

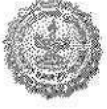
मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID:	202411148287	14 November 2024 06:54:49 PM			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	79-कांदीवली बोरीवली				
उप मूल्य विभाग	भूभाग: उत्तरेस गावाची सीमा, पुर्वेस गाव हद्द, गावठाण हद्द, बंदर पाखाडी मार्ग, श्री शेवंतीलाल खांडवाला 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)-	200.11 चौरस मीटर	मिळकतीचा वापर-	तळमजल्यावरील दुकाने	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	6 TO 2वर्ष	बांधकामाचा दर -	Rs.30250/-
उद्ववाहन सुविधा-	नाही	मजला -	Ground Floor		
रस्ता समुख -	आहे	कॉर्नरवरील दुकान -	नाही		
समिथ्र वापराच्या इमारतीमधील तळमजल्यावरील दुकाने - Yes					
कॉर्नरवर 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) मुखा मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 168370 * 200.11				
	= Rs. 33692520.7/-				
F) लगतच्या गच्चीचे क्षेत्र	56.86 चौरस मीटर				
लगतच्या गच्चीचे मूल्य	= 56.86 * (168370 * 40/100)				
	= Rs. 3829407.28/-				
Applicable Rules	= 4.15				
एकत्रित अंतिम मूल्य					
= मुखा मिळकतीचे मूल्य + तळपराचे मूल्य + मेडोनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळपराचे मूल्य + खुल्या जमिनीवरील वाहने तळपराचे मूल्य + इमारती भोक्तीच्या खुल्या जागेचे मूल्य + बंदिस्त बालकनी + मेडोनाईन कल वाहनतळ					
= A + B + C + D + E + F + G + H + I + J					
= 33692520.7 + 0 + 0 + 0 + 0 + 3829407.28 + 0 + 0 + 0 + 0					
= Rs.37521927.98/-					

Handwritten signature and date: 14/11/2024

Home Print



खरल - ९/
98367 9 33
2024



CHALLAN
MTR Form Number-6



GRN	MH011144400202425E	BARCODE			Date	14/11/2024-16:47:23	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)						
Office Name	BRL 9_JT SUB REGISTRAR BORIVALI 9			PAN No.(if Applicable)	AAICA3318G					
Location	MUMBAI			Full Name	ARUNIS FINANCIAL AND MANAGEMENT CONSULTANT PRIVATE LIMITED					
Year	2024-2025 One Time			Flat/Block No.	Hall - 2 (A), Sunrays Shopping Centre Premises					
Account Head Details		Amount In Rs.		Premises/Building	Co-Operative Society Limited					
0030045501	Stamp Duty	2340000.00		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-					
Total		23,70,000.00		Amount In Words	Twenty Three Lakh Seventy Thousand Rupees Only					
Payment Details		IDBI BANK			FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	Ref. No.	69103332024111418064	2899252084					
Cheque/DD No.		Bank Date	RBI Date	14/11/2024-16:48:24	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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

बरल - ९/		
१०३६०	२	९३
२०२४		



CHALLAN
MTR Form Number-6



GRN	MH011144400202425E	BARCODE	[Barcode]		Date	14/11/2024-16:47:23	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.				
0030045501 Stamp Duty					2340000.00				
0030063301 Registration Fee					30000.00				
Full Name					ARUNIS FINANCIAL AND MANAGEMENT CONSULTANT PRIVATE LIMITED				
Flat/Block No.					Hall - 2 (A), 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 SARDARAMAL KAUSHIK-				
Amount in Words					Twenty Three Lakh Seventy Thousand Rupees Only				
Payment Details					IDBI BANK				
Cheque-DD Details					FOR USE IN RECEIVING BANK				
Bank CIN					69103332024111418064				
Ref. No.					2899252084				
Bank Date					14/11/2024-16:48:24				
RBI Date					Not Verified with RBI				
Name of Bank					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.

धरतः प्रदान कृतं दृश्यते निवाहक कार्यालयतः नोदणी करावयाच्या दस्तऐवजी लागू आहे. नोदणी करायलायला नसल्याची सुट्टी घेऊन जाणे.

बरेल - १/

98318 3 33

2024

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-517-14384	0006139197202425	14/11/2024-19:22:20	IGR558	30000.00
2	(IS)-517-14384	0006139197202425	14/11/2024-19:22:20	IGR558	2340000.00
Total Defacement Amount					23,70,000.00

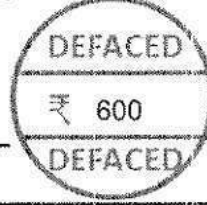


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1124146416699	Receipt Date	14/11/2024
-----	---------------	--------------	------------

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. 14384 dated 14/11/2024 at the Sub Registrar office Joint S.R. Borivali 9 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	WIBMOPG	Payment Date	14/11/2024
Bank CIN	10004152024111415754	REF No.	68733717
Deface No	1124146416699D	Deface Date	14/11/2024

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



वरल - ९/		
१०३५४	४	३३
२०२४		



AGREEMENT FOR SALE

Desai

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")

बरेल - १/		
१४३५४	५	३३
२०२४		

 The Transferor	For Arunis Financial and Management Consultant Private Limited  The Transferee Director
--	---



Whereas by an Articles of Agreement dated 20th 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. Jayesh Chatrabhuj Joshi, (2) Mr. Sunil Ram Joshi, (3) Mr. Gopal Budhanmal Joshi, (4) Mr. Jitendra Ghanshyam Joshi -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 (A), On 3rd Floor, having admeasuring 200.11 Sq. Mtrs. Built-Up Area, alongwith Terrace Area admeasuring 56.86 Mtrs. Built-Up Area, 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 20th day of December, 2006, is duly stamped and registered with the Sub-Registrar of Assurances, Borivali - 6, M. S. D. under Serial No. BDR - 12 - 09100 - 2006 dated 21/12/2006.

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 601 to 610, under Share Certificate No.061, (hereinafter referred to

as "The said Shares".

Handwritten notes and stamps: 90358, E, 23, 2028, and a stamp with '81' and '90358'.

 The Transferor	For Arun's Financial and Management Consultant Private Limited  Director The Transferee
---	--

And Whereas by an Agreement For Sale dated 22nd day Of September, 2015, was made, entered, and executed; Between; (1) Mr. Jayesh Chatrabhuj Joshi, (2) Mr. Sunil Ram Joshi, (3) Mr. Gopal Budhanmal Joshi, (4) Mr. Jitendra Ghanshyam Joshi, 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 (A), On 3rd Floor, having admeasuring 200.11 Sq. Mtrs. Built-Up Area, alongwith Terrace Area admeasuring 56.86 Mtrs. Built-Up Area, 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- 7234 - 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 (A), On 3rd Floor, having admeasuring 200.11 Sq. Mtrs. Built-Up Area alongwith Terrace Area admeasuring 56.86 Mtrs. Built-Up Area, 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 members 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 all the title 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

98358	U	33
२०२४		

 The Transferor	For Aranis Financial and Management Consultants Private Limited  Director The Transferee
---	--

abovementioned agreements or for the said Hall /shares then the transferor agreed to pay 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.3,90,00,000/- (Rupees Three Crore Ninety Lakhs Only).**

"The Transferor" hereby admit and acknowledge to have received from "The Transferee" the sum of **Rs.18,00,000/- (Rupees Eighteen 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 TRANSFEREE" shall pay sum of **Rs.3,90,000/- (Rupees Three Lakhs Ninety Thousand Only)** being the Tax Deduction At Source {T. D. S. @1% of the Agreement Value/consideration amount i.e. **Rs.3,90,00,000/- (Rupees Three Crore Ninety 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 TRANSFEREE" 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.3,68,10,000/- (Rupees Three Crore Sixty Eight Lakhs Ten 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

१०३५४	L ३३
२०२४	


 The Transferor

For Ananta Financial and Management Consultants
 Private Limited

 The Transferee

agree and confirm that he shall provide / give all required papers / documents / 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.

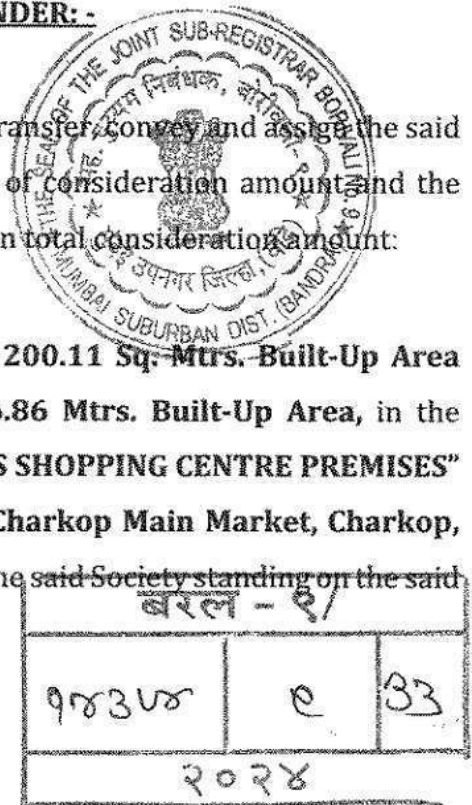
If the transferee neglect, omit or fail for any reason whatsoever to pay to the transferor any of the amount due and payable under the terms and conditions of this agreement for sale within the time herein specified or if the transferee shall in any other way fail to perform or observe any of the covenants 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 (A), on 3rd Floor, admeasuring 200.11 Sq. Mtrs. Built-Up Area** alongwith **Terrace Area admeasuring 56.86 Mtrs. Built-Up Area**, 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.

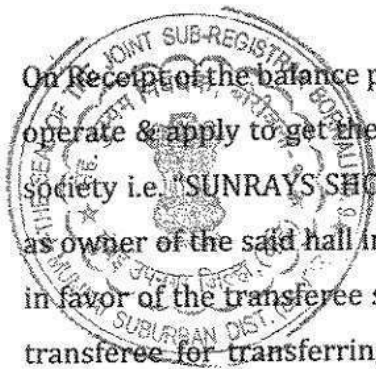


 The Transferor	For Arunis Financial and Management Consultant Private Limited  The Transferee Director
--	---



- b. **Ten (10) Shares** of the face value of Rs.50/- (Rupees Fifty Only) each bearing distinctive numbers from **601 to 610** (both inclusive) under **Share Certificate No. 061**.
- 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.3,90,00,000/- (Rupees Three Crore Ninety 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).

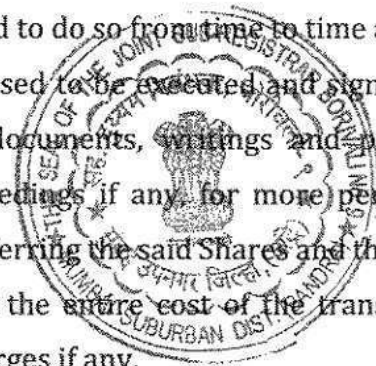
2. On Receipt of the balance payment as mentioned hereinabove the transferor shall cooperate & apply to get the transferee admitted and enrolled as member of the said society i.e. "SUNRAYS SHOPPING CENTRE PREMISES" Co-Operative Society Limited as owner of the said hall in the records of the said society and has agreed to execute in favor 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.



वरल - ९/		
3.	The Transferor hereby	covenant with The Transferee as follows: -
98348	90	33
२०२४		

 The Transferor	For Arania Financial and Management Consultant Private Limited  The Transferee
--	---

- 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, complaints, 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.



90308	99	33
2028		

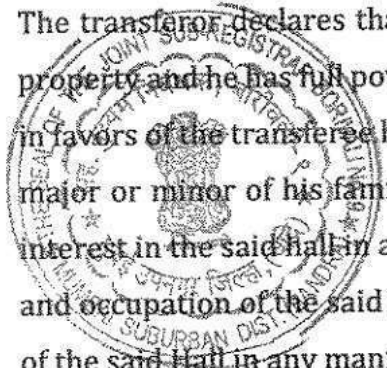
 The Transferor	For Arunio Financial and Management Consultant Private Limited The Transferee Director
---------------------------	---

- 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

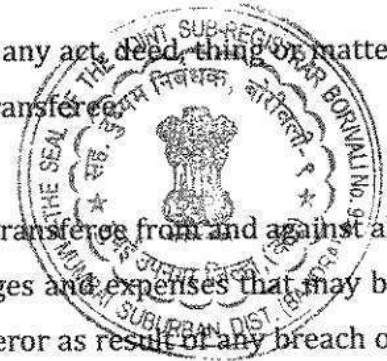
90302	92	33
2028		


The Transferor



For Anand Financial and Management Consultants
Private Limited

The Transferee

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 TRANSFEE" 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.



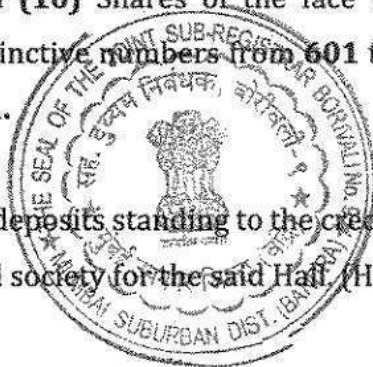
Maharashtra Act No. XV of 1997		
90300	93	33
2028		

 The Transferor	 For Annual Financial and Management Consultant The Transferee
--	--



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 (A), on 3rd Floor, admeasuring 200.11 Sq. Mtrs. Built-Up Area** alongwith **Terrace Area admeasuring 56.86 Mtrs. Built-Up Area**, 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 **601 to 610** (both inclusive) under **Share Certificate No. 061.**
- 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.



बरल - २/		
१०३५४	१०३३	
२०२४		



 The Transferor	For Arunio Financial and Management Consultant Private Limited  Director The Transferee
--	--

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.

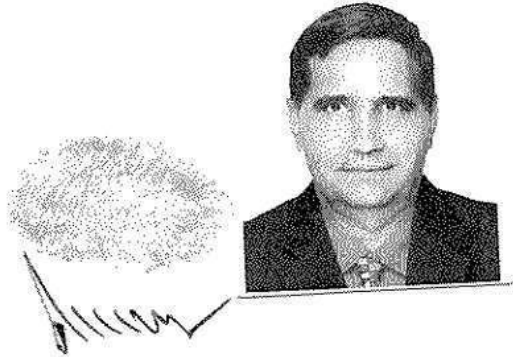


बरल - ९/		
१०३५४	१५	३३
२०२४		

 The Transferor	For Arunika Financial and Management Consultants Private Limited  The Transferee
--	---

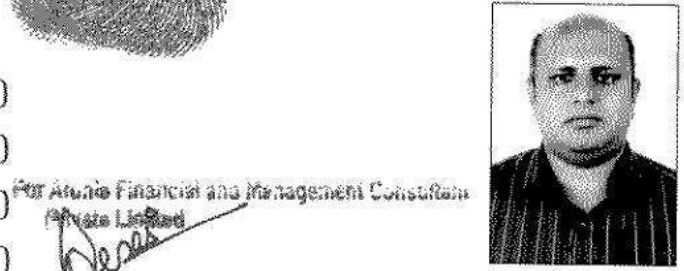
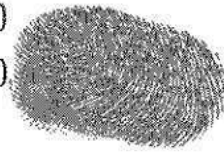
IN WITNESSTH WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first herein above written.

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 ... Metha ...)
... Nichay Metha ...)

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
Director

In the presence of ... ~~.....~~)
... PRASAD DALVI ...)

बरल - ९/
१०३५४ १६ ८३
२०२४

PART PAYMENT RECEIPT

Received with thanks from ARUNIS FINANCIAL AND MANAGEMENT CONSULTANT PRIVATE LIMITED - THE TRANSFEREE the sum of Rs.18,00,000/- (Rupees Eighteen Lakhs Only) as per the following particulars being the part consideration amount for the sale of the said Hall - 2 (A), on 3rd Floor, admeasuring 200.11 Sq. Mtrs. Built-Up Area alongwith Terrace Area admeasuring 56.86 Mtrs. Built-Up Area, 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.18,00,000/-	UTIBR62024092073661339	29/09/2024	HDFC BANK
Rs.18,00,000/-	Total (Rupees Eighteen Lakhs Only)		


I/We Say Received Rs.18,00,000/-
(Rupees Eighteen Lakhs Only)



(MR. RAJKUMAR SARDARAMAL KAUSHIK)
"THE TRANSFEROR"

WITNESSES :

1. Vicky Melta 

2. PRASAD DALVI 



बरल - ९/		
१०३५४	१५	३३
२०२४		

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. : ~~SSC/OW/OCT/2024-2025.~~

Date : 21 OCT 2024

TO WHOM SOEVER IT MAY CONCERN

This is to certify that **MR. RAJKUMAR S. KAUSHIK** is owner of premise; **HALL NO. 02-A**, 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. **061** of fully paid share each bearing no. **601 to 610** (Both inclusive).

The area of the **HALL NO. 02-A** is **200.11 Sq. MTRS. BUILT UP** area along with **Terrace of 56.86 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



बरल - ९/		
१०३५४	९८	३३
२०२४		



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.

"RESERVED 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.2A, 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



बरल - ९/		
१४३६४	१९	३३
२०२४		

मालमत्ता पत्रक

रजिस्ट्रार

महाराष्ट्र राज्य सरकार

न.पू.अ.नो/वरी

पत्र क्र. ११३३/२०२४
 मालमत्ता पत्रक
 मालमत्ता पत्रक क्र. ११३३/२०२४

२०२४

२०२४

५

न.पू.अ.एक/२२ प्रमाण



क्र.०१४

शेखर हांगाक

शेखर पत्रक (१०)
 मुंबई (१०) शिबिर पत्रक (१०)

समाप्त

न.पू.अ.२१७४/२
 प्रमाण

S.I.F.

(11)
 जार्वलक वेंक प्रमाण प्रमाणपत्र
 मूलाभ्यास व शेखर/वरील प्रमाणपत्र
 मुंबई

११
 ११३३-००३
 न.पू.अ.
 शेखर

शेखर नमून -

३२३३ ३१५५
 नगर भूमापन अधिकारी,
 वारीयली.

न.पू.अ.शेखर/वरी
 मुंबई उपनगर जिल्हा



२
 ४०-०
 २०
 ४२

११-११
 ११३३/२२
 २०२४



११३३/२२ २० ३३
 २०२४

११-११
 ११३३/२२ १० ३०
 २०२४

Handwritten signature

Handwritten signature

वारीयली

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 348 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

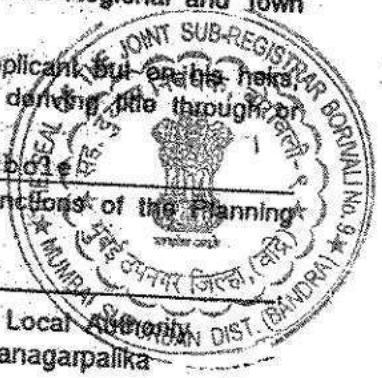
The Commencement Certificate/Building Permit is granted on the following conditions:

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 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 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 Mahanagarpalika



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

बरल - १/		
१०३५४	२९	०३
२०२४		

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

- 1 OCT 2004

[Signature]
1.10.04
A-5(BSD)R/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.



वरल - १/		
१०३५४	२२	३३
२०२४		

SHARE CERTIFICATE

Share Certificate No. 061

(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 / (O) / 12654 / 2008 Dt. 28-1-2009

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

This is to certify that Mr. Jayesh C Joshi, Mr. Sunil Ram Joshi,
Mr. Gopal Budhanmal Joshi, Mr. Jitendra Ghanshyam Joshi

of Shop No. Hall-2A is the Registered Holder of 10 (TEN) fully paid-up Shares of ₹ 50/-
(Rupees Fifty) each Numbered from 601 to 610 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, Kandivali (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

PAHL
Hon. Chairman

[Signature]
Hon. Secretary

[Signature]
M.C. Member





(P.T.O.)

बरल - ९/		
१०३५४	२३	८३
२०२४		

SUNRAYS SHOPPING CENTRE PREMISES CO-OPERATIVE SOCIETY LIMITED

REG. NO. : MUM / MHADB / GNL / (D) / 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	61  Hon. Secretary	325  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

वरल - ९/		
१०३५४	२४	३३
२०२४		



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
---------------------------------	------------------------------	--	---------------------------

पत्रकाराचे 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., यावाचे नाव, मार्ग क्र., मार्गचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची 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 थकवाकी ₹ 0	दि. 01/04/2010 ते 31/03/2020 या तारखेपर्यंतची थकवाकी ₹ 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 नाम 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 देवाची रक्कम			0			0
परताव्यावरील व्याजाची वसुली			0			0
आगाऊ अधिदानाचे समायोजन			0			0
भरावयाची निव्वळ रक्कम			113657			113657
प्रतिदानाची निव्वळ रक्कम			0			0

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 - SBIN000300, 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 दस्तावेज ह्या नागरिकांना करांचा भरणा सुलभतेने करता यावा यासाठी मुंमनपा अधिनियमातील तरतुदीनुसार निर्गमित
करण्यात आला असून सदर दस्तावेज 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 वापरा
ब) वारंवार हात धुवा
क) सुरक्षित अंतर राखा



सं. रा. हसनोळे
डॉ. संमिता हसनोळे
करनिर्धारक व संकलक (प्र)

स्वच्छ भारत
एक कदम स्वच्छता की ओर



C

E & OE

वरल - ९/
९०३५४ २५ ३३
२०२४

9100389

18/09/2015

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.का-बोरीवली
6

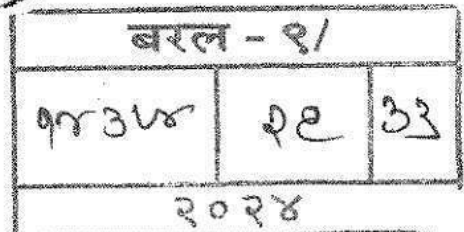
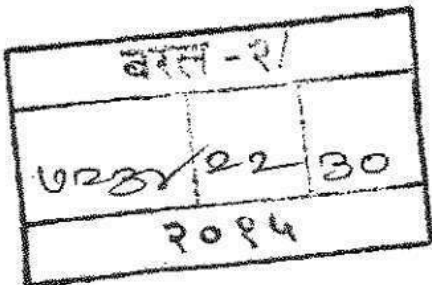
दस्त क्रमांक : 9100/2006

नोंदणी :

Regn:63m

गावाचे नाव : कांदिवली

- (1)विलेखाचा प्रकार करारनामा
- (2)मोबदला रु.6687500
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) रु. 7574000
- (4) भू-आपन,पोटहिस्ता व घरक्रमांक(असल्यास) पालिकेचे नाव:इतर वर्णन :हॉल नं 2 ए , सनरेज शॉपिंग सेंटर, 3 रा माळा , चारकोप कांदिवली प मुं -67. टॅरेस क्षेत्र 56.86 चौ.मि.बिल्डअप .
- (5) क्षेत्रफळ 200.11 चौ.मि.बिल्डअप
- (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:-भे. सनग्रेस बिल्डर्स अँड डेव्हलपर्स प्रा.लि.जॉईंट वेंचर तर्फे भागीदार नतिन एच गाजरीया व अमृतलाल पटेल यांच्या तर्फे मुखत्यार घनश्याम ठक्कर -- ,
- (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता नाव:-गोपाल बुधनमल जोशी , सुनील राम जोशी , जयेश चन्नभुज जोशी , जितेंद्र घनश्याम जोशी ,
- (9) दस्तऐवज करून दिल्याचा दिनांक 20/12/2006
- (10)दस्त नोंदणी केल्याचा दिनांक 21/12/2006
- (11)अनुक्रमांक,खंड व पृष्ठ 9100/2006
- (12)बाजारभावाप्रमाणे मुद्रांक शुल्क 378800
- (13)बाजारभावाप्रमाणे नोंदणी शुल्क 30000





22 September, 2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 2

दस्त क्रमांक : 7234/2015

नोंदणी 63

Regn. 63m

गावाचे नाव : कांदिवली

- (1) विलेखाचा प्रकार करारनामा
- (2) मोंबदला रु.20,000,000/-
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) रु.19,779,000/-
- (4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)
- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

IC-1/561, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: हॉल - 2(ए), माळा नं: 3 रा मजला, इमारतीचे नाव: सनरेज शॉपिंग सेंटर, ब्लॉक नं: कांदिवली पश्चिम, मुंबई - 400 067, रोड : चारकोप मेन मार्केट, चारकोप, इतर माहिती: सोबत टेरस क्षेत्रफळ 56.86 चौ. मी. व्हिल्ट अप 200.11 चौ.मीटर

- (7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1) नाव:- जयेश अत्रभुज जोशी ; वय: 43;
पत्ता :-प्लॉट नं: सदनिका क्र. ए/5, माळा नं: -, इमारतीचे नाव: कृष्णा कुंज, ब्लॉक नं: कांदिवली पश्चिम, रोड नं: मधु रोड, महाराष्ट्र, मुंबई.
पिन कोड:- 400067
पॅन नंबर: AGOPJ0579R

2) नाव:- सुनील राम जोशी ; वय: 41;
पत्ता :-प्लॉट नं: सदनिका क्र. ए/5, माळा नं: -, इमारतीचे नाव: कृष्णा कुंज, ब्लॉक नं: कांदिवली पश्चिम, रोड नं: मधु रोड, महाराष्ट्र, मुंबई.
पिन कोड:- 400067
पॅन नंबर: AGYPJ4228P

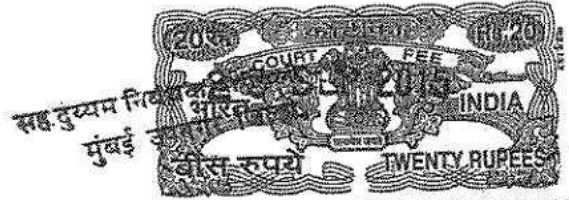
3) नाव:- गोपाल बुधानमल जोशी ; वय: 57;
पत्ता :-प्लॉट नं: सदनिका क्र. ए/5, माळा नं: -, इमारतीचे नाव: कृष्णा कुंज, ब्लॉक नं: कांदिवली पश्चिम, रोड नं: मधु रोड, महाराष्ट्र, मुंबई.
पिन कोड:- 400067
पॅन नंबर: AGFPJ4059H

4) नाव:- शिरीष बलवन्नाम जोशी ; वय: 33;
पत्ता :-प्लॉट नं: सदनिका क्र. ए/5, माळा नं: -, इमारतीचे नाव: कृष्णा कुंज, ब्लॉक नं: कांदिवली पश्चिम, रोड नं: मधु रोड, महाराष्ट्र, मुंबई.
पिन कोड:- 400067
पॅन नंबर: AGKJPJ8242P

- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1)नाव:- राजकुमार बलवन्नामल कौशिक ; वय:52;
पत्ता:-प्लॉट नं: सदनिका क्र. 204, माळा नं: 2 रा मजला, इमारतीचे नाव: उद्योग भवन, ब्लॉक नं: गोरगाव पूर्व, र महाराष्ट्र, मुंबई.
पिन कोड:- 400063;
पॅन नं:- AABPK8390C;

- (9) दस्तऐवज करून दिल्याचा दिनांक 22/09/2015
- (10) दस्त नोंदणी केल्याचा दिनांक 22/09/2015
- (11) अनुक्रमांक, खंड व पृष्ठ 7234/2015
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क रु.1,000,000/-
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क रु.30,000/-
- (14) क्षेत्र



Null

बरल - ९/

963/2 24 33
2024



नोंदणी क्रमांक : एमयुएम / एमएचएडीबी / जीएनएफ/ (अगो) /
1 92458 / सन 2004 - 200e

**** नोंदणीचे प्रमाणपत्र ****

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की सनरेज शॉपिंग सेंटर प्रिमायसेस को-ऑप. सो. लि. सर्व्हे नं. 989, सीटीएस नं. 9, सी-9/ 669 गांव - चारकोप, चारकोप मेन मार्केट, कांदिवली-पश्चिम, मुंबई 400 067 ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम 1960 मधील [सन 1969 चा महाराष्ट्र अधिनियम क्रमांक 28] कलम 9 [9] अन्वये नोंदण्यांत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमांच्या कलम 12 [9] अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम 1969 मधील नियम क्रमांक 10 [9] अन्वये संस्थेचे वर्गीकरण सर्वसाधारण संस्था असून, उपवर्गीकरण इतर संस्था असे आहे.



मुंबई :

दिनांक : 24-9-0e

(Signature)

[डॉ. किशोर मांडे]

उपनिबंधक सहकारी संस्था,
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई

बरल - ९/		
१४३५४	२८	३३
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/ (O) /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 for the Month of October 2024	Bill Date : 02/10/2024 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

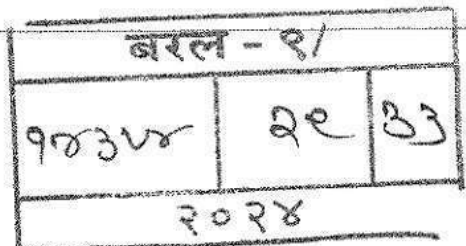
RECEIPTS

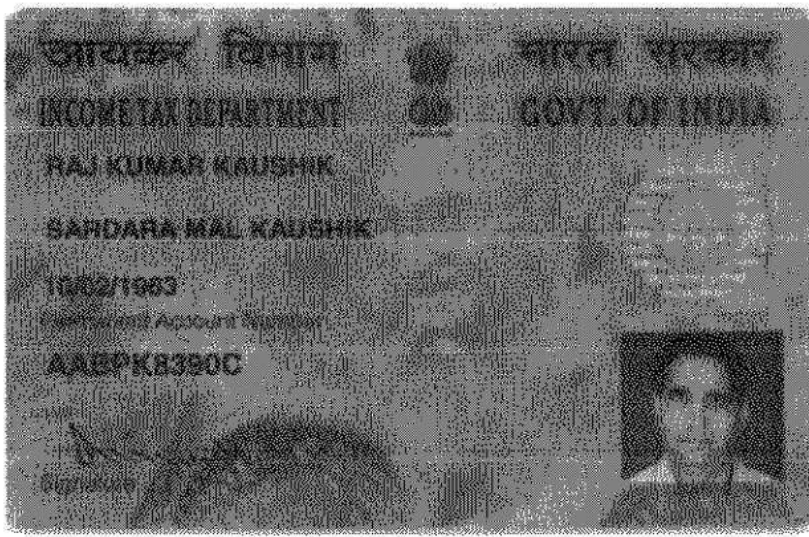
SrNo	Date	VouchNo	ChequeNo	MemBank	RectAmt
1	30/09/2024	166	ONLINE		69550.00
Being amount received against Bill 1230 dated 05/09/2024					

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

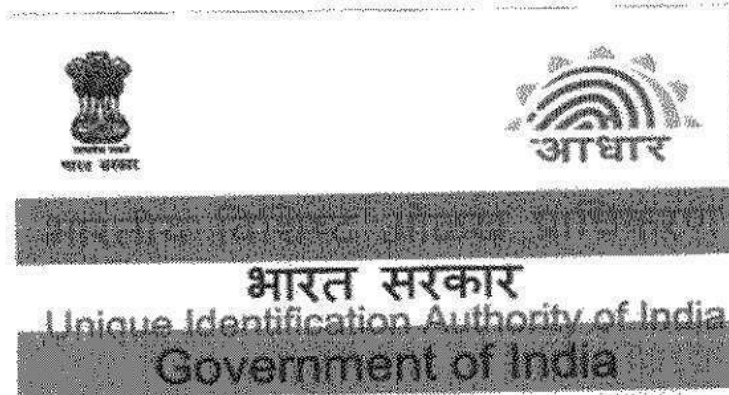
Authorized Signatory

SOFTWARE DEVELOPED BY APPSOFT DEVELOPERS. PHONE : 810 2402.





[Handwritten signature]



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

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

06/03/2012
 288250036



आपला आधार क्रमांक / Your Aadhaar No. :

5875 5231 2101

आधार - सामान्य माणसाचा अधिकार



5875 5231 2101

आधार - सामान्य माणसाचा अधिकार

- ९/	
१०३५४	३३
२०२४	

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



भारत सरकार
Government of India



Issue Date: 18/01/2013



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

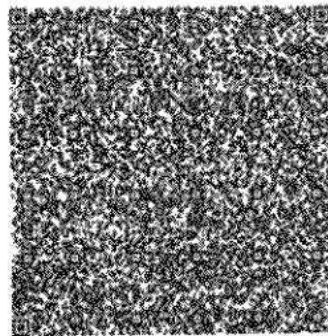


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
3402 राहेजा ओडिसी, विलाज मागाठाणे, बोखिली 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

बरत - ९/		
१०३५४	३१	३३
२०२४		

517/14384

गुरुवार, 14 नोव्हेंबर 2024 7:22 म.नं.

दस्त गोपवारा भाग-1

बरल9

दस्त क्रमांक: 14384/2024

दस्त क्रमांक: बरल9 /14384/2024

बाजार मूल्य: रु. 3,75,21,928/-

मोबदला: रु. 3,90,00,000/-

भरलेले मुद्रांक शुल्क: रु.23,40,000/-

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

अ. क्रं. 14384 वर दि.14-11-2024

रोजी 7:20 म.नं. वा. हजर केला.

पावती:15267

पावती दिनांक: 14/11/2024

सादरकरणाराचे नाव: अरुणीस फायनानशियल अँड मॅनेजमेंट कन्सलटंट प्रायव्हेट लिमिटेड चे संचालक डेनिस देसाई

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30



दस्त हजर करणाऱ्याची सही:

कमी पडलेली पाने फी रु. 60/-

इतर पावती क्र. 9899 दि. 14-11-24

अन्वये वसूल केली.

एकूण: 30600.00


सह. दुस्सम निबंधक, बोरीवली क्र. ९,
मुंबई उपनगर जिल्हा.




सह. दुय्यम निबंधक, बोरीवली 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 नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिवका क्रं. 1 14 / 11 / 2024 07 : 20 : 47 PM ची वेळ: (सादरीकरण)

शिवका क्रं. 2 14 / 11 / 2024 07 : 21 : 25 PM ची वेळ: (फी)

प्रतिज्ञापत्र
● सदर दस्तावेज हा नोंदणी १९०८ अंतर्गत असलेल्या तऱ्हेनुसारच नोंदणीस दाखल 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.

लिखुन देणारे : 
लिखुन घेणारे



बरल - ९/
98348 82 33
२०२४



14/11/2024 7:27:40 PM

दस्त गोपवारा भाग-2

बरल9

दस्त क्रमांक:14384/2024

दस्त क्रमांक :बरल9/14384/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:अरुणीस फायनानशियल अँड मॅनेजमेंट कन्सलटंट प्रायव्हेट लिमिटेड चे संचालक डेनिस देसाई पत्ता:प्लॉट नं: युनिट क्र. 501,, माळा नं: -, इमारतीचे नाव: फ्लाय एज को-ऑप प्रिमायसेस सोसायटी लिमिटेड, ब्लॉक नं: बोरिवली पश्चिम, मुंबई, रोड नं: कोरा केंद्र फ्लायओव्हरच्या पुढे, एस. व्ही. रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAICA3318G	लिहून घेणार वय :- स्वाक्षरी:-		
2	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:-		

वरील दस्ताऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिवका क्र.3 ची वेळ:14 / 11 / 2024 07 : 25 : 20 PM

ओळख:-
दस्ताऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार अरुणीस फायनानशियल अँड मॅनेजमेंट कन्सलटंट प्रायव्हेट लिमिटेड चे संचालक डेनिस देसाई	14/11/2024 07:24:09 PM	डेनिस देसाई M 1306618373346975744
2	लिहून देणार राजकुमार सरदारामल कौशिक	14/11/2024 07:25:07 PM	राजकुमार सरदारामल कौशिक M 1212728492623945728

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण.....33.....पाने आहेत.
पुस्तक क्र. १/बरल-९/१०३५४.....२०२४
वर नोंदला, दिनांक.....१०/११.....२०२४

शिवका क्र.4 ची वेळ:14 / 11 / 2024 07 : 25 : 23 PM

शिवका क्र.5 ची वेळ:14 / 11 / 2024 07 : 26 : 46 PM नोंदणी पुस्तक 1 मध्ये

BRL9 सह. दुय्यम निबंधक, बोरिवली क्र. ९,

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Date
1	ARUNIS FINANCIAL AND MANAGEMENT CONSULTANT PRIVATE LIMITED	eChallan	69103332024111418064	MH011144400202425E	2340000.00	SD	0006139197202425 14/11/2024
2		DHC		1124146416699	600	RF	1124146416699D 14/11/2024
3	ARUNIS FINANCIAL AND MANAGEMENT CONSULTANT PRIVATE LIMITED	eChallan		MH011144400202425E	30000	RF	0006139197202425 14/11/2024

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

14384 /2024

Know Your Rights as Registrants

1. Verify Scanned Document for correctness (the document is available on a side) printout after scanning.
2. Get print immediately after registration.

For any queries, please write to us at feedback.isarita@gmail.com

