

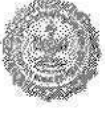
मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202411148289	14 November 2024, 06:55:28 PM			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	79-कांदीवली बोरीवली				
उप मूल्य विभाग	भुभाग: उत्तरेस गावाची नीमा, पुर्वेस गाव हद्द, गावठाण हद्द, बंदर पाखाडी मार्ग, श्री शेवंतीलास खांडवाला मार्ग, दक्षिणेस व पश्चिमेस गाव हद्द				
सर्व्हे नंबर / न. भू क्रमांक	सि टी एस. नंबर#1				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
58260	134700	154820	168370	134700	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	228.07 चौरस मीटर	मिळकतीचा वापर	तळमजल्यावरील दुकाने	मिळकतीचा प्रकार	बांधीव
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे वय	0 TO 2 वर्ष	बांधकामाचा दर	Rs. 30250/-
उद्घाटन सुविधा	नाही	मजला	Ground Floor		
रस्ता सभ्य -	आहे	कॉर्नर वरील दुकान	नाही		
समिष्ट वापराच्या इमारतीमधील तळमजल्यावरील दुकाने - Yes					
कॉर्नर नाही नुसार मूल्यदर: 168370					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)					
= (((168370-58260) * (100 / 100)) + 58260)					
= Rs. 168370/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 168370 * 228.07					
= Rs. 38400145.9/-					
Applicable Rules = 4					
एकत्रित अंतिम मूल्य					
= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेड्येगार्डन मजला क्षेत्र मूल्य + लगतच्या गांवीचे मूल्य - वरील गांवीचे मूल्य + बंदिस्त वाहन ताकतेचे मूल्य + खुल्या जमिनीवरील वाहने ताकतेचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त वातकनी + मेकॅनिकल वाहनताक					
= A + B + C + D + E + F + G + H + I + J					
= 38400145.9 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
= Rs. 38400145.9/-					

[Handwritten Signature]
14/11/2024

Home Print



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CHALLAN
MTR Form Number-6



GRN	MH011145027202425E	BARCODE			Date	14/11/2024-16:53:21	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)	AAICA3318G					
Office Name	BRL 9_JT SUB REGISTRAR BORIVALI 9			Full Name	ARUNIS FINANCIAL AND MANAGEMENT CONSULTANT PRIVATE LIMITED					
Location	MUMBAI									
Year	2024-2025 One Time			Flat/Block No.	Hall - 2, Sunrays Shopping Centre Premises					
Account Head Details	Amount In Rs.			Premises/Building	Co-Operative Society Limited					
0030045501	Stamp Duty		2670000.00	Road/Street	Charkop Main Market, Charkop					
0030063301	Registration Fee		30000.00	Area/Locality	Kandivali (West), Mumbai					
				Town/City/District						
				PIN	4	0	0	0	6	7
				Remarks (If Any)	PAN2=AABPK8390C-SecondPartyName=RAJKUMAR SARDARAMAL KAUSHIK-					
				Amount In	Twenty Seven Lakh Rupees Only					
Total	27,00,000.00			Words						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332024111418196	2899253540			
Cheque/DD No.				Bank Date	RBI Date	14/11/2024-16:54:13	Not Verified with RBI			
Name of Bank				Bank-Branch	IDBI BANK					
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.

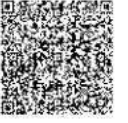
Mobile No. : 7045074777

संदर्भ चलन केवल मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

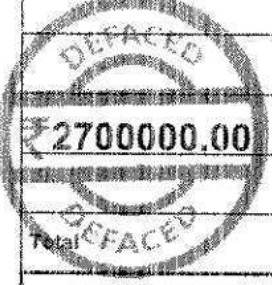
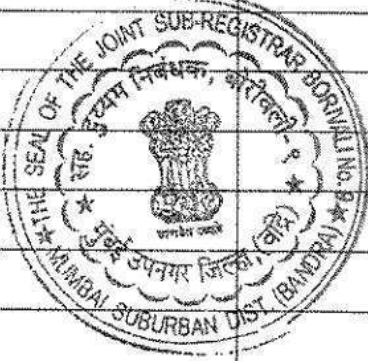
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CHALLAN
MTR Form Number-6



GRN	MH011145027202425E	BARCODE	[Barcode]		Date	14/11/2024-16:53:21	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty					
Office Name				BRL 9_JT SUB REGISTRAR BORIVALI 9					
Location				MUMBAI					
Year				2024-2025 One Time					
Account Head Details				Amount in Rs.		Payer Details			
0030045501 Stamp Duty				2670000.00		TAX ID / TAN (If Any)			
0030063301 Registration Fee				30000.00		PAN No.(If Applicable) AAICA3318G			
Full Name				ARUNIS FINANCIAL AND MANAGEMENT CONSULTANT PRIVATE LIMITED					
Flat/Block No.				Hall - 2, Sunrays Shopping Centre Premises					
Premises/Building				Co-Operative Society Limited					
Road/Street				Charkop Main Market, Charkop					
Area/Locality				Kandivali (West), Mumbai					
Town/City/District									
PIN				4 0 0 0 6 7					
Remarks (If Any)				PAN2=AABPK8390C-SecondPartyName=RAJKUMAR SARDAR AMAL KAUSHIK-					
Amount In				Twenty Seven Lakh Rupees Only					
Words				27,00,000.00					
Payment Details				IDBI BANK					
FOR USE IN RECEIVING BANK									
Cheque-DD Details				Bank CIN		Ref. No.		69103332024111418196 2899253540	
Cheque/DD No.				Bank Date		RBI Date		14/11/2024-16:54:13 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			



Department ID : Mobile No. : 7045074777
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर अचल कंचक दूखम लिखक कार्यालय नोदणी करवायच्या दस्तासाठी लागू आहे. नोंदणी न करवायच्या दस्तासाठी हे चालन लागू नाही.

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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-517-14381	0006139129202425	14/11/2024-19:19:28	IGR558	30000.00
2	(IS)-517-14381	0006139129202425	14/11/2024-19:19:28	IGR558	2670000.00
Total Defacement Amount					27,00,000.00



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

Receipt of Document Handling Charges

PRN	1124144216668	Receipt Date	14/11/2024
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Received from ARUNIS FINANCIAL AND MANAGEMENT CONSULTANT PRIVATE LIMITED, Mobile number 7045074777, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 14381 dated 14/11/2024 at the Sub Registrar office Joint S.R. Borivali of the District Mumbai Sub-urban District.



Payment Details

Bank Name	WIBMOPG	Payment Date	14/11/2024
Bank CIN	10004152024111415724	REF No.	68732127
Deface No	1124144216668D	Deface Date	14/11/2024

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



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AGREEMENT FOR SALE

This Agreement For Sale ("Agreement") is made, signed, entered and executed at Mumbai on this 14th day of November, 2024;

:BETWEEN:


MR. RAJKUMAR SARDARAMAL KAUSHIK, aged about 61 years, an adult, Indian Inhabitant of Mumbai, residing at Flat No. 204, 2nd Floor, Udyog Bhavan, Goregaon (East), Mumbai - 400 063; hereinafter called "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning, thereof mean and include her legal heirs, successors, executors, administrators and assigns) the party of **ONE PART**;


:AND:

ARUNIS FINANCIAL AND MANAGEMENT CONSULTANT PRIVATE LIMITED, a Private Limited Company incorporated under the Companies Act, 1956, having its registered office at Unit No. 501, Fly Edge Co-operative Premises Society Limited, Next to Kora Kendra Flyover, S.V. Road, Borivali (West), Mumbai - 400092, through its Director **MR. DENIIS DESAI**, aged about 44 years, hereinafter called "**THE TRANSFEREE**" (which expression shall unless it be repugnant to the context or meaning, thereof mean and include his / her / their legal heirs, successors, executors, administrators and assigns) the Party of the **OTHER PART**;

(For the sake of brevity, The Transferor and The Transferee shall hereinafter be collectively referred to as the "Parties" and individually as the "Party")

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The Transferor

For Arunis Financial and Management Consultant Private Limited

Director
The Transferee



Whereas by an **Articles of Agreement** dated 26th day of **December, 2006**, was made, entered, and executed; **Between; M/s. Sungrace Builders & Developers**, a joint venture constituted of **(1) Sungrace Builders & Developers (PVT). Ltd., (2) S. S. J. Builders & Developers (PVT) Ltd., (3) Mr. Nalin H. Gajaria**, therein referred to as "**The Sellers**" of the **First Part**; and; **(1) Mr. Chirag Anantray Mehta, (2) Mrs. Anjali Chirag Mehta, (3) Mr. Jayesh Jivandas Gokalgandhi, (4) Mr. Kiran Jivandas Gokalgandhi** - therein referred to as "**The Purchasers**" of the **Other Part**; said "**The Sellers**" sold and "**The Purchasers**" therein, have purchased and acquired on **Ownership Basis** the **Hall - 2, On 3rd Floor**, having admeasuring **228.07 Sq. Mtrs. Built-Up**, in the building known as "**SUNRAYS SHOPPING CENTRE**", situated at **Charkop Main Market, Charkop, Kandivali (West), Mumbai - 400 067**, together with all rights, title, interest, benefits, etc. on the terms, conditions and at the consideration as mentioned therein. **Articles of Agreement** dated **26th day of December, 2006**, is duly stamped and registered with the Sub-Registrar of Assurances, **Borivali - 5, M. S. D.** under Serial No. **BDR - 11 - 00062 - 2007** dated **03/01/2007**.

And whereas "**SUNRAYS SHOPPING CENTRE PREMISES**" Co-Operative Society Limited, hereinafter for convenience referred to as the "**Said Society**" a Co-operative Society incorporated and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. **MUM / MHADB / GNL / (O) / 12654 / Year 2008-09** Dated **28/01/2009**, is seized, possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land or Ground bearing **C.T.S. No. 1, C-1 / 561**, of **Village : Kandivali, in Taluka : Borivali**, together with the society known as "**SUNRAYS SHOPPING CENTRE PREMISES**" Co-Operative Society Limited (hereinafter referred to as the "**Said Society**") standing thereon, situate, lying and being situated at **Charkop Main Market, Charkop, Kandivali (West), Mumbai - 400 067**, within the Registration District and Sub-District of **Mumbai City and Mumbai Suburban** hereinafter referred to as the "**Said Property**" and more particularly described in the Second Schedule hereunder written.

And whereas the transferor is the registered and bonafide member of the "**SUNRAYS SHOPPING CENTRE PREMISES**" Co-Operative Society Limited and are absolutely holding **Ten (10) fully paid-up Shares** of the face value of **Rs.50/- (Rupees Fifty Only)** each bearing distinctive nos. from **661 to 670**, under **Share Certificate No.067**, (hereinafter referred to

as "**The said Shares**").

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 The Transferor	For Anuris Financial and Management Consultant Private Limited  The Transferee
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And Whereas by an **Agreement For Sale** dated **22nd day Of September, 2015**, was made, entered, and executed; **Between; (1) Mr. Chirag Anantray Mehta, (2) Mrs. Anjali Chirag Mehta, (3) Mr. Jayesh Jivandas Gokalgandhi, (4) Mr. Kiran Jivandas Gokalgandhi**, therein referred to as **"The Vendors" of the One Part**; and; **MR. RAJKUMAR SARDARAMAL KAUSHIK** - therein referred to as of **"The Purchaser" of the Other Part**; said **"The Vendors"** sold and **"The Purchaser"** therein, have purchased and acquired on **Ownership Basis the Hall - 2, On 3rd Floor**, having admeasuring **228.07 Sq. Mtrs. Built-Up**, in the building of the society known as **"SUNRAYS SHOPPING CENTRE PREMISES"** Co-Operative Society Limited, situated at **Charkop Main Market, Charkop, Kandivali (West), Mumbai - 400 067**, together with all rights, title, interest, benefits, etc. on the terms, conditions and at the consideration as mentioned therein. The said **Agreement For Sale** dated **22nd day Of September, 2015**, is duly stamped and registered with the Sub-Registrar of Assurances, **Borivali - 2, M. S. D.** under Serial No. **BRL - 2- 7235 - 2015** dated **22/09/2015**.



And Whereas by the virtue of above purchase, the transferor has been absolutely seized and possessed of and otherwise well and sufficiently entitled to **Hall - 2, On 3rd Floor**, having admeasuring **228.07 Sq. Mtrs. Built-Up**, in the building of the society known as **"SUNRAYS SHOPPING CENTRE PREMISES"** Co-Operative Society Limited, situated at **Charkop Main Market, Charkop, Kandivali (West), Mumbai - 400 067**, hereinafter referred to as **"the said Hall"** more particularly described in the First Schedule hereto.

And whereas the transferor is registered and bonafide member of **"SUNRAYS SHOPPING CENTRE PREMISES"** Co-Operative Society Ltd. (hereinafter for convenience referred to as **"the said Society"**)



And whereas the transferee has inspected and verified the deeds/documents/papers which was provided in respect of the said Hall from the transferor and the transferee have been satisfied with the authenticity and legality of the same and the transferee confirm of not raising any objection/dispute in respect of the same with the transferor. The transferor confirmed and agreed if any dues or any demand come in future from the any Government department, income tax department, stamp office in respect of abovementioned agreements or for the said Hall /shares then the transferor agreed to pay

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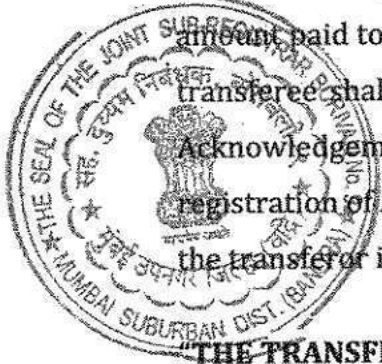
 The Transferor	For Arunika Financial and Management Consultant Private Limited  The Transferee
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all dues or demands without any argument and paid receipts shall be hand over to the transferee immediately till the date of possession.

And whereas the transferor have agreed to sell, transfer, convey and assign to the transferee and the transferee have agreed to purchase from the transferor his shares and the said Hall in said society including sinking funds standing to the credit of the transferor account with the society and as incidental thereto sell, transfer, convey and assign all the beneficial right, title and interest of the transferor in the said Hall together with the right of use and occupancy thereof at or for the lumpsum price/ total consideration amount of **Rs.4,45,00,000/- (Rupees Four Crore Forty Five Lakhs Only)**.


"The Transferor" hereby admit and acknowledge to have received from **"The Transferee"** the sum of **Rs.22,00,000/- (Rupees Twenty Two Lakhs Only)** on or before execution of this Agreement for Sale, being the Earnest Money / Token Amount / Part Consideration Amount for the sale of the said Flat, as per the particulars mentioned in the receipt appearing hereunder.

"THE TRANSFEEE" shall pay sum of **Rs.4,45,000/- (Rupees Four Lakhs Forty Five Thousand Only)** being the Tax Deduction At Source {T. D. S. @1% of the Agreement Value/consideration amount i.e. **Rs.4,45,00,000/- (Rupees Four Crore Forty Five Lakhs Only)** under Sec 194IA of the Income Tax Act as per the CBDT circular directly to the Taxation Authorities. The amount such paid shall be treated as amount paid to the transferor out of the consideration amount as agreed above. The transferee shall hereof pay the above T. D. S. and provide the Tax Paid Challan / Acknowledgement to the transferor within Thirty (30) working days after the registration of Agreement for Sale. The transferee agree and undertake to indemnify the transferor in respect hereof.



"THE TRANSFEEE" doth hereby agrees and admits shall pay to the transferor or in the said existing loan account on behalf the transferors a sum of **Rs.4,18,55,000/- (Rupees Four Crore Eighteen Lakhs Fifty Five Thousand Only)**, within Sixty (60) working days from the date of the registration of this Agreement For Sale, being the full and final consideration amount by way of raising loan / housing loan from bank / financial institution or any other mode of finance / own fund. And the transferor agree and confirm that he shall provide / give all required papers / documents /

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The Transferor

For Arun Financial and Management Consultant
 Private Limited

The Transferee

letters / deeds / forms / applications / KYC for bank loan and thereafter completion all procedures of bank loan of the said flat the transferee shall pay balance consideration amount and against on or before receiving the vacant and peaceful possession of the said flat.

If the transferee neglect, omit or fail for any reason whatsoever to pay to the transferor any of the amount due and payable under the terms and conditions of this agreement for sale within the time herein specified or if the transferee shall in any other way fail to perform or observe any of the covenants and stipulation in its part herein contained then the transferor shall be entitled to re-enter upon and resume possession of the said Hall and of everything whatsoever therein and this agreement for sale shall cease/cancel and stand null & void and the transferee shall not have any right/title/claim/interest of whatsoever nature in the said Hall. And all paid amount shall be returned or refund to the transferee by the transferors within fifteen (15) working days from the registration and execution of cancellation deed for this agreement for sale.



And whereas the parties hereto are desirous of recording the terms and conditions of this Agreement for sale in writing.



NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER: -

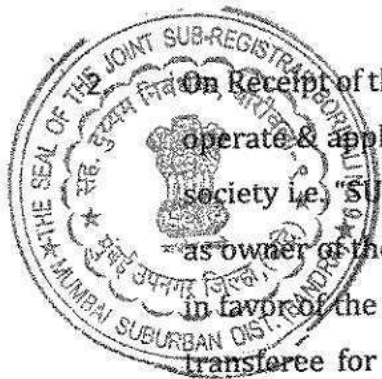
1. The transferor hereby confirms and agree to sell, transfer, convey and assign the said Hall to the transferee on receipt of full payment of consideration amount and the transferee hereby agree to purchase and acquire on total consideration amount:
 - a. **Hall - 2, on 3rd Floor, admeasuring 228.07 Sq. Mtrs. Built-Up,** in the building of the society known as **"SUNRAYS SHOPPING CENTRE PREMISES"** Co-Operative Society Limited, situated at **Charkop Main Market, Charkop, Kandivali (West), Mumbai - 400 067,** of the said Society standing on the said Property.

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 The Transferor	 The Transferee
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- b. **Ten (10) Shares** of the face value of Rs.50/- (Rupees Fifty Only) each bearing distinctive numbers from **661 to 670** (both inclusive) under **Share Certificate No. 067**.
- c. All deposits standing to the credit of the transferor in the records and registers of the said society for the said Hall. (hereinafter referred as "the said Deposits").
- d. All rights, benefits and advantages available to the transferor and/or to which the transferor is entitled to as member and shareholder of the said society (hereinafter referred to as "the said rights").


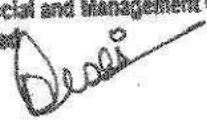
At or for the price of **Rs.4,45,00,000/- (Rupees Four Crore Forty Five Lakhs Only)**. That the said consideration is inclusive of the value of shares and the hall and is also inclusive of the value of the relevant deposits (if any), with the said society and other concerned authorities including deposit with electricity company, etc. (hereinafter collectively referred to as "the said Deposits"). The said transferee shall also enjoy all benefits after / on completion of this transaction, be entitled to rebates, interest, incomes, profits, that may at any time hereafter, be paid by the society and/or any other concerned authorities and otherwise (in respect of the said hall/shares/deposits) and the benefit of the legal and beneficial exclusive ownership unconditional, possession and occupation and unrestricted use of the said hall and all rights/privileges appurtenant thereto (as holder of the said shares).



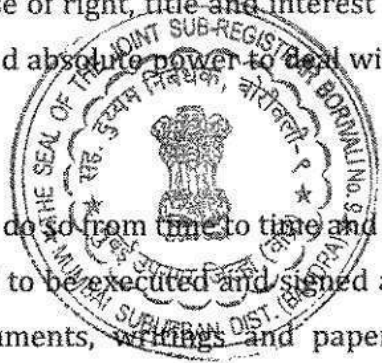
On Receipt of the balance payment as mentioned hereinabove the transferor shall cooperate & apply to get the transferee admitted and enrolled as member of the said society i.e. "SUNRAYS SHOPPING CENTRE PREMISES" Co-Operative Society Limited as owner of the said hall in the records of the said society and has agreed to execute in favour of the transferee such documents for enrollment as may be required by the transferee for transferring his share in the said society i.e. "SUNRAYS SHOPPING CENTRE PREMISES" Co-Operative Society Limited and the said hall in the name of the transferee.

3. **बदल - १/**
The Transferor hereby covenant with The Transferee as follows: -



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 The Transferor	For Ananda Financial and Management Consultant Private Limited  Director The Transferee
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- i. That the transferor is the sole and absolute owner of the said hall and member of the said shares of the said society and the said hall occupancy and no other person(s) has/have any right, title, interest, property, claim or demand of any nature whatsoever unto or upon the said Hall, either by way of sale, charges, gift, trust, lease, easement or otherwise howsoever and has good right, full power and absolute authority to sell and transfer the same to the transferee.
- ii. That the transferor have not created any charge or encumbrance whatsoever nature in respect of the said Hall and the said Hall is not subject matter of any litigation nor are the same or any of him attached in execution, any tenancy or leave and license or any right in favors of anyone in respect of the said Hall and the same is not attached either before or after judgment at the instance of Income Tax authorities, the Custom Authorities FEMA authorities SAFEMA authorities or from the Government of Maharashtra Local Municipality or any other Government Body or person and there are no outstanding or arrears payable to the Income Tax Authorities and the transferor have not given any undertakings to the taxation authorities or any other Government Authorities or any other authorities to deal with or dispose of right, title and interest in the said Hall and that the transferor has full and absolute power to deal with the same.
- iii. That the transferor shall whenever required to do so from time to time and at all times hereafter execute and sign or caused to be executed and signed all such letter, forms, applications, deeds, documents, writings and papers, affidavits, plaints, defenses in legal proceedings if any, for more perfectly securing and assuring and effectually transferring the said Shares and the said Hall unto to the use of the transferee at the entire cost of the transferee including Stamp Duty and Registration Charges if any.
- iv. That the transferor shall indemnify and keep indemnified the transferee from and against all actions, claims, demands, costs, charges and expenses, etc. claimed as falling due prior to the date of handing over possession of the said shares and the said Hall.



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 The Transferor	For Arun Financial and Management Consultant Private Limited  Director The Transferee
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- v. That the transferor has not made or registered (and he shall not hereafter make or register) any lien or nomination or assignment in regard to the said rights (with the said society and otherwise) and that any such liens / nomination / assignments (if found to have been made or registered by him prior to the execution of this agreement) shall, hereafter, be deemed to be null, void, inoperative, cancelled and withdrawn.
- vii. That the transferor shall bear all the liabilities towards the said Hall due and payable to any person and/or Govt. authorities either payable by way of debt, taxes, penalties etc. if any till the date of handing over the vacant and peaceful possession of the said Hall to the transferee.

4. The Transferee hereby covenants with The Transferor as follows: -

- i. That the transferee shall regularly pay to the said society his proportionate contribution of the municipal taxes, water, electricity and maintenance and other charges and outgoings payable in respect of the said Hall and shall hereby indemnify and keep indemnified the transferor against such claims that may arise in future pertaining to the said dues in respect of the said Hall.



- ii. That the transferee shall observe and perform and abide by all the rules and regulation and bye-laws of the said Society from time to time in force.

5. The transferor declares that the said Hall and rights, title and interest therein his own property and he has full power and authority to sell transfer, convey and assign the same in favors of the transferee herein. The transferor further declares that no member either major or minor of his family or any other person or persons have any rights, title and interest in the said hall in any manner whatsoever and he is in exclusive possession, use and occupation of the said Hall and no one else have any right of use and/or occupation of the said Hall in any manner whatsoever.

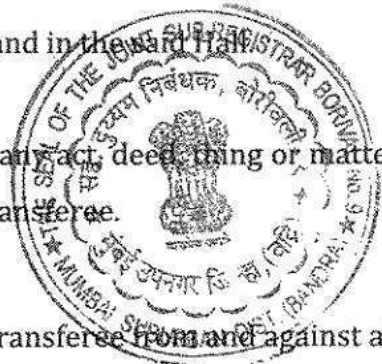
6. The transferor further declare that the transferor does not hold the said hall and/or the said shares as Nominee, "Benami" or in Trust for any person or persons and there is no

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 The Transferor	<p>For Anand Financial and Management Consultant Private Limited</p> Director The Transferee
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insolvency or lispence affecting the said Hall and/or the said un-issued shares or any of him or any part thereof.

7. the transferor shall hand over to the transferee following documents of title including the Original Agreement, Original Share Certificate, Registration Receipts, Stamp Duty Receipts, etc. in respect of the said Hall against receiving the consideration amount in full.
8. The Transfer fees/premium of the said society for the transfer of the said Shares and the said hall in favor of the transferee shall be borne by both the parties in equal proportion/ratio i.e. 50 : 50.
9. Stamp Duty, Registration charges, Legal charges and other charges (if any) payable on this Agreement for Sale shall be borne and paid by "THE TRANSFEREE" alone. "The Transferor" further agrees and undertakes to co-operate in every manner for getting the present Agreement For Sale registered with the concerned Sub-Registrar of Assurances.
10. The transferor transfers, convey and assigns all his rights and privileges whatsoever of the transferor as the member of the society and all the rights, title and interest of the transferor in the said Hall and the transferor hereby covenants with the transferee that they have good rights, title and interest in the said shares and in the said Hall.
11. the transferor hereby solemnly agree that he shall not do any act, deed, thing or matter so as to adversely affect or jeopardize the interest of the transferee.
12. The transferor shall indemnify and keep indemnified the transferee from and against all losses, damages, litigations, claims, demands, costs, charges and expenses that may be made and/or raised or incurred or suffered by the transferor as result of any breach or violation or non-performance of any obligations by the transferor prior to the date of completion of this sale transaction.
13. This Agreement for sale shall, to the extent they are statutory, always be subject to the provisions contained in the Maharashtra Ownership Hall (Regulation of promotion of construction, sale, management and transfer) Act, 1963 (Maharashtra Act No. XV of 1997) and rules made there under and any other provisions of law applicable thereto.



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 The Transferor	<p>For Arnie Financial and Management Consultant Private Limited</p>  The Transferee
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14. In the event of any dispute pertaining to any matter relating to the transaction or any matter arising out of the interpretation of this Agreement for sale shall be referred to sole arbitrator appointed by both the parties hereto and thus, disputes and differences shall be resolved in accordance with the provisions of Arbitration & Conciliation Act, 1996.


15. This Agreement for Sale shall be deemed to be the Sale Deed upon payment of the said full and final consideration amount by the transferee and upon handing over the vacant and peaceful physical possession of the said property by the transferor to the transferee. And further the transferor also agreed to execute sign and registered the sale deed of this agreement for sale in future if needed and demanded or requested by the transferee to the transferor without any consideration or arguments or notices and the transferee shall borne all the Govt. costs for the same.



THE FIRST SCHEDULE ABOVE REFERRED TO:

- a. **Hall - 2, on 3rd Floor**, admeasuring **228.07 Sq. Mtrs. Built-Up**, in the building of the society known as **"SUNRAYS SHOPPING CENTRE PREMISES"** Co-Operative Society Limited, situated at **Charkop Main Market, Charkop, Kandivali (West), Mumbai - 400 067.**
- b. **Ten (10) Shares** of the face value of **Rs.50/- (Rupees Fifty Only)** each bearing distinctive numbers from **661 to 670 (both inclusive)** under **Share Certificate No. 067.**
- c. All deposits standing to the credit of the transferor in the records and registers of the said society for the said Hall. (Hereinafter referred as "the said Deposits").
- d. All rights, benefits and advantages available to the transferor is entitled to as a member and shareholder of the said society.

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 The Transferor	For Amnis Financial and Management Consultant Private Limited  The Transferee
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THE SECOND SCHEDULE ABOVE REFERRED TO:

All that piece or parcel of land bearing **C.T.S. No. 1, C-1 / 561**, of **Village: Kandivali**, in Taluka: **Borivali**, together with the society known as **"SUNRAYS SHOPPING CENTRE PREMISES"** Co-Operative Society Limited, standing thereon and situate lying and being situated at **Charkop Main Market, Charkop, Kandivali (West), Mumbai - 400 067**, and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

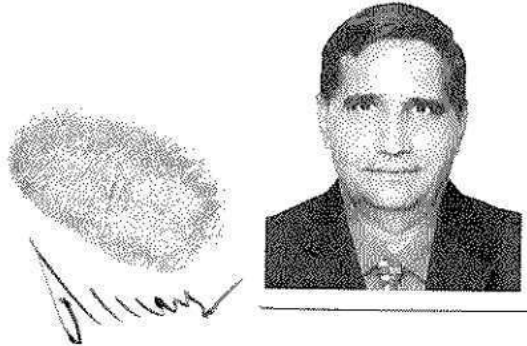


बरल - ९/		
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 The Transferor	<p>For Arun's Financial and Management Consultant Private Limited</p>  Director The Transferee
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IN WITNESSTH WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first herein above written.

SIGNED, SEALED AND DELIVERED)
by The within named THE TRANSFEROR)
MR. RAJKUMAR SARDARAMAL KAUSHIK)
P.A.N. : AABPK8390C)
AADHAR : 5875 5231 2101)



In the presence of ... M. Mehta)
... N. S. K. Mehta)

SIGNED, SEALED AND DELIVERED)
by The within named THE TRANSFEREE)
ARUNIS FINANCIAL AND MANAGEMENT)
CONSULTANT PRIVATE LIMITED)
P.A.N. : AAICA3318G)
Through its Director)
MR. DENIIS DESAI)
AADHAR : 5036 9353 2125)



For Arunis Financial and Management Consultant)
Private Limited)
Desai)
Director)

In the presence of ... Prasad Dalvi)
... Prasad Dalvi)



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PART PAYMENT RECEIPT

Received with thanks from ARUNIS FINANCIAL AND MANAGEMENT CONSULTANT PRIVATE LIMITED - THE TRANSFEREE the sum of Rs.22,00,000/- (Rupees Twenty Two Lakhs Only) as per the following particulars being the part consideration amount for the sale of the said Hall - 2, on 3rd Floor, admeasuring 228.07 Sq. Mtrs. Built-Up, in the building of the society known as "SUNRAYS SHOPPING CENTRE PREMISES" Co-Operative Society Limited, situated at Charkop Main Market, Charkop, Kandivali (West), Mumbai - 400 067.

AMOUNT	RTGS NO.	DATE	BANK NAME
Rs.22,00,000/-	UTIBR62024092073663899	29/09/2024	HDFC BANK
Rs.22,00,000/-	Total (Rupees Twenty Two Lakhs Only)		

I/We Say Received Rs.22,00,000/-
(Rupees Twenty Two Lakhs Only)



(MR. RAJKUMAR SARDARAMAL KAUSHIK)
"THE TRANSFEROR"

WITNESSES :

1. Vicky Mehta



2. PRASAD DALVI




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SUNRAYS SHOPPING CENTRE PREMISES CO-OPERATIVE SOCIETY LIMITED

REG. NO. : MUM / MHADB / GNL / (O) / 12654 / 2008 Dt. 28-1-2009

Survey No. 149, CTS No. 1, C-1/561, Charkop Market, Kandivali (West), Mumbai - 400 067.

Ref. No. : _____

Date : 21 OCT 2024

SSC/OW/OCT/2024-2025.

TO WHOM SOEVER IT MAY CONCERN

This is to certify that MR. RAJKUMAR S. KAUSHIK is owner of premises HALL NO. 02, on Third Floor in the building known as 'SUNRAYS SHOPPING CENTRE PREMISES COP. SOCIETY LTD', situated at Survey No. 149, CTS No. 1, C-1/561, Near Apna Bazar, Charkop Market, Kandivali (West), Mumbai-400067 and holding Share Certificate no. 067 of fully paid share each bearing no. 661 to 670 (Both inclusive).

The area of the HALL NO. 02 is 228.07 Sq. MTRS. BUILT UP area as per society records.

Further we state & confirm that there is NO LIEN on the said premises & there is no outstanding pending towards society maintenance.

We hereby give our NO OBJECTION to sale the said premises to M/S. ARUNIS FINANCIAL AND MANAGEMENT CONSULTANT PRIVATE LIMITED.

Yours Faithfully,

FOR SUNRAYS SHOPPING CENTRE PREMISES CO-OP SOC. LTD

CHAIRMAN

SECRETARY

TREASURER



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Arunis Financial & Management Consultant Pvt. Ltd.

CIN - U74900MH2010PTC200835

Regd. Office : Unit No. 501, Fly Edge Co-operative Premises Society Limited, Next to Kora Kendra Flyover, S.V. Road, Borivali (West), Mumbai - 400092, Mob No. 7045677788

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF ARUNIS FINANCIAL AND MANAGEMENT CONSULTANT PRIVATE LIMITED, HELD ON 16TH SEPTEMBER 2024 AT THE REGISTERED OFFICE OF THE COMPANY.

"RESOVED THAT 1] Mr. Deniis Desai & 2] Mrs. Dhara Desai Directors of the Company be and are hereby authorized to sign and execute and register, all necessary documents, agreements, deeds and forms on behalf of the Company and other incidental writings to be entered into by the company with respect to Hall No.2, 3rd Floor, Sunrays Shopping Centre Premises Co-Operative Society Limited, situated at Charkop Main Market, Charkop, Kandivali (West), Mumbai - 400067., in the name of ARUNIS FINANCIAL AND MANAGEMENT CONSULTANT PRIVATE LIMITED.

RESOLVED FURTHER THAT Mr. Deniis Desai be and is hereby authorized to represent the Company before the concerned authorities, submit applications, affix signatures, and do all acts and deeds as may be required for the purpose of executing the said registration and completing the process.

RESOLVED FURTHER THAT a certified true copy of this resolution be provided to the concerned authorities for their record and reference."

FOR ARUNIS FINANCIAL AND MANAGEMENT CONSULTANT PRIVATE LIMITED

Dhara

DHARA DESAI

DIRECTOR

DIN: 02926512



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मालमत्ता पत्रक

वोरीवली

मालमत्ता पत्रक

न.पू.अ.शोरीवली

दिनांक

मुंबई उपनगर जिल्हा

मुंबई उपनगर जिल्हा, मुंबई शहर, मुंबई उपनगर जिल्हा (बंदरा) - ४००००१

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क

न.पू.अ.शोरीवली/२२ (प्रमाण)



२२.११.२४

स.पू.अ.शोरीवली

वर्ग (१)

मुंबई उपनगर जिल्हा (२)

सहायक

न.पू.अ.शोरीवली/२४

S.I.F.

(11)

आवृत्तिका मालमत्ता प्रमाणपत्र
भूतनिर्माण व भूतनिर्माण प्रमाणपत्र
मुंबई.

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न.पू.अ.

शोरीवली

शोरीवली

न.पू.अ.शोरीवली
मुंबई उपनगर जिल्हा



अध्याय २
अध्याय ३
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अध्याय ५
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शोरीवली

SHARE CERTIFICATE

Share Certificate No. 067

(AUTHORISED SHARE CAPITAL OF RS. 1,00,000/- DIVIDED INTO 2000 SHARES OF RS. 50/- EACH)

SUNRAYS SHOPPING CENTRE PREMISES CO-OPERATIVE SOCIETY LIMITED

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

REG. NO. : MUM / MHADB / GNL / (D) / 12654 / 2008 Dt. 28-1-2009

Survey No. 149, CTS No. 1, C-1/561, Charkop Market, Kandivall (West), Mumbai - 400 067.

This is to certify that Mr. Chirag A. Mehta, Mrs. Anjali C. Mehta,
Mr. Jayesh J. Gokalgandhi, Mr. Kiran J. Gokalgandhi,
of Shop No. Hall-2 is the Registered Holder of 10 (TEN) fully paid-up Shares of ₹ 50/-
(Rupees Fifty) each Numbered from 661 to 670 both inclusive of ₹ 500 /-
(Rupees Five Hundred only) in SUNRAYS SHOPPING CENTRE PREMISES CO-OPERATIVE SOCIETY
LIMITED, Survey No. 149, CTS No. 1, C-1/561, Charkop Market, Kandivall (West),
Mumbai - 400 067. Subject to Bye-laws of the said Society.

Given under the Common Seal of the said Society at Mumbai, this 10th day of
June 2023

₹ 500/-



SUNRAYS SHOPPING CENTRE PREMISES CO-OPERATIVE SOCIETY LIMITED

Bahl
Hon. Chairman

JT
Hon. Secretary

[Signature]
M.C. Member

(P.T.O.)






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SUNRAYS SHOPPING CENTRE PREMISES CO-OPERATIVE SOCIETY LIMITED

REG. NO. : MUM / MHADB / GNL / (O) / 12654 / 2008 Dt. 28-1-2009

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr No of Transfer	To whom Transferred	Date of General Body / Managing Committee Meeting at which transfer was approved	Sr No in the Shares Register at which the transfer of Shares held by the Transferor are registered	Sr No in the Share Register at which the name of the Transferee is recorded
1	2	3	4	5
1	Mr. Rajkumar Sardarmal Kaushik	10/06/2023  Hon. Chairman	67  Hon. Secretary	324  M. C. Member
2		Hon. Chairman	Hon. Secretary	M. C. Member
3		Hon. Chairman	Hon. Secretary	M. C. Member
4		Hon. Chairman	Hon. Secretary	M. C. Member
5		Hon. Chairman	Hon. Secretary	M. C. Member
6		Hon. Chairman	Hon. Secretary	M. C. Member



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MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")
NO. CHE / A-32 / 2003 (WS) / AP / AR

6 FEB 2004

COMMENCEMENT CERTIFICATE

To,
Shri Nalin H. Gajaria
Owner

Sir,

With reference to your application No. 1610 dated 27.5.2003 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 Commercial building

C.T.S. No. IC-1/561
at premises at Street R.D.P.-5 Sector No.5, P.T.III
Village Kandivali (W) Plot No. SC-1
situated at Kandivali (W) 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 setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to 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 remain 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 & 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 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 of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation 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 condition 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.K. Godbole Assistant Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.
This C.C. is restricted for work upto Plinth level only

For and on behalf of Local Authority
Brihanmumbai Mahanagar Palika

Asst. Engineer, Building Proposal (West. Sub.)
P & R Wards
FOR

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⑧ This c.c. is further extended for the entire work i.e. G+1 one upper floor as per plan approved dt. 30-1-04.

- 1 OCT 2004

[Signature]
1.10.04
AEBPWSR/s

⑨ This c.c. is now valid and further extended for the entire work i.e. upto G+2 + 3(pt) + 4(pt) upper floors as per approved amended plans dated 27/9/2005.

6 OCT 2005

[Signature]
AEBPWSR/s.



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बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

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

लेखा क्रमांक RC0126490290190	मालमत्ता करवर्ष 2020-2021	देयक क्रमांक 202010BIL11797387 202020BIL11797388	देयक दिनांक 09/12/2020
पक्षकाराचे नाव व पत्ता : Mr. RAJKUMAR SARDARMAL KAUSHIK UNITE NO. 1, -, SUNRAYS SHOPPING CENTER, CHARKOP MARKET, -, KANDIVALI (WEST), NEXT TO APANA BAZAR, , MUMBAI, 400067,		प्रेषक - Asstt. Assessor & Collector, R Central Ward, Municipal Office Building, F. P. 44, T. P. S. No. 1, Chandavarkar Road, S. V. Road, Borivali (West), Mumbai - 400 092. ईमेल - aacrc.ac@mcgm.gov.in दूरध्वनी क्र. 022 2890 3944	
मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ विंग, सी.टी.एस.क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे. RC-11621(161) CTS /C-1/561 RDP 5 CHARKOP KANDIVALI(W) R.C.C.BLDG. LESSOR MHADA LESSEE M/S SUN-GR ACE BUILDERS AND DEVELOP, ERS PVT LTD			
प्रथम करनिर्धारण दिनांक: 01/04/2007	जलजोडणी क्रमांक: -	एकूण भांडवली मूल्य: ₹ 27397485	
एकूण भांडवली मूल्य: ₹ Two Crore Seventy Three Lakh Ninety Seven Thousand Four Hundred Eighty Five Only (अक्षरी)			
दि.31/03/2010 या तारखेपर्यंतची थकबाकी ₹ 0	दि. 01/04/2010 ते 31/03/2020 या तारखेपर्यंतची थकबाकी ₹ 0		
देयक कालावधी: 01/04/2020	ते 31/03/2021		

कराचे नाव	01/04/2020 ते 30/09/2020		01/10/2020 ते 31/03/2021	
सर्वसाधारण कर		34872		34872
जल कर		0		0
जल लाभ कर		21957		21957
मलनिःसारण कर		0		0
मलनिःसारण लाभ कर		13559		13559
म.न.पा. शिक्षण उपकर		12916		12916
राज्य शिक्षण उपकर		10333		10333
रोजगार हमी उपकर		2583		2583
वृक्ष उपकर		646		646
पथ कर		16791		16791
एकूण देयक रक्कम		113657		113657
कलम 152 अ नुसार दंडाची रक्कम				0
परताव्याबरील व्याजाची वसुली				0
आगाऊ जमिंदाराचे समायोजन				0
भरावयाची निव्वळ रक्कम		113657		113657
प्रतिदानाची निव्वळ रक्कम		0		0
री रुपये	₹ One Lakh Thirteen Thousand Six Hundred Fifty Seven Only		₹ One Lakh Thirteen Thousand Six Hundred Fifty Seven Only	
अंतिम देय दिनांक		08/03/2021		08/03/2021

"To make payment through NEFT:
IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTRC0126490290190 , Name-MCGM Property Tax. Please note,
payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of
MCGM"

सदर दस्तऐवज हा नागरिकांना करांचा भरणा सुलभतेने करता यावा यासाठी मुंमनपा अधिनियमातील तरतुदीनुसार निर्गमित
करण्यात आला असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

सामाजिक व परिस्थितीकीय लाभदायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या
पात्र मालमत्तास मालमत्ता करातील सर्वसाधारण कर या घटकात 5% ते 15% सबलत अनुज्ञेय आहे.

- माझे कुटुंब माझी जबाबदारी
- अ) मास्क बापरा
 - ब) वारंवार हात धुना
 - क) सुरक्षित अंतर राख्वा

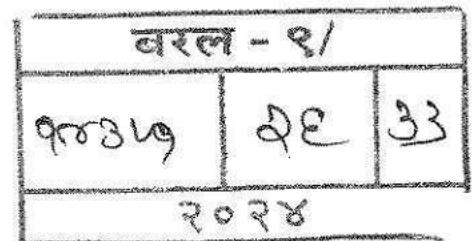
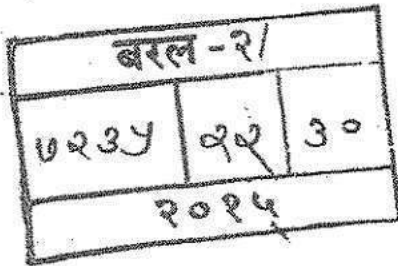
श. र. हसनोळे
डॉ. संगिता हसनोळे
करनिर्धारक व संकलक (प्र)



खरल - ९/
१०३५९ २५ ३३
२०२४

गावाचे नाव : कांदिवली

- (1) विलेखाचा प्रकार करारनामा
- (2) मोबदला रु. 6687500
- (3) बाजारभाव (भाडेपट्ट्याच्या बाबतिलिपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) रु. 7116000
- (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) पालिकेचे नाव: इतर वर्णन : हॉल नं 2, 3 रा माळा सनरेज शॉपिंग सेंटर
- (5) क्षेत्रफळ 228.07 चौमी बांधीव
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा -
- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. (नाव:- मे सनग्रेस बिल्डर्स अँड डेव्ह जॉइंट व्हेन्चर चे भागीदार अमृतलाल एल पटेल व नवीन एच गजारीया यादोघातर्फे मुखत्यार घनश्याम ठक्कर -- ,
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. (नाव:- जयेश जे गोकलगांधी -- , किरण जे गोकलगांधी -- , चिराग अनंतराय मेहता -- , अंजली चिराग मेहता -- ,
- (9) दस्तऐवज करून दिल्याचा दिनांक 26/12/2006
- (10) दस्त नोंदणी केल्याचा दिनांक 03/01/2007
- (11) अनुक्रमांक, खंड व पृष्ठ 62/2007
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 355800
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000





22 September, 2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 2

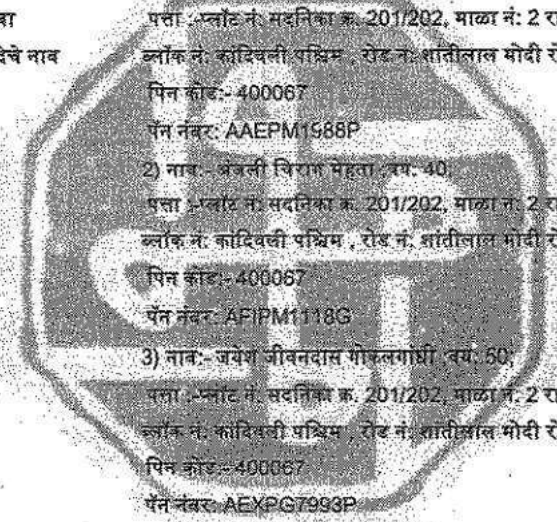
दस्त क्रमांक : 7235/2015

नोंदणी 63

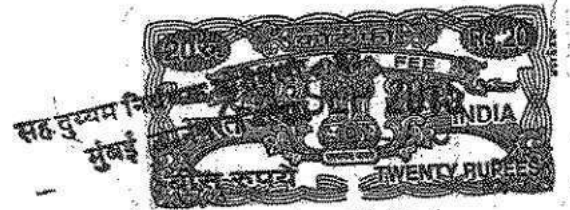
Regn. 63m

भावाचे नाव : कांदिवली

(1) विनिवृत्ती प्रकार	करारनामा
(2) मोबदला	रु.20,000,000/-
(3) बाजारभाव(भाडेपट्ट्याच्या वाढवितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु.19,739,000/-
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	IC-1/561, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: हॉल - 2, माळा नं: 3 रा मजला, इमारतीचे नाव: सनरेज शोपींग सेंटर, ब्लॉक नं: कांदिवली पश्चिम, मुंबई - 400 067, रोड : चारकोप मेन मार्केट, चारकोप
(5) क्षेत्रफळ	228.07 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:- विराग असतराय महता ;वय: 38; पत्ता :-प्लॉट नं: सदनिका क्र. 201/202, माळा नं: 2 रा मजला, इमारतीचे नाव: आलाप को-ऑप. हाउसिंग सोसा ब्लॉक नं: कांदिवली पश्चिम , रोड नं: शांतीलाल मोदी रोड, महाराष्ट्र, मुंबई. पिन कोड:- 400067 पॅन नंबर: AAEPM1988P 2) नाव:- जयदी विराग महता ;वय: 40; पत्ता :-प्लॉट नं: सदनिका क्र. 201/202, माळा नं: 2 रा मजला, इमारतीचे नाव: आलाप को-ऑप. हाउसिंग सोसा ब्लॉक नं: कांदिवली पश्चिम , रोड नं: शांतीलाल मोदी रोड, महाराष्ट्र, मुंबई. पिन कोड:- 400067 पॅन नंबर: AFIPM1118G 3) नाव:- जयेश जीवनदास गोकलगांधी ;वय: 50; पत्ता :-प्लॉट नं: सदनिका क्र. 201/202, माळा नं: 2 रा मजला, इमारतीचे नाव: आलाप को-ऑप. हाउसिंग सोसा ब्लॉक नं: कांदिवली पश्चिम , रोड नं: शांतीलाल मोदी रोड, महाराष्ट्र, मुंबई. पिन कोड:- 400067 पॅन नंबर: AEXP7993P 4) नाव:- किरण जीवनदास गोकलगांधी ;वय: 50; पत्ता :-प्लॉट नं: सदनिका क्र. 201/202, माळा नं: 2 रा मजला, इमारतीचे नाव: आलाप को-ऑप. हाउसिंग सोसा ब्लॉक नं: कांदिवली पश्चिम , रोड नं: शांतीलाल मोदी रोड, महाराष्ट्र, मुंबई. पिन कोड:- 400067 पॅन नंबर: AEXP7995M 5) नाव:- राजकुमार सरदारामल कौशिक ; वय:52; पत्ता:-प्लॉट नं: सदनिका क्र. 204, माळा नं: 2 रा मजला, इमारतीचे नाव: उद्योग भवन, ब्लॉक नं: सोरेमाव पूर्व, महाराष्ट्र, मुंबई. पिन कोड:- 400063; पॅन नं:- AABPK8390C;
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/09/2015
(10) दस्त नोंदणी केल्याचा दिनांक	22/09/2015
(11) अनुक्रमांक,खंड व पृष्ठ	7235/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.1,000,000/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेर	

मुल्यांकन...
THE SEAL OF THE SUB REGISTRAR BORIVALI MB

Null



खरल - ९/		
०१०३८९	२७	३३
२०२४		

नोंदणी क्रमांक : एमयुएम / एमएचएडीबी / जी एन एम / (अ.सं.)
/ १२६५४ / सन २००८ - २००९



**** नोंदणीचे प्रमाणपत्र ****

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की सनरेज शॉपिंग सेंटर प्रिमायसेस को-ऑप. सो. लि. सर्व्हे नं. १४९, सीटीएस नं. १, सी-१/ ५६१ गांव - चारकोप, चारकोप मेन मार्केट, कांदिवली-पश्चिम, मुंबई ४०० ०६७ ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६० मधील [सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४] कलम ९ [१] अन्वये नोंदण्यांत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमांच्या कलम १२ [१] अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १० [१] अन्वये संस्थेचे वर्गीकरण सर्वसाधारण संस्था असून, उपवर्गीकरण इतर संस्था असे आहे.



मुंबई :

दिनांक : २८-१-०९

(अ.सं.)
[डॉ. किशोर मांडे],
उपनिबंधक सहकारी संस्था,
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई

बरल - ९/		
१०३५९	२८	०३
२०२४		

SUNRAYS SHOPPING CENTRE PREMISES CO-OP SOC.LTD.

SURVEY NO.149, CTS NO.1, C-1/561, CHARKOP MARKET,
KANDIVALI (W), MUMBAI-400 067.
MUM/ (MHADB) /GNL/ (C) /12654/2008-09/DATED 28-01-2009

Name : MR RAJKUMAR S.KAUSHIK	Bill No. : 1434
Shop No. : H2 & H2A Area : 5350.00 Sq.ft	Bill Date : 02/10/2024
Bill for the Month of October 2024	Due Date : 26/10/2024

Sr.No.	Particulars	Amount
1	Maintenance Charges	57459.00
2	Lease Rent	3103.00
3	Repairing Fund	6741.00
4	Sinking Fund	2247.00
Total		69550.00
Add : Previous Dues		0.00
Add : Interest on Dues		0.00
Grand Total		69550.00



E.&.O.E.
 NOTES-1) Please draw Cheques in favour of "SUNRAYS SHOPPING CENTRE PREMISES Co-op.Soc.Ltd"
 2) 21% Interest will be charged if payment not received before due date
 3) Bank A/c details for online payments:-
 Bharat Bank Ltd.Charkop SB A/cNo.007810400000075 IFSC Code:BCBM0000079
 SVC BANK LTD, CHARKOP, SB A/C NO.105503010000057 IFSC CODE:SVCB0000055

For SUNRAYS SHOPPING CENTRE PREMISES CO-OP SOC.LTD.

E. & O. E. Authorized Signatory

RECEIPTS


SrNo	Date	VouchNo	ChequeNo	MemBank	RectAmt
1	30/09/2024	166	ONLINE		69550.00
Being amount received against Bill 1230 dated 05/09/2024					

For SUNRAYS SHOPPING CENTRE PREMISES CO-OP SOC.LTD.



Authorized Signatory
 SOFTWARE DEVELOPED BY APPSOFT DEVELOPERS. PHONE : 810 2402.

बरल - ९/		
१०३५९	२२	३३
२०२४		

राजकुमार विभाग
 INDUXTAL DEPARTMENT
 RAJ KUMAR KAUSHIK
 SARDARA MAL KAUSHIK
 10/02/1983
 Performance Account Number
 AADPK8390C



[Handwritten signature]

भारत सरकार
 Unique Identification Authority of India
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 0000/00200/78335

To
 राजकुमार सरदारमल काशिक
 Rajkumar Sardaramal Kaushik
 S/O, Sardaramal Kaushik
 1001 Samarpan Royale C.h.s Off Western Exp Highway
 Dattapada Rd
 Nr Metro Mali Thane Village Borivali East
 Mumbai
 Borivali East
 Mumbai
 Maharashtra 400066
 9820060159
 MP692500364FT


06/03/2012
268250036



आपला आधार क्रमांक / Your Aadhaar No. :

5875 5231 2101

आधार - सामान्य माणसाचा अधिकार


 भारत सरकार
 Government of India

राजकुमार सरदारमल काशिक
 Rajkumar Sardaramal Kaushik
 जन्म तारीख / DOB : 10/02/1983
 पुरुष / Male

१०३६९ ३० ३३
 २०२४

5875 5231 2101

आधार - सामान्य माणसाचा अधिकार

[Handwritten signature]

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARUNIS FINANCIAL AND
MANAGEMENT CONSULTANT
PRIVATE LIMITED



12/03/2010

Permanent Account Number

AAICA3318G

07042010

For Arunis Financial and Management Consultant
Private Limited

Desai
Director



भारत सरकार
Government of India



Issue Date: 18/01/2012



डेनिस देसाई
Denis Desai
जन्म तिथि/DOB: 30/10/1980
पुरुष/ MALE



5036 9353 2125

VID : 9195 2916 4088 2678

मेरा आधार, मेरी पहचान

For Arunis Financial and Management Consultant
Private Limited

Desai
Director

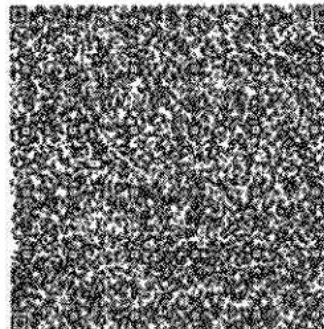


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
3402 राहेजा ओडिसी, विलाज मागाठाने, बोसिवली ईस्ट,
मुंबई, मुंबई सबअर्बन,
महाराष्ट्र - 400066

Address:
3402 Raheja Odyssey, Village Magathane,
Borivali East, Mumbai, Mumbai Suburban,
Maharashtra - 400066



5036 9353 2125

VID : 9195 2916 4088 2678

1947

help@uidai.gov.in

www.uidai.gov.in

9088 69 89 33
2028

517/14381

गुरुवार, 14 नोव्हेंबर 2024 7:19 म.नं.

दस्त गोपवारा भाग-1

बरल9

दस्त क्रमांक: 14381/2024

दस्त क्रमांक: बरल9/14381/2024

बाजार मूल्य: रु. 3,84,00,146/-

मोबदला: रु. 4,45,00,000/-

भरलेले मुद्रांक शुल्क: रु.26,70,000/-

दु. नि. सह. दु. नि. बरल9 यांचे कार्यालयात

अ. क्र. 14381 वर दि. 14-11-2024

रोजी 7:17 म.नं. वा. हजर केला.

पावती: 15264

पावती दिनांक: 14/11/2024

सादरकरणाचे नाव: अरुणीस फायनानशियल अँड मॅनेजमेंट
कन्सल्टंट प्रायव्हेट लिमिटेड चे संचालक डेनिस देसाई

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

कमी पडलेली पाने फी रु. ६०/-

इतर पावती क्र. १५१०५ दि. १४-११-२४

अन्वये वसूल केली.

एकुण: 30600.00

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक, बारीवली क्र. ९,
मुंबई उपनगर जिल्हा.

सह. दुय्यम निबंधक, बारीवली क्र. ९,
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

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

शिवका क्र. 1 14/11/2024 07:17:57 PM ची वेळ: (सादरीकरण)

शिवका क्र. 2 14/11/2024 07:18:33 PM ची वेळ: (फी)

प्रतिज्ञापत्र

• सदर दस्तावेज हा नोंदणी १९०८ अंतर्गत असलेल्या हल्लुदीनुसारच नोंदणीस
वाखलू केलेला आहे. • दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व
सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. • दस्ताची सत्यता, वैधता
कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

लिहून घेणारे



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१४३८१	३२	३३
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दस्त गोषवारा भाग-2

बरल9

दस्त क्रमांक:14381/2024

दस्त क्रमांक :बरल9/14381/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:राजकुमार सरदारामल कौशिक पत्ता:प्लॉट नं: सदनिका क्र. 2004, माळा नं: दुसरा मजला, इमारतीचे नाव: उद्योग भवन, ब्लॉक नं: -, रोड नं: गोरगाव पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AABPK8390C	लिहून देणार वय :-61 स्वाक्षरी:-		
2	नाव:अरुणीस फायनानशियल अँड मॅनेजमेंट कॅन्सलटंट प्रायव्हेट लिमिटेड चे संचालक डेनिस देसाई पत्ता:प्लॉट नं: युनिट क्र. 501, माळा नं: -, इमारतीचे नाव: फलाख एज को-ऑप प्रिमायसेस सोसायटी लिमिटेड, ब्लॉक नं: बोरिवली पश्चिम, मुंबई, रोड नं: कोरा केंद्र फलाखओकरच्या पुढे, एस. व्ही. रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAICA3318G	लिहून घेणार वय :- स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:14 / 11 / 2024 07 : 24 : 58 PM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पृढीलप्रमाणे आहे.

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1	लिहून घेणार अरुणीस फायनानशियल अँड मॅनेजमेंट कॅन्सलटंट प्रायव्हेट लिमिटेड चे संचालक डेनिस देसाई	14/11/2024 07:24:08 PM	डेनिस देसाई M 1306618373346975744
2	लिहून देणार राजकुमार सरदारामल कौशिक	14/11/2024 07:24:43 PM	राजकुमार सरदारामल कौशिक M 1212728492623945728

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण.....३३.....पाने आहेत.
पुस्तक क्र. १/बरल-१/१४३८१...२०२४
वर नोंदला, दिनांक...१४/११/२०२४

शिक्का क्र.4 ची वेळ:14 / 11 / 2024 07 : 25 : 01 PM

शिक्का क्र.5 ची वेळ:14 / 11 / 2024 07 : 26 : 16 PM नोंदणी पुस्तक 1 मध्ये

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सह. दुय्यम निबंधक, बोरिवली क्र. ९,

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sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
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