

SHARE CERTIFICATE

Share Certificate No. 021 Member's Registration No. B-301 Nos. of Shares 10

(AUTHORISED SHARE CAPITAL OF RS. 2,00,000/- DIVIDED INTO 4000 SHARES OF RS. 50/- EACH).

Name, Address, & Registration Number of the Society: **Dhanesha Niwas 'B' Wing Co-op. Housing Society Ltd.**
Reg. No. MUM/W-R/S/567C/16010/2021-2022/16.05.2021
Plot No. 306, Opp. Pancharti Building, S. Y. Road,
Kandivali (W), Mumbai - 400 067.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

THIS IS TO CERTIFY THAT Shri/Smt/Mrs. Kamalajoy M. Parekh & Shri

Jitendra M. Parekh

is / are the Registered Holder/s of TEN fully paid up Shares of Rs. FIFTY each

Numbered from 201 to 210 both inclusive, in

Dhanesha Niwas 'B' Wing Co-operative Housing Society Ltd.

Mumbai Subject to the Bye-Laws of the said Society.



Given under the Common Seal of the said Society on the

Sunday this 26th day of February 2023.

[Signature]
Chairman

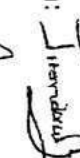

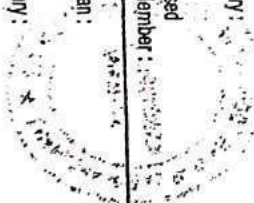
[Signature]
Secretary

Authorised M.C. Member

SEAL OF THE SOCIETY

NOTE: No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate.

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of shares held by the transferor are registered	Sr. No. in the Share Register at which the name of the transferee is recorded	Authorised Signatory
1	M.C. meeting 03.03.2024	Shri Dikram Phaulo Yasa & Smt Poul	5/21	5/40	Chairman:  Secretary:  Authorised M.C. Member:
2					Chairman: Secretary: Authorised M.C. Member:
3					Chairman: Secretary: Authorised M.C. Member:
4					Secretary: Authorised M.C. Member: Chairman: Secretary:
5					Authorised M.C. Member: 

DHANESHA NIWAS CO-OPERATIVE HOUSING SOCIETY

(Regn No. : MUM/WRD/HSG./TC/16010/2021-2022)

S.V.ROAD, KANDIVALI (WEST),
MUMBAI - 400 067.

BILL

Bill No.: 373

Date : 09.07.2024

Name.....: MR. VIKRAM P.VASU

Wing: B Floor No.: 3

Flat No. : 301

For The Period JULY'24 TO SEPT'24 on account of the following :-

PARTICULARS	AMOUNT
	Rs. :
1. MAINTENANCE CHARGES	4,500 :
2. WATER CHARGES	510 :
3. SINKING FUND	74 :
4. TRAINING & EDUCATION FUND	30 :
5. REPAIR FUND	1,176 :
6. OTHER CHARGES	3,000 :
NET AMOUNT...	9,290 :
ADD : ARREARS BILL NO. 345...	9,290 :
ADD : INTEREST ON ARREARS @ 21% p.a....	488 :
<u>JULY'24 TO SEPT'24.</u>	:
TOTAL AMOUNT...	19,068 :

Rupees Nineteen Thousand Sixty Eight Only.

PLEASE NOTE :

E. & O.E.

Cheque should be drawn in favour of the Society.
Please mention Flat/Shop No. & Bill No. on the Reverse of the Cheque.
Any Queries to the Bill should be intimated immediately.
All Members shall pay their Monthly Maintenance Bill on or before
25.08.2024, failing which Interest @21% will be charged on Arrears
Payment of the Bill should not be withheld for Correction.
Members are strictly instructed not to give Post Dated Cheque.

For DHANESHA NIWAS CO-OPERATIVE HOUSING SOCIETY

HON. CHAIRMAN/SECRETARY/TREASURER

paid by cheque



8, 2010

Original

नोंदणी 39 अ.
Regn. 39 M

ी क्र. : 6035
नांक : 28/05/2010

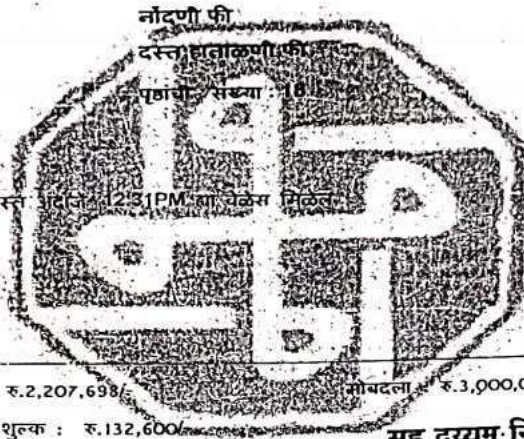
नामचे नांव : पोयसर
दस्तावेजाचा अनुक्रमांक : वदर16 - 5942 - 2010
दस्तावेजाचा प्रकार : करारनामा
शाहदर करणा-याचे नाव : विक्रम प्रविण वासु
की

रु.30,000.00

रु.380.00

एकुण रु.30,380.00

आपणारा हा दस्त 26/05/2010 12:31PM वा वेळीस मिळेल



सह दु. नि. बोरीवली 7

बाजार मुल्य : रु.2,207,698/- सोबदला रु.3,000,000/-

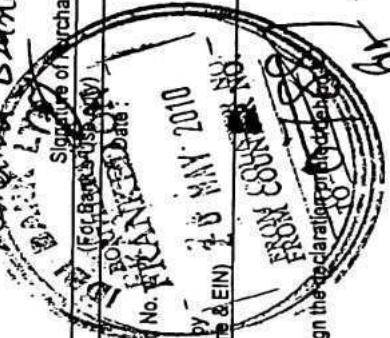
भरलेले गुद्राक शुल्क : रु.132,600/-

सह दुय्यम निबंधक, बोरीवली-७,
मुंबई उपनगर जिल्हा.

- 1) देयकाचा प्रकार :By Demand Draft रक्कम: रु.30,000
डॉडी/ धनादेश क्रमांक :120495 दिनांक :26/05/2010
बँकेचे नाव व पत्ता :बँक ऑफ इंडिया
- 2) देयकाचा प्रकार :By Cash रक्कम: रु.380

10/3



Customer Copy	Sr. No. 4932
	Date 26-5-10
Pay to : Acct. No. 05937200010056-Idbi bank A/c Stamp duty	
Type of Document	Agreement/Deed
Type of Stamp	Special Adhesive
Franking Value	Rs. 132600
Service Charges	Rs. 10
Total	Rs. 132610/-
Name and address of stamp duty paying party	
VIKRAM PRAVIN VASU	
DC No.	
Franking No.	493633
Authorized by (Sign., Name & EIN)	Bank of India Borivli Branch.
Signature of Purchaser	
	
Please sign the declaration at the bottom of this page	



बदर-१६
५९४२/१
२०१०

THIS ARTICLES OF AGREEMENT made and entered into at Mumbai this 28th day of May, 2010 BETWEEN (1) MR. KAMALNAYAN MANSUKHLAL PAREKH & (2) MR. JITENDRA MANSUKHLAL PAREKH, both adult of Mumbai and Indian Inhabitant owner of and residing at Room No.3, on First Floor of Swastik Buvan No.2, at S.V.Road, Kandivali West, Mumbai 400 067. Hereinafter referred to as the "VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and legal representatives and or the last such survivor or the assigns) of the FIRST PART; AND 1) MR. VIKRAM PRAVIN VASU, 2) MRS. PARUL VIKRAM VASU, both Indian Inhabitant and residing at Present at 84 Bora Bazar, Ruby Chember, 1st Floor, Fort, Mumbai 400 001. Hereinafter referred to as the PURCHASER (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and legal representatives and or the last such survivor of the assigns) of the SECOND PART.

X [Signature]
 X [Signature]
 X P.V.V.


P.V.V.

For idbi bank Ltd.
 Authorised Signatory
 Borivli Branch

L.D.B.I. Bank Ltd.
 Kausubh Park,
 Opp. Bhagwati Hospital,
 Mandapeshwar Road, Borivli(W)
 Mumbai-400 103.
 D-517PW/C.R. 1007/04/05/1465-68/2006
 117704
 280 ONE HUNDRED SIXTY EIGHT 280
 Rs. 0132600/-PB5336
 14:25
 MAY 26 2010
 INDIA STAMP DUTY MAHARASHTRA

WHEREAS the vendors herein had acquired Flat 301, 'B' Wing in proposed building DHANESHA NIWAS situated at Swastik Bhuvan No.2, at S.V.Road, Kandivali West, Mumbai 400 067, vide Agreement dated 7 day of April 2007 having Registration Serial No. 02712 - 2007 between SHRI MUKESH alias MOHANLAL MULJI DHANESHA for self and a Constituted Attorney for 1) SMT. SARALA MAHENDRA DHANESHA 2) SHRI HITESH MAHENDRA DHANESHA 3) SHRI BHARAT MAHENDRA DHANESHA 4) MRS. SHILPA JAGDISH PATEL 5) MRS. BHAVNA AVINASH DAHIMA all of Mumbai Indian Inhabitant and having address it 138/156, Mangaldas Market, Opp. Jumma Masjid, Mumbai 400 002, hereinafter referred to as "THE OWNERS" (which expression shall unless it be repugnant to the context of meaning thereof shall mean and include their heirs, executors, administrators, and legal representatives and or the last such survivor or the assigns) of the FIRST PART M/S. RADHA ENTERPRISES is the DEVELOPER a proprietary concern having the office at Daulat Nagar, Daulat Nagar, Borivali East, Mumbai 400 066, hereinafter called THE DEVELOPER (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors administrators and legal representatives and or the last such survivor or the assigns) of the SECOND PART, on the terms and conditions incorporated in the said agreement executed between the parties in that behalf.


Re


Ram
 P.V.V



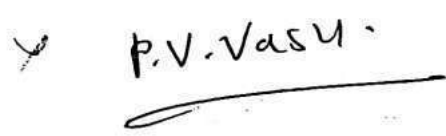
बदर-१६
२६/२/२०
२०१०

AND WHEREAS the vendors seized and possessed of or otherwise well sufficiently entitled to the said flat and WHEREAS the vendor has absolute and full right, title and interest in the said flat as the owner thereof.

✓ 

✓ 

✓ 

✓ P.V.Vasudh


AND WHEREAS by this Agreement between the parties hereto the vendor herein has agreed to sell, transfer and give all the rights, title and interest in the said flat to the Purchasers for a consideration and in the manner stated hereinafter.

NOW THIS AGREEMENT WITNESSETH AS UNDER :

1. The Vendors have agreed to sell and the Purchasers agreed to purchase the said Flat 301, 'B' Wing in proposed building **DHANESHA NIWAS** situated at Swastik Bhuvan No.2, at S.V.Road, Kandivali - West, Mumbai 400 067 admeasuring about 490 square feet carpet area bearing CTS No. 306 and 306/1 1 to 6 of Mauje Poisar situate lying and being at Poisar Village previously Taluka Salsette District Thane now in Taluka Borivali and District Mumbai suburban for a total consideration of Rs.30,00,000/- (Rupees Thirty Lakhs only)

[Handwritten signature]

Rash

P.V.VasM.



दर-१६
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२०१०

2. It is agreed by and between the parties that the purchasers shall pay a sum of Rs.30,00,000/- (Rupees Thirty Lakhs only) to the Vendors being Sale Consideration for Flat 301, B Wing in Proposed building **DHANESHA NIWAS** situated at Swastik Bhuvan No.2, at S.V.Road, Kandivali West, Mumbai 400 067, on or before execution of this Agreement.

3. The Vendors have satisfied the Purchasers about the Marketable title of the said flat and hereby agree to sale absolutely the said flat to the

X *[Handwritten signature]*

X *Rash*

X *[Handwritten signature]*

X P.V.VasM.

VN

Purchasers. The Vendors have further satisfied the Purchasers that they have the **NO OBJECTION CERTIFICATE** from **THE DEVELOPER**.

4. The Vendors hereby assure the Purchasers that the said flat is free from all or any encumbrances and no third party rights of whatsoever nature exist on the same. It is also assured that the said flat is not subject to any lease, loan mortgage, Lien or any other charge and no third party right, title or claim and interest of whatsoever nature exist on the said flat.

ls
[Signature]

Rishu
P.V.Vasu

5. It is agreed by the Vendors to the Purchasers that all the society bills, dues and outgoings in respect of the said flat shall be paid by them till 30th of April 2010. The vendors hereby indemnify the Purchasers against all claims pertaining to the title and interest or payment if made at any time by the third parties to the vendors and for the act, deeds and things done by the vendors if affecting the said transfer.



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6. The Vendors shall sign, seal, letters, documents, papers at necessary in respect of the transfer of the said flat in favour of the Purchasers as and when required.

7. And this agreement shall always be subject to the provision of Maharashtra Ownership Act 1963 and the rules made thereunder.

[Signature]

[Signature]

[Signature]

P.V.Vasu

8. It is specifically agreed by the Purchasers that they shall use the said flat only for residential purpose.
9. It is agreed by and between the parties that the stamp duty for the said transfer and registration charges if any payable to the Registrar of Assurances towards the registration of this deed shall be borne by the Purchasers alone. However it is assured by the Vendors that no stamp duty prior to the date of this transfer is pending payment and that vendors further indemnify purchasers against all or any such claims of past if any raised by the stamp duty officials in future with the present purchasers.

le,


Rashu

P.V.VASHU

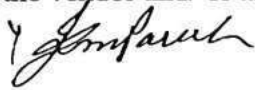
10. Both the parties to the Agreement agree that the area of the said flat in about 490 square feet.



11. That the Purchasers shall be entitled to have and hold the said flat for the sole and exclusive benefit of their successors and assigns forever without any claim, right, interest or lien of the vendor or any other person claiming through the vendor.

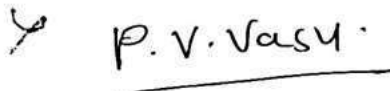
बदर-२६	
२६४२	५
२०१०	

12. That subject to the terms and conditions of the Agreement the vendor transfers, assigns their right, title, interest and surrender his claim in respect of the said flat to the Purchasers and the later is entitled to hold, possess, occupy and enjoy the said flat without in interruption from the vendor and/ or any person/s on his behalf.








P.V.VASHU

THE SCHEDULE ABOVE REFERRED

The said Flat No.301, on 3rd Floor, B Wing, of the building known as "DHANESHA NIWAS" admeasuring 490.00 sq.ft. carpet area of Flat in the property lying and being situated on CTS No. 306 306/1 to 6, of Village Poisar and Taluka Borivli at Swastik Bhuvan No.2, S.V.Road, Kandivali (West), Mumbai 400 067 . The building consists Ground + 7 upper floor and constructed in the year 2010

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

SIGNED SEALED AND DELIVERED)

by the within named VENDORS)

1) MR. KAMALNAYAN MANSUKHLAL
PAREKH)

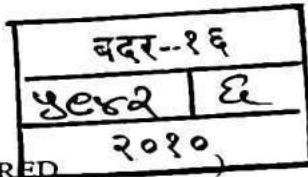
in the presence of :

1 
2 

2) MR. JITENDRA MANSUKHLAL
PAREKH)

in the presence of :

1 
2 




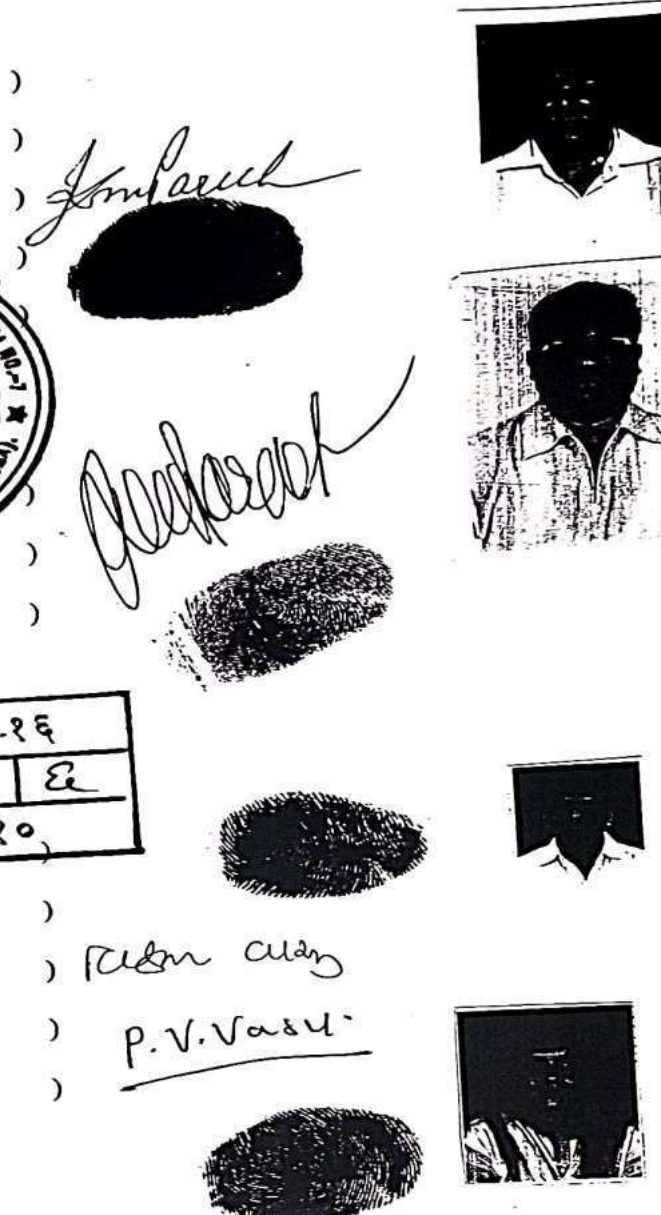
SIGNED SEALED AND DELIVERED)

by the within named PURCHASER)

1) MR. VIKRAM PRAVIN VASU)

2) MRS. PARUL VIKRAM VASU)

in the presence of : )



RECEIPT

RECEIVED a sum of Rs.30,00,000/- (Rupees Thirty)
Lakhs only) Vide Cheque No. 5,7,8,9 drawn on Bank of India)
from MR. VIKRAM PRAVIN VASU AND MRS. PARUL)
VIKRAM VASU being First Part the sale consideration)
Flat 301, B Wing in proposed building DHANESHA NIWAS)
situated at Swastik Bhuvan No.2, at S.V.Road, Kandivali (W))
Mumbai 400 067.) Rs.30,00,000/-

WE SAY RECEIVED

Kamal Nayana Mansukhlal Parekh

MR. KAMALNAYAN MANSUKHLAL PAREKH

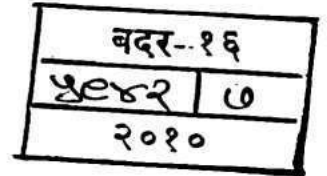
Jitendra Mansukhlal Parekh

MR. JITENDRA MANSUKHLAL PAREKH

WITNESSES :

1

2



Place : Mumbai

Date : _____



RADHA ENTERPRISES

BUILDERS & DEVELOPERS

TEL: (SITE) 612 32 12 • TEL: 895 40 75 • TELEFAX: 893 66 26 / 893 14 55

NO OBJECTION

We have no objection for Flat No. 301 at 3rd floor at B-wing of society Dhanesha Nivas

By this letter give our No Objection for Mr. Kamalnayan Mansukhlal Parekh and Mr. Jitendra Mansukhlal Parekh saleing the Flat to Mr. Vikram Pravin Vasu. There are no dues of what so aver pending Again said Flat by Mr. Kamalnayan Mansukh Parekh and Mr. jitendra Mansukhlal Parekh.

In further No objection letter sale do Issued in the Name Mr. Vikram Pravin Vasu.

Thanking you,

Your faithfully
For Radha Enterprises
Mr. R. G. ...



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२०१०



गावाचे नाव : पोयसर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00
बा.भा. रु. 506,000.00

- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: पर्यायी जागेचा करारनामा रादनिका क्रं 301, 3 रा मजला, बी विंग, घनेशा निवास क्षेत्र 490 चौ फुट कारपेट सीटीएस नं 306,306 (1 ते6)

- (3) क्षेत्रफळ (1)

- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)

- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
(1) मकेश लक्ष्मण मोहनलाल-मुलजी.घनेशा स्वतःकरीता व सरला एम घनेशा,हितेश एम घनेशा,भरत एम घनेशा,शिल्पा जे.पटेल,शावना अविनाश दहिमा तर्फे मुखत्यार - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: महेंद्र मुलजी 138/156, मंगलदास मार्केट मुं 2; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
(2) मे/राधा इंटरप्रॉडिजेस चे प्रोप आर जी गोस्वामी - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: लक्ष्मी टावर बोरीवली, ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
(1) कमलूनयन एम पारेख - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: 2, स्वस्तीक मवन, एस व्ही रोड कांदिवली प.मं 67, ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
(2) जितेंद्र मनसुखलाल पारेख - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: वरीलप्रमाणे; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

- (7) दिनांक करून दिल्याचा 07/04/2007

- (8) नोंदणीचा 11/04/2007

- (9) अनुक्रमांक, खंड व पृष्ठ 2012/2007

- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 7900.00

- (11) बाजारभावाप्रमाणे नोंदणी रु 5060.00

- (12) शेर



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२०१०

BRIHANMUMBAI MAHANAGARPALIKA
MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

उपरोक्त आवेदन इमारत (प्रस्ताव) प.उ. - नं. No: CHE/ A-4142 /BP(WS)/XXX AR

COMMENCEMENT CERTIFICATE

महानगरपालिका कार्यालय, सी. वी. रोड, मंगळूरी कॉम्प्लेक्स
10 फुट डी.पी. रोड, सी. वी. रोड कॉम्प्लेक्स,
कान्दिवली (पुर्व) इलाका - 400 002, T.P.,

Radha Developers

C.A. to Order

Sir,

With reference to your application No. 4273 dated 02.02.07 for Development Permission and grant of Commencement Certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed bldg.

C.T.S.No. 306, 306 1 to 6

at premises at Street S.V. Road

Village Poisar

situated at Kandivali (West)

Plot No.

Ward R/South

The Commencement Certificate / Building Permit is granted on the following conditions.

1. The land vacated in consequence of the endorsement of the road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate / Development Permission shall be valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - (c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri S.N. Abhang Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to Stilt top level slab.

For and on behalf of Local Authority
Brihanmumbai Mahanagarpalika

Sd/-

29.09.07.

Executive Engineer, Building Proposal (W.S.)
'XXX' 'R' Wards.



बदर-१६
Year 2/90
2010

8) This C.C. is now valid and further extended for Wing 'B' Stilt + 3rd upper floor level as per approved plan dtd. 04.05.2007.

18 MAR. 2008

Sd/- 18.03.08

Ex. Eng. Bldg. Prop. (W.S.) 'R'

9) This C.C. is now valid and further extended for Wing 'B' for entire work i.e. upto top of 7th floor level + LMR + OHT as per approved amended plan dtd. 29.04.09.

16 JUN



Sd/- 16.06.09

Ex. Eng. Bldg. Prop. (W.S.) 'R'

certified true copy
16/06/09
2/Norm/Seal

Quail
20/11/09
SEC/123

10) THIS C.C. IS NOW VALID AND FURTHER EXTENDED FOR WING 'B' FOR ENTIRE WORK I.E. UPTO TOP OF 7TH FLOOR LEVEL AS PER APPROVED AMENDED PLAN DTD. 04-11-2009

2.5 FEB 2010

[Signature]
25/02/10
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) B-2&3

बदर-१६
५६६२/११
२०१०

CERTIFIED TRUE COPY

[Signature]
PRANAV A. SHAH
ARCHITECT
CA/98/23873

मालमत्ता पत्रक

तालुका/न.पु.पा.का. -- न.पु.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

पत्रक नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	भारणांक	शासनाला दिलेल्या आकारांना किंवा पाठ्याना तपशील आणि त्याच्या फेर तपसारांनी नियत वेळ)
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१६२०

क

(आकार ५४.३० ता.०१/०८/१९७१ पासून
रु.१०८.६० दि.०१/०८/१९७१ पासून)

श्री.देवराज गोकुळदास



बंदर-१६
२४२/१२
२०२०

साहायक

ड. जि. अधि. मु. उ. अंधेरी गांचे फडील क्र ए. डी. सी. / एन एन डीसी / १६५५ दि. १३/०६/१९७२ प्रमाणे मुंदतवादीचौबि. रो. सारा नोंद घेतली

न.पु.अ.६, मु. उ. मुंबई नसे XXX

ड. जि. अधि. मु. उ. अंधेरी गांचे फडील क्र ए. डी. सी. / एन एन डीसी / १६५५ दि. ०१/०२/१९८२ प्रमाणे मुंदतवादी वि. रो. सारा नोंद घेतली सि स नं.३०८/१ ते ६

नसे -
वि.दि.पु.अ. तथा न.पु.अ.६. १०

उरी नकल -

भय आणत तारीख ... नकल अर्ज प्रकाशित ...
नकल भयान नगर ... तारीख ...
नकल ...
नकल ...
नकल ...

न.पु.अ.गोरेगांव मुंबई उपनगर जिल्हा



प्रमाण पत्र

सत्य प्रमाणपत्र

मिळकत पत्रकेच्या प्रमाणित प्रमाणित ...
२४२-० अंधेरी ...
...

गणेश ...
...



बंदर-५/
२४२/२६
१००७

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAEPP1967D



नाम /NAME
JITENDRA MANSUKHLAL PAREKH

पिता का नाम /FATHER'S NAME
MANSUKHLAL MOHANLAL PAREKH

जन्म तिथि /DATE OF BIRTH
21-03-1963

हस्ताक्षर /SIGNATURE

Jitendra Parekh

आयकर निदेशक (पट्टि)
DIRECTOR OF INCOME TAX (SYSTEMS)

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AGBPP6612Q



नाम /NAME
KAMALNAYAN MANSUKHLAL
PAREKH

पिता का नाम /FATHER'S NAME
MANSUKHLAL PAREKH

जन्म तिथि /DATE OF BIRTH
14-05-1956

हस्ताक्षर /SIGNATURE

Kamalnayan Parekh

आयकर जागृक (कम्प्यूटर केन्द्र)
Commissioner of Income-tax (Computer Operations)



वदर-१६
Year 2020

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PARUL V VASU

KRISHNAKANT VASANJI JOSHI

23/05/1972
Permanent Account Number
AGPPV0632G



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VASU VIKRAM PRAVIN

PRAVIN HARILAL VASU

09/10/1971
Permanent Account Number
AJAPV9210A



WITNESS

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANOJ B SHAH

B M SHAH

14/05/1970

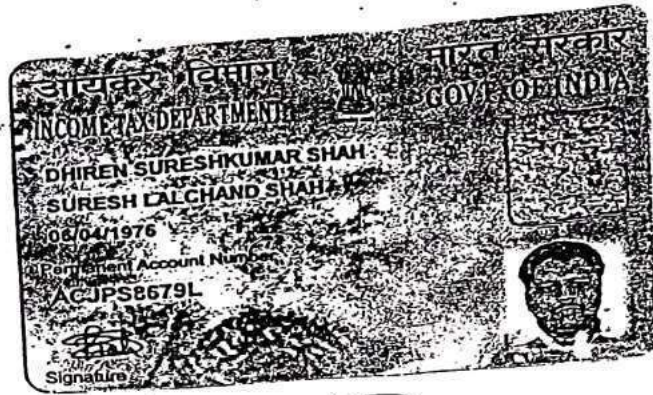
Permanent Account Number
AUEPS2868N

Signature



बदर-१६
१६/०५/२०
२०१०

WITNESSES



G. KOLDEET KIWAS,
IRANIWADI, M.D.X. ROAD,
BEHIND ASIAN BAKERY,
KANDIVALI (W).
MUMBAI - 67

A handwritten signature or scribble, possibly in ink, located to the right of the address text.



दर-१६
५६२/१५
२०१०

मूल्यांकन पत्रक

५२६२
१०

दिनांक 5/28/2011

सुधारकालाचे वर्ष 2010
जिल्हा मुंबई(उपनगर)
समुख मूल्य विभाग 78 - 78-पोईरार (बोरीयली)
उपमूल्य विभाग 346 - 78/346-भुभाग: उत्तरेस 90 फुट रुंद रस्ता, पुर्वेस स्वामी विवेकानंद मार्ग, दक्षिणेस व पश्चिमेस गांवाची सीमा.
मिळकतीचा क्रमांक 306
मिळकतीचे नांव मुंबई(उपनगर)
मिळकतीचा वर्गीकरण सांधीय

मूल्यांकन करक्यानुसार प्रति चौ. मीटर मूल्यर

	नियारी रादनिका	कार्यालय	दुकाने	औद्योगिक
	40,400	50,500	60,600	40,400

मिळकतीचे क्षेत्र	54.85		सांगकालाचे वर्गीकरण	1-आर सी सी
मिळकतीचा साधर	नियारी रादनिका		उदाहान स्थिती	आहे
मिळकतीचे रम	0 TO 2	(Rule 5)	गजसा	3

घसा-गानुसार मिळकतीचा प्रति चौ. मीटर मूल्यर
= घसा-गानुसार मिळकतीचा प्रति चौ. मीटर मूल्यर
= 40,400.00 * 100.00 /100
= 40,400.00



मिळकतीचे मूल्य = घसा-गानुसार मिळकतीचा प्रति चौ. मीटर मूल्यर
= 40,400.00
= 2,207,698.40

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + साळपराचे मूल्य + पोटमाकालाचे मूल्य + युल्या जमिनीवरील साहान साकाचे मूल्य + बंदिररा साहान साकाचे मूल्य + लगताच्या मरतीचे मूल्य + वरील मरतीचे मूल्य + दुगावती मीयतीच्या युल्या जागेचे मूल्य

= A + B + C + D + E + F + G + H

= 2,207,698.40 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00

= 2,207,698.00

५२६२
२०१०

10/10/10/10/10/10

Friday, May 28, 2010
12:14:23PM

दस्त गोषवारा भाग-2

बदर16

दस्त क्रमांक : 5942 / 2010

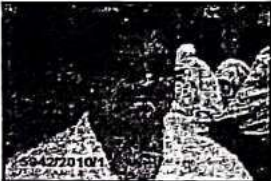







दस्त क्रमांक :- बदर16 / 5942 / 2010

कारण प्रकार :- करारनामा

दिनांक : 28.05.2010 (कुवली) May 28 2010 12:13PM

दिनांक : 28.05.2010 (ओळख) May 28 2010 12:14PM

दिनांक : 28.05.2010 (नोंदणी) May 28 2010 12:14PM

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: विक्रम प्रविण वासु पत्ता: 84, बोरा बाजार, रुबी चेंबर्स, 1ला मजला, फोर्ट पेन नंबर: AJAPV9210A	Purchaser/Buyer/Executor2 वय :- 39		
		<i>Vikram Pravin Vasu</i> सही		
	नाम: पारुल विक्रम वासु पत्ता: 84, बोरा बाजार, रुबी चेंबर्स, 1ला मजला, फोर्ट पेन नंबर: GFPV0632G	Purchaser/Buyer/Executor2 वय :- 38		
		<i>Parul Vikram Vasu</i> सही		
3	नाम: कमलनयन मनसुखलाल पारेख पत्ता: रुम नं 3, 1ला मजला, स्वस्तिक भुवन क्रं 2, एस व्ही वय :- 54 रोड, कांदिवली प पेन नंबर: AGBPP6612Q	Saler/Executor1		
		<i>Kamalnayan Mansukhlal Parekh</i> सही		
2	नाम: जितेंद्र मनसुखलाल पारेख पत्ता: रुम नं 3, 1ला मजला, स्वस्तिक भुवन क्रं 2, एस व्ही वय :- 47 रोड, कांदिवली प पेन नंबर: AAEPPI967D	Saler/Executor1		
		<i>Jitendra Mansukhlal Parekh</i> सही		

धरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

ओळख



बदर-१६
५९४२ / १७
२०१०

खालील इराम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां
व्यक्तिशः ओळखतात, व त्यांची ओळख पटयितात

अनु क्र. ओळखीचे नाव व पत्ता

1

नाव: धिरेन - शाह

वय: 34

पत्ता: 6, कुलदिप निवास, कांदिवली प
पिन कोड: 400067

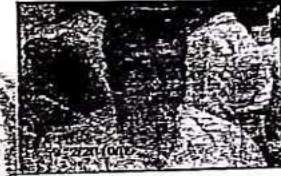
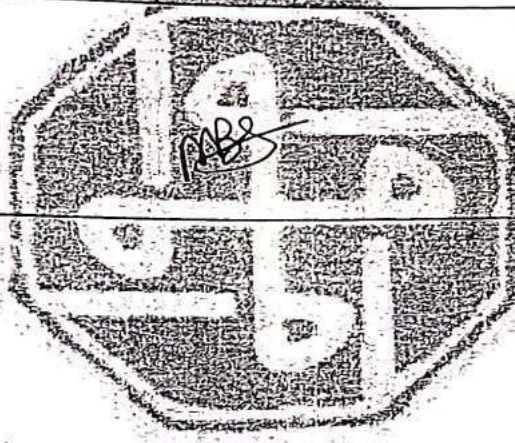
[Handwritten signature]



नाव: मनोज - शाह

वय: 38

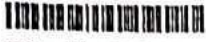
पत्ता: प्रेम नगर बोरीवली प
पिन कोड: 400092



5942 / 2010



बदर-१६	
५६४२	१८
२०१०	



Friday, May 28, 2010
12:11:30PM

दस्त गोषवारा भाग-1

बदर16

दस्त क्रमांक : 5942/2010

/

दस्त क्रमांक : बदर16 /5942/ 2010

कर शुल्क : रु.2,207,698/-

गोषदत्ता : रु.3,000,000/-

कर शुल्क : रु.132,600/-

मु.मि.बोरोमली 7 (बोरीबली) यांचे कार्यालयात

अ.क्र.5942 वर दि.28/05/2010

रोजी 12:10:32:000PM वा. हजर केला.

पावती

सादर करणाराचे नाव:विक्रम प्रविण वासु

नोंदणी फी :

रु.30,00

दस्त हस्ताळणी फी :

रु.30

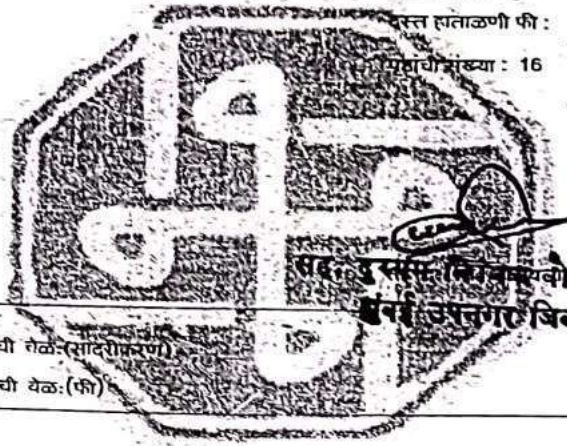
पत्राची संख्या : 16

एकूण

रु.30,38

P. S. Curry
दस्त हजर करणारा-याची सही :-

सह. दुय्यम निबंधक बोरीबली-७,
मुंबई उपनगर विव्हा.



सह. दुय्यम निबंधक बोरीबली-७,
मुंबई उपनगर विव्हा.

दस्त क्र. 1 May 28 2010 12:11PM ची वेळ: (सादरीकरण)

शिवका क्र.2 May 28 2010 12:11PM ची वेळ: (फी)

बदर-१६

५९४२/१९

२०१०



प्रमाणित करण्यात येते फी, या
दस्तामध्ये एकूण १९ पाने आहेत.

बदर...१६/५९४२/२०१०

पुस्तक क्र.मांक १, क्रमांकवर
नोंदला.

दिनांक: 28 MAY 2010

सह दुय्यम निबंधक, बोरीबली क्र. ७,
मुंबई उपनगर विव्हा.

पट्टावली

सूची क्र.2

दुय्यम निबंधक : बोरीवली 7 (बोरीवली)

दस्त क्रमांक : 5942/2010

नॉटरी 63
Regn. 633

गावचे नाव : पोचलूर

- (1) विलेखाचा प्रकार
- (2) मोबदला
- (3) बाजारभाव (माडेपट्ट्याच्या बाबतितपट्टाकर आकरणी देतो की पट्टेदार ते नमुद करावे)
- (4) भू-आपन,पोटहिस्सा व घरक्रमांक(असल्यास)
- (5) क्षेत्रफळ

कारनामा
रु.3,000,000/-
रु.2,207,698/-

सि.टी.एम. नंबर-306 पत्तिकेचे नाव: मुंबई सबब इतर वर्णन : सदतिका क 301 तिसरा मजला, बी विंग , घनेरा निवास , स्वस्तिक मुवन कं 2, एस व्ही रोड , कांढिवली प.मुं-67.
54.65 चौ.मीटर

(6) आकरणी किया जुडी देण्यात असेल तेव्हा.

दस्तावेज करून देणा-या पक्षकाराचे नाव
किंवा किंवाही न्यायालयाचा हुकुमनामा किया
असल्यास,प्रतिवादिचे नाव व पता.

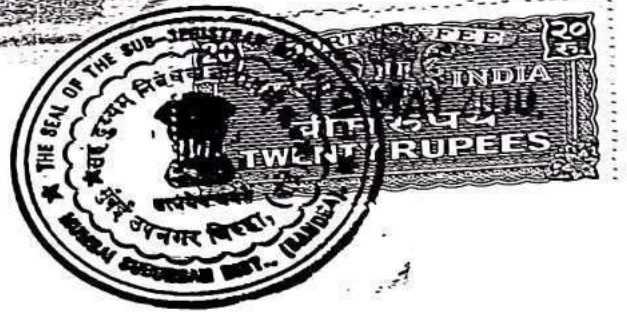
1) नाव:- कमलनयन अनसुखलाल पारेख ;वय: 54;पता :-रून नं 3, 1ता मजला, स्टदतिक मुवन कं 2, एस व्ही रोड , कांढिवली,प.मुं-67, पिन नंबर: AGBPP6612Q
2) नाव:- जितेंद्रमनसुखलाल पारेख ;वय: 47;पता :-रून नं 3, 1ता मजला, स्वस्तिक मुवन कं 2, एस व्ही रोड , कांढिवली, प.मुं-67, पिन नंबर: AAEPPI967D

(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किया आदेश असल्यास,प्रतिवादिचे नाव व पता

1) नाव:- विक्रम प्रविण शिवाजी ;वय: 39; पता:- 14, थोरा बाजार , रबी चेंबर्स , 1ता मजला, फोर्ट;पिन कोड: 400005 पिन नं: AJAPV9210A;
2) नाव:- चारुल विक्रम वासु ;वय: 38; पता:- 14 थोरा बाजार , रबी चेंबर्स , 1ता मजला, फोर्ट;पिन कोड: 400005 पिन नं: AGEV0632G

- (9) दस्तावेज करून दिल्याचा दिनांक
 - (10) दस्त नोंदणी केल्याचा दिनांक
 - (11) अनुक्रमांक,खंड व पृष्ठ
- बाजारभावापमल्ले मुद्रांक शुल्क
दस्तावेज नोंदणी शुल्क

05/28/2010
05/28/2010
5942/2010
रु.132,600/-
रु.30,000/-



खरी प्रत

दुय्यम निबंधक, बोरीवली क्र. 7,
मुंबई उपनगर विभाग.