणान अंतर्गत कोणत्याही एवढे वेळच्या इदी कोणत्याही वृत्तीय गिन्या संग्रहणान अंतर्गत कोणत्याही मागणी शिवाज

(Handwritten signature)

लिखित वेळ



वदर-९	
मुद्रांक	268661
क. रू.	31400
२०२१	

Payment Details							
Sl	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Default Number
1	MITESH HASMUKHLAL GANDHI AND VIPUL HASMUKHLAL GANDHI	eChallan	00040572021031744906	MH013322680202021E	297099.00	SD	0506285034202021
2		DHC		1703202117463	1400	RF	1703202117463D
3	MITESH HASMUKHLAL GANDHI AND VIPUL HASMUKHLAL GANDHI	eChallan		MH013322680202021E	30000	RF	0506285034202021

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

Know Your Rights as Registrars

- 1. Verify Ar amount (Charge) for each class through the amount of charges on a state portal after scanning
- 2. Get print immediately after registration

For feedback, please write to us at feedback@maharajpraha.com

बंदर-९	
मुद्रांक	३६४८ ५०५०
क्र.	
२०२१	



प्रमाणित करण्यात येते की, या
दस्तावेजाचे मूळमूळ ... आहे.

मह. न्यायनियंत्रक, अंधेरी क्र.३,
मुंबई उपनगर जिल्हा
बंदर-९ / ३६४८ / २०२१
दिनांक ... वर

18 MAR 2021

मह. न्यायनियंत्रक, अंधेरी क्र.३,
मुंबई उपनगर जिल्हा.



श्री. शैलजा. वि. कु. ... अर्ज क्र. २६०
याना त्याच तारीखी १३/०३/२०२१ च्या ... २०२१
अज्ञानाने नक्कल दिली. ... २०२१
दिनांक: १३/०३/२०२१ ... २०२१

शैलजा वि. कु. प्रत
नक्कल घ्यावली
सज्जवात देवी

खरी प्रत
मह. न्यायनियंत्रक अंधेरी-३,
मुंबई उपनगर जिल्हा

ORIGINAL

**DHEERAJ HERITAGE PREMISES
CO-OPERATIVE HOUSING SOCIETY LTD.**

Regn. No. MUM/SRA/HSG/(TC)/11822/2010 Dated : 21/05/2010

Final Plot No. 20(Part), TPS VI, S. V. Road, Santacruz (West), Mumbai 400 054

Ref. :- C- 706 /2015-16
Date :- 25th December 2015.

To,

Mr./ Mrs./ M/s. Navinchandra Desai & Other
Unit No. 421, Dheeraj Heritage Premises CHS Ltd.,
Final Plot No. 20 (Part), TPS Village, S. V. Road, Santacruz (West),
Mumbai- 400 054.

Dear Member/s,

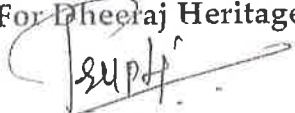
Ref :- Car Parking space No /s. : 97.

Sub. : Copy of Car Parking Allotment Letter.

With reference to the above kindly note that society has charged you for Parking Space No. 97. Please give a copy of Allotment Letter for parking space to confirm and update records of the society. Hope member/s will co-operate.

Thanking you.

For Dheeraj Heritage Premises C. H. S. Limited


Trupti (Manager)

Date- 23 04 2024

Ref No- AB/IM/40041156/12 04 2024

MR MITESH H GANDHI
204 SANJEEVANI CHS P M ROAD NR
KHOIWADI SANTACRUZ WEST
MUMBAI MAHARASHTRA INDIA 400054

RTO ADDRESS : AXIS BANK LTD- MIRA ROAD RAC
RETAIL ASSETS 3RD FLOOR ASMITA HOUSE
NAYA NAGAR OPP HDFC BANK MIRA ROAD EAST,
MIRA ROAD- MAHARASHTRA INDIA-401107

Subject : List of documents with Axis Bank Ltd for Loan A/c- LPR05730

Dear Customer

This is with reference to your request for the list of documents submitted with Axis Bank for the loan, the property situated at

PROPERTY ADDRESS
FLAT NO 302 3RD FLOOR KABRA AJANTA SANTA
SANTACRUZ AJANTA PREMISES CHSL PHIROZSHA
AND TILAK ROAD SANTACRUZ WEST
MUMBAI- MAHARASHTRA
INDIA 400054

The Bank acknowledges the possession of the following documents in its safekeeping

Sr No	DOCUMENT TYPE	DESCRIPTION
1	ORIGINAL AGREEMENT TO SALE	DATE- 12-04-2022
2	ORIGINAL REGISTRATION RECEIPT	NO 6587 NO VDR I-5949-2022 DATE- 12-04-2022
3	ORIGINAL INDEX II	NO 5949-2022 DATE- 12-04-2022
4	ORIGINAL SHARE CERTIFICATE	NO 15
5	ORIGINAL AGREEMENT FOR REPOSSESSION BASED ON REDEVELOPMENT AGREEMENT	DATE- 16-06-2015
6	ORIGINAL PERMISSION TO MORTGAGE	DATE- 09-05-2022
7	ORIGINAL REPOSSESSION LETTER	DATE- 16-06-2015
8	ORIGINAL NOC LETTER	DATE- 25-04-2022

This is treated as the clarification cum confirmation to all the mortgage related documents and recitals available with the bank and will be kept with the same. In case the courier agency receipt confirms delivery, the Bank will assume as acceptance and receipt of this acknowledgement from your end. In case of any queries, Contact us online www.axisbank.com/support or call at 1860-419-5555 / 1860-500-5555 (local charges applicable)

Axis Bank Ltd

Authorized Signatory



Payee's Counterfoil

CRN
24031400114350

A.Y.
2024-25

Name
M****H****L G****I

Amount
₹ 20,00,000

PAN
AIBPG1444M

Major Head
Income Tax (Other
than Companies)
(0021)

Minor Head

Advance Tax (100)

Drawn on Bank

Union Bank Of India

Payment through
Cheque

ZAO Code
722019

Branch Name : *Santacruz* CIN :

Date: *15/3/24*

Bank Reference Number
(BRN) :

Cheque No./DD No. :

343127

2403151000804825



CRN
23091500035330

A.Y.
2024-25

Name
M****H****L G****I

Amount
₹ 15,00,000

PAN
AIBPG1444M

Major Head
Income Tax (Other
than Companies)
(0021)

Minor Head

Advance Tax (100)

Drawn on Bank

Union Bank Of India

Payment through
Cheque

ZAO Code
722019

Branch Name : *Santacruz* CIN :

Date: *15/09/23*

Bank Reference Number
(BRN) :

Cheque No./DD No. :

295250

2309151000501454

