

387/3859

पावती

Original/Duplicate

Tuesday, March 08, 2022

नोंदणी क्र.: 389

4:21 PM

Regn.:38M

शाबाचे नाव: पी.एस.पहाडीगोरेगांव

पावती क्र.: 4163

दिनांक: 08/03/2022

दस्तावेजाचा अनुक्रमांक: बरत-4-3859-2022

दस्तावेजाचा प्रकार : बक्षीसपत्र

सादर करणाऱ्याचे नाव: मंगेश राजेंद्र शाह

नोंदणी पी

दस्तावेजाकधी फी

प्रधानी राख्या: 35

₹. 200.00

₹. 700.00

एकूण:

₹. 900.00

आपणास मूळ दस्त ,पत्रनेत विट.सुनी-२ नंदाजे
4:40 PM रोजी वेळेस मिळेल.सह दु.नि.का-बोरीवली 4
सह. दुय्यम निबंधक, बाबोवली क्र.-४,
मुंबई उपनगर जिल्हा.

वाजार मूल्य: ₹.7118500 /-

मोबदला ₹.0/-

परतले मुद्रांक शुल्क : ₹. 200/-

1) देयकाचा प्रकार: DHC रकम: ₹.700/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0803202207712 दिनांक: 08/03/2022

बक्षीचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014208062202122E दिनांक: 08/03/2022

बक्षीचे नाव व पत्ता:

DELIVERED

Valuation ID

202203085721

08 March 2022,03:18:05 PM

पृष्ठ-4

मूल्यांकनाचे वर्ष 2021
 दिनांक शुक्र(अमराव)
 मूल्य विभागा 57-वसुधै-मोक्षान्न वधिरा (बांधीवली)
 ज्ञान मूल्य विभागा 57/265मुभागा : खरीत गावली रु.दुसरे एच. चौक रोड, बांधीवली गावली रुद व वधिरास रिक रुद.
 खरीत क्षेत्र / व. मू. क्रमांक : रिक.एच. वंका#88

पारितोष मूल्य रत मरकतमुभागा मूल्यावर रु. 153900
 युक्ती करीन विवाली खरीतिका 176680
 इकाये 218300
 शीर्षकीक 153900
 येववापनाचे एकाक चौकरी मीटर

बांधीव क्षेत्राची खरीतिका 44.05चौर मीटर विवालीव वास्त- 0 T/O 2चे
 बांधकामाचे बांधीवक्रम- 1-आर सी सी विवालीचे वर- 5th floor To 10th floor
 मूल्यावर/बांधकामाचा रत- रु. 153900/-

रतना करमुद -
 Sale Type - First Sale
 Sale/Resale of built up Property constructed after circular dt.02/01/2018

पुनरा विवाण वर/वास्त = 105% apply to rate= Rs.161595/-

वसा-वास्तुवास्तु विवालीव शरी चौ. मीटर मूल्यावर

$$= ((\text{मरकत मूल्यावर} - \text{मुभागा खरीतिका रत}) * \text{वसा-वास्तुवास्तु करकाशी}) + \text{मुभागा खरीतिका रत}$$

$$= ((161595-75210) * (100 / 100)) + 75210$$

$$= \text{Rs.161595/-}$$

A) मुका विवालीचे मूल्या

$$= \text{खरीत प्रपणे मूल्या रत} * \text{विवालीचे क्षेत्र}$$

$$= 161595 * 44.05$$

$$= \text{Rs.7118259.75/-}$$

एकदिवर खरीत मूल्या

$$= \text{मुका विवालीचे मूल्या} + \text{वेववापनाचे मूल्या} + \text{वेववापनाचे मूल्या} + \text{बांधीव कर} + \text{वसा-वास्तुवास्तु करकाशी} + \text{मुभागा खरीतिका रत}$$

$$= \text{A} + \text{B} + \text{C} + \text{D} + \text{E} + \text{F} + \text{G} + \text{H} + \text{I} + \text{J}$$

$$= 7118259.75 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$$

$$= \text{Rs.7118259.75/-}$$

Home Print



वक्रण - ४		
3	9	39
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गरीब - ४		
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२०२२		





GRN	MH014208062202122E	BARCODE					Date	08/03/2022-09:25:36	Form ID	34
Department	Inspector General Of Registration	Payer Details								
Type of Payment	Stamp Duty/ Registration Fee	TAX ID / TAN (If Any)								
Office Name	BRL4_JT SUB REGISTRAR BORIVALI NO 4	FAN No.(If Applicable)								
Location	MUMBAI	Full Name	MRUGESH RAJENDRA SHAH							
Year	2021-2022 One Time	Flat/Block No.	FLAT NO.701 KRISHNA APARTMENT CO OP							
		Premises/Building	HSG SOC LTD							
Account Head Details		Amount In Re.								
0030045501	Stamp Duty	200.00	Road/Street	LOKMANYA TILAK NAGAR, ROAD NO.6						
0030063301	Registration Fee	200.00	Area/Locality	GOREGAON WEST MUMBAI						
			Town/City/District							
			PIN	4 0 0 1 0 4						
			Remarks (If Any)	SecondPartyName=ARUNA RAJENDRA SHAH-						
Total		400.00	Amount In Words	Four Hundred Rupees Only						
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK								
Cheque/DD No.		Bank CIN	Ref. No.	00040572022030898722 IKOBOLTT16						
Name of Bank		Bank Date	RBI Date	08/03/2022-09:24:26 Not Verified with RBI						
Name of Branch		Bank-Branch	STATE BANK OF INDIA							
		Scroll No. , Date	Not Verified with Scroll							



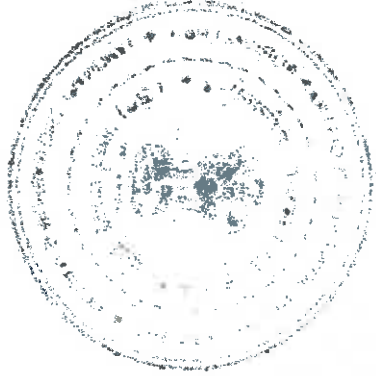
Department ID : Mobile No. : 00000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नॉट वॉलॅड डॉक्युमेंट रजिस्ट्रेशनसाठी. नॉट वॉलॅड डॉक्युमेंट रजिस्ट्रेशनसाठी. नॉट वॉलॅड डॉक्युमेंट रजिस्ट्रेशनसाठी.

Handwritten signature/initials

Handwritten signature/initials

बॉल - ४		
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बरेल - ४		
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बतल - ४		
३६५६	५	३५
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DEED OF GIFT

THIS DEED OF GIFT made at Mumbai on this the 08th day of March, 2022:

BETWEEN

SMT. ARUNA RAJENDRA SHAH aged 66 years, PAN – ANGPSS9918N, adult, Indian Inhabitant, residing at 97/701, Krishna Apartment, L. T. Road No.6, Off. M. G. Road, Near Rosary Church, Goregaon (West), Mumbai 400 104, hereinafter called and referred to as the “DONOR” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) the party of the One part:

AND

MR. MRUGESH RAJENDRA SHAH aged 39 years, PAN – ANSPSS3849J, adult, Indian Inhabitant, residing at 97/701, Krishna Apartment, L. T. Road No.6, Off. M. G. Road, Near Rosary Church, Goregaon (West), Mumbai 400 104, hereinafter referred to as the “DONEE” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) the party of the Other part:



DONEE



DONOR

WHEREAS the Donor is in exclusive use and occupation and lawful owner and member of flat bearing Flat No.701, Seventh Floor, in the building known as "KRISHNA APARTMENT" in "KRISHNA APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD."; Registration No.MUM/W-P/HSG/TC/12128/2003-04/YEAR 2003, situated at Lokmanya Tilak Nagar, Road No.6, Goregaon (West), Mumbai 400 104, constructed, lying, being and situated on the plot of land bearing C.T.S. No.88, 88/1 to 4 of Village Pahadi



WHEREAS by an Agreement dated 24th day of September, 2002 between M/S. CONSTRUCTION PRIVATE LIMITED, registered under the Companies Act, 1956 office at Shop No.6, Saurabh Apartment, Shahaji Marg, Near Bhuta School, Vile Parle (West), Mumbai 400 057, therein referred to as the "Developers" of the First Part and SMT. ARUNA RAJENDRA SHAH, therein referred to as the "Purchaser" of the Second Part; therein the Developers agreed to sale to the Purchaser; therein the Flat No.701, Seventh Floor, in the building known as "KRISHNA APARTMENT" in "KRISHNA APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD.", Registration No.MUM/W-P/HSG/TC/12128/2003-04/YEAR 2003, situated at Lokmanya Tilak Nagar, Road No.6, Goregaon (West), Mumbai 400 104, together with all rights, title, interest and benefits and on the terms and conditions and at the consideration amount mentioned therein and the said Agreement have been duly registered under Serial No.BDR-2-05987-2002 dated 08/10/2002.

AND WHEREAS hence, the Donor has got 100% shares in respect of the said flat.
AND WHEREAS the DONOR is the member of "KRISHNA APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD.", Registration No.MUM/W-P/HSG/TC/12128/2003-04/YEAR 2003 and is holding the five shares of Rs.50/- each bearing distinctive Nos.091 to 095 (both inclusive) comprised in Share Certificate No.019.

AND WHEREAS by virtue of the abovesaid, the DONOR is in possession of and shares well and sufficiently entitled to the said property;

अनुपस्थित		
3192	3	34

AND WHEREAS the DONEE is the lawful Son of the DONOR and due to the natural love and affection which the DONOR had and still has for the DONEE, the DONOR is desirous to Gift, grant, convey, transfer, give and assure unto and to the use of the DONEE, freely and voluntarily, the said property and the said undivided 50% shares of the said flat and has delivered possession of the same unto and in favor of the DONEE;

[Signature]

DONEE

[Signature]

DONOR

AND WHEREAS the DONEE has signified his acceptance of the gift hereby made, by executing these presents in testimony thereof;

AND WHEREAS the parties hereto are desirous to reduce the above Gift into writing;

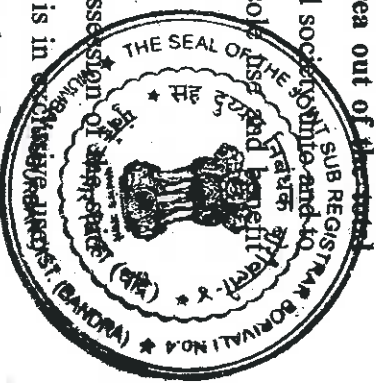
THEREFORE THESE PRESENTS WITNESSETH AS UNDER:

1) That out of the natural love and affection which the DONOR had and still has for the DONEE, the DONOR doeth hereby Gift, grant, convey, transfer, give and assume freely without any monetary consideration and voluntarily her 50% undivided shares in respect of the said flat, i.e. Flat No.701, Seventh Floor, in the building known as "KRISHNA APARTMENT" in "KRISHNA APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD.", Registration No.MUM/W-P/HSG/TC/12128/2003-04/YEAR 2003, situated at Lokmanya Tilak Nagar, Road No.6, Goregaon (West), Mumbai 400 104, constructed, lying, being and situated on the plot of land bearing C.T.S. No.88, 88/1 to 4 of Village Pahadi Goregaon West, Taluka Borivali, Mumbai Suburban District, adm. about 395 sq.ft. Carpet area out of ~~the~~ area adm. About 790 sq.ft. Carpet area and the said 50% shares of the said society and to the use of the DONEE TO HAVE AND TO HOLD the same for his sole use and benefit absolutely and unconditionally forever.

2) That on or before execution hereof the DONOR has delivered possession of ~~the~~ undivided 50% shares unto and in favor of the DONEE and the DONEE is in ~~the~~ occupation and possession of 50% shares of the said flat as the absolute owner thereof.

3) That hereinafter neither the DONOR nor anyone else claiming through her legal heirs shall have or claim any rights, titles and interests in respect of the said property of the DONOR gifted 50% shares to the DONEE, in entire and the benefits thereof shall hereafter exclusively belong to the DONEE and shall be used, occupied, possessed and held ~~by DONOR~~ as the sole and absolute owner of 50% shares thereof, and the DONEE shall be ~~sole~~ entitled to deal with the same in the manner he may deem fit and proper.

4) The DONOR hereby gives her no objection for the addition of Donee's Name in the record of the co-operative society and for the transfer of 50% shares of the said flat in the sole name of the DONEE.



31/12	0	35
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DONEE

DONOR



DONOR hereby gives her no objection for the transfer of the electricity meter, DONEE alongwith any deposits thereof.

- 6) The DONOR further agrees to execute any other or further deed, document or writing in favor of the DONEE for the effective transfer of the 50% shares in respect of the said flat in the name of the DONEE.
- 7) The DONOR hereby agrees to remain present before the Sub-Registrar of Assurances to admit the execution hereof and register this Deed of Gift.
- 8) That the DONEE accepts the gift of the undivided 50% shares of the said flat hereunder made as testified by him being a party hereto and executing these presents.
- 9) After the execution of this Gift Deed, the DONOR i.e. SMT. ARUNA RAJENDRA SHAH has got 50% shares in respect of the said flat and the DONEE i.e. MR. MRUGESH RAJENDRA SHAH has got 50% shares in respect of the said flat and they are the lawful owners and members of the said flat.

SCHEDULE

Undivided 50% shares of Flat No.701, Seventh Floor, in the building known as "KRISHNA APARTMENT" in "KRISHNA APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD.", Registration No.MUM/W-P/HSG/TC/12128/2003-04/YEAR 2003, situated at Lokmanya Tilak Nagar, Road No.6, Goregaon (West), Mumbai 400 104, constructed, lying, being and situated on the plot of land bearing C.T.S. No.88, 88/1 to 4 of Village Pahadi Goregaon West, Taluka Borivali, Mumbai Suburban District, adm. about 395 sq.ft. Carpet area out of the total area adm. About 790 sq.ft. Carpet area.

2 

DONOR

A 

DONOR

बतल - ४		
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IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands and seals on the day and year first hereinbefore written.

SIGNED SEALED AND DELIVERED BY)

THE WITHINNAMED "DONOR")

SMT. ARUNA RAJENDRA SHAH)

IN THE PRESENCE OF)



Ar2

SIGNED SEALED AND DELIVERED BY)

THE WITHINNAMED "DONEE")

MR. MRUGESH RAJENDRA SHAH)

IN THE PRESENCE OF)



Mr

बतल - ४		
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बाल - ४		
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5987324

सूची क्र.2

दुय्यम निबंधक : बोरीवली 1 (मालाड)

25-12-2021

दस्त क्रमांक : 5987/2002

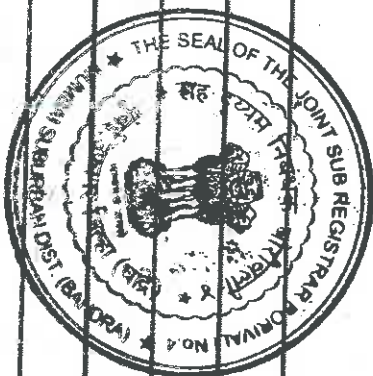
Note:-Generated Through eSearch
Module, For original report please
contact concern SRO office.

नोंदणी :

Regn:63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	₹.2360000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिनपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	₹. 2257500
(4) भू-मामल,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :फ्लॅट नं. 701, 7 वा माळा, क्षेत्रफळ 790 चौ फुट कारपेट, "कृष्णा अपार्टमेंट", सि टी एस नं. 88
(5) क्षेत्रफळ	
(6)आकारणी किंवा जुद्धी 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:-मौ/- झेनल कन्स्ट्रक्शन प्रा लि चे संचालक प्रकाश जे. बारोट तर्फे मुखत्यार अनिल ए. बारोट - - वय:-पत्ता:-६, सौरभ अपार्ट., शहाजी राजे मार्ग, विलेपार्ले (पु), मुं. ५७, वय ३दपिन कोड:-पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-शाह अरुणा राजेंद्र - - वय:-पत्ता:-७७/६, केसर कुटीर, जवाहर नगर रोड नं. ४, जैन मंदीरासमोर, गोरगाव (प), मुं. ६२, वय ४५पिन कोड:-पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	24/09/2002
(10)दस्त नोंदणी केल्याचा दिनांक	08/10/2002
(11)अनुक्रमांक,खंड व पृष्ठ	5987/2002
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	147550
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	20000
(14)शेरा	-



बरोल - ४		
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KRISHNA APT. (O-OP. HSG. SOC. LTD.

REGD. MUM/W-P/HSG/TC/12126/2003-04/YEAR 2003
(Registered under M.C.S. Act 1960 & Date 12/8/2003)
Plot No 97, Road No. 6, L.T. Nagar, Off M.G. Road, Goregaon (W), Mumbai - 400 062.

Share Certificate No 018 Member's Regn No 701

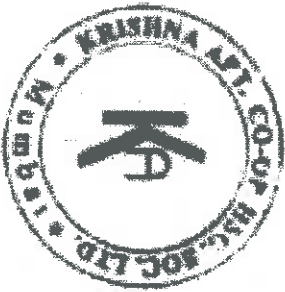
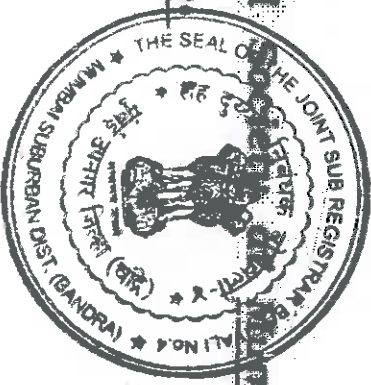
Authorised Share Capital Rs 1,00,000 Divided into 2000 Shares each of Rs 50/- only

SHARE CERTIFICATE

THIS IS TO CERTIFY that Smt. Shweta P. Thakur

of Mumbai is the Registered Holder of 5 (Five) fully paid up sh. of Rs. Fifty each numbered from 016 to 020 both inclusive, in KRISHNA APARTMENT CO - OPERATIVE HOUSING SOCIETY LTD. MUMBAI subject to the Bye-laws of the said Society and that upon 5 (Five) such shares the sum of Rs. 250/- (Two Hundred Fifty only) has been paid.

Given under the Common Seal of the said Mumbai this 1st day of January 20 04



[Signature]
Chairman

[Signature]

[Signature]

Hon. Secretary

Authorised
M.C. Member

वर्तन - ४		
३५६	१२	३५
२०२२		



Property TAX up to March 22 RECEIPT NO. 0939501
BRIHANMUMBAI MAHANAGAR PALIKA
 WARD

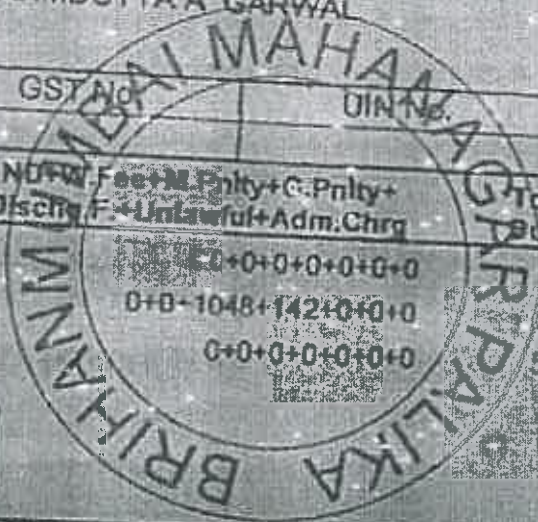
Received with Thanks from :- Assessment and Collection Dept P/S
 Billing Name : KRISHNA APT. CO OP HSG SOC

Assessee's Name : SHRI CHANDERDUTTA BRAHMDUTTA A GARWAL

Date : 24/12/2021 17:15:07
 Receipt No : 2021ACR03428537
 Tax : Property
 Account No : PS0106710060000

State Code	PAN No.	GST No.	QIN No.	Place of Supply	Registered

Bill No.	Bill Dt.	Amount	NDPW Fee+M.Pnlty+C.Pnlty+ Discnt.F +Unlawful+Adm.Chrg	Total Due	Early Bird Discount	Net Payable	Cash/ Chq Amt.
202020BIL12745895	01/01/2021	59504	0+0+0+0+0+0+0	7140	0	7140	7140
202110BIL13898647	01/09/2021	59504	0+0+1048+142+0+0+0	60694	0	60694	60694
202120BIL13898648	01/09/2021	59504	0+0+0+0+0+0+0	59504	0	59504	58314



Seq. No.	Instrument type	Date	No.	MICR No.	Bank	Status	Amount
1/	Chq/	24/12/2021/	100201/	400804011/	GOREGAON WEST	126148 Cheque	127338

Net Amount	CGST	SGST	UGST	Gross Value
126148	0	0	0	126148

Total In Words: One Lakh Twenty Six Thousand One Hundred Forty Eight Only

Advance Payment
Cheque Received Subject to Realisation
 Type of Collection

HSN/SAC NO. : 999T11
 PAN NO. : AAALM0042L
 MCGM GST NO. : 27AAALM0042L374



Created By : PS-VICRE-DICTS
 Printed By : Akshay Shivali
 Printed On : 24/12/2021 17:15

and notice of distress & sale
 888T 11

पदाढी नोपण

RULED CARD

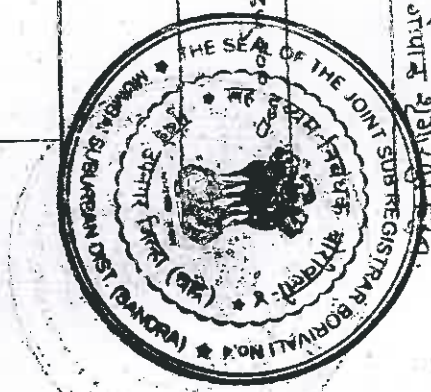
2035

८८	3928	८	—	—
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पान १८८

श्रीमती एल्यशाताबाई धनाजी खोस यांचा पति श्री. शांताराम जगन्नाथ शिंदे

श्री. चण्डिकाबाई अष्टीनाथ शिंदेकर यांचेकडून



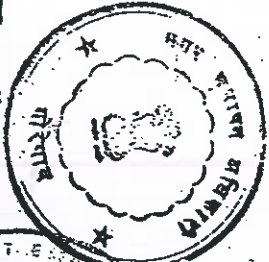
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प्रमाणपत्र

३१.२.२२. धनाजी शिंदे, पति

श्री. चण्डिकाबाई अष्टीनाथ शिंदेकर यांचेकडून

१. धर प्रमाणपत्र अर्जासाठी, गोरगाव



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In replying please quote No. and date of this letter.

THIS I.O.D./C.C. IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND CEILING ACT, 1976.

Intimation of Disapproval under Section 34e of the Bombay Municipal Corporation Act, as amended up to date.

No. E. B./CE/8163/BP/(WS)R&A/P of 200 of 200

MEMORANDUM
 Shri Chander Dutta Brahmadutta Agarwal
 C.A. to Owners, Shri Prakash J. Barot.

Municipal Office
 No. 1 AUB 2001
 Mumbai 400 000

With reference to your Notice letter No. 211 dated 200 and delivered on 17.3.2001 and the plans, Sections Specifications and Description and further Particulars in detail of your building at Proposed bldg. on plot bearing C.O.T.5. No.88/88/1 to 4 of Village Pahadi Goregaon at Y.T. Road No.6 at Goregaon (West), furnished to me under your letter, dated 200. I have to inform you that I cannot approve the proposed work of work proposed to be erected or executed, and I therefore hereby formally intimate to you, that the same is not approved upto-date, my disapproval is as follows:-



TO BE COMPLETED WITH BEFORE STARTING THE WORK/BEFORE

Under Section 14(2)(1)(a) of the R.R.T.P. Act will not be allowed to start the proposed work.

That the compound wall is not constructed on all sides of the plot of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per R.C.Reg.No.38(27)

That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. for 6" above adjoining road level whichever is higher with murrum, earth, boulders etc. and will not be levelled, rolled, consolidated and sloped towards road side, before starting the work.

That the specification for layout/D.P./or access roads/ development of setback land will not be obtained from E.E.Road Construction(W.S.) 2-IV before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. the completion certificate will not be obtained from E.E.(R.C.)/E.E.(S.W.D) of W.S.2-IV before submitting B.C.C.

That the Structural Engineer will not be appointed, supervision drawings as per Appendix XI (Regulation 5(3)(1)) will not be submitted by time.

The structural design including provision of seismic/wind load and detailing specifications and for the proposed work and for existing building including arrangements for take up additional load shall not be submitted before the date of submission of the drawings.

That the sanitary arrangements for workers shall not be provided as per the specifications and drainage layout will not be submitted before the date of submission of the drawings.

That the agreement with the existing tenant shall not be submitted before C.C.

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Room	2



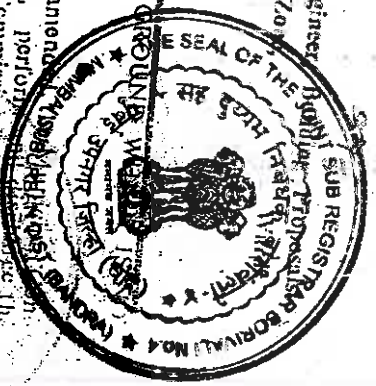
() If the pipes and down pipes are not intended to be put to prevent water dripping from the roof on the public street.

() That the drainage work generally is not intended to be executed in accordance with the Municipal Regulations.

Subject to your so making your intention known to obtain the before mentioned objections and meet requirements you will be at liberty to proceed with the said building or work at any time before the day of 20th July 1922, but not so as to contravene any of the provisions of the said Act, as amended, or any rules, regulations or by-laws made under that Act at the time of the said Act, as amended.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

Executive Engineer, Building, Town and Suburban Registrar, Municipal Corporation, Bombay.



(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON YOUR PROPERTY.

SPECIAL INSTRUCTIONS.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Commissioner has empowered the City Engineer to exercise, perform or cause to be performed the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 68 of the said Act.

(3) Under by-law No. 10 of the Commissioner has fixed the following levels:—
 "Every person who shall erect, alter, or in any way build a building shall cause the same to be built so that every part of the plan shall be—

(a) Not less than 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or hereafter to be laid in such street."

(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.) of such building.

(c) Not less than 92 ft. () above Town Hall Datum.

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable for property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation of building which has been vacant. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 35-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permit for occupation and to levy penalty for non-compliance with Section 471 if necessary.

(6) Proposed plans of commencement of work should be submitted to the Municipal Corporation to inspect and to grant a permit for occupation and to levy penalty for non-compliance with Section 471 if necessary.

(7) One more copy of the block plan should be submitted for the Collector, Municipal Suburban District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Municipal Suburban District before the work is started. The Non-agricultural assessment of the land may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes accompanying this Intimation of Disapproval.

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1. The existing plan and P.R. Card area written in words through S.I.N. shall not be submitted before C.C.

2. The existing structure proposed to be demolished and shifted or not demolished or necessary phase programme with agreement shall be submitted and got approved before C.C.

3. The requirements of N.O.C. of E.P. (W.D.), E.F. (T&C), E.P. (W.D.), E.F. (W.W.) will not be obtained and the requisition will be submitted with before occupation certificate / B.C.C.

4. The qualified/registered site supervisor through Architects / structural Engineer will not be appointed before applying for C.C.

5. The water and sewerage charges will not be paid to N.E.S.W. from P.A. & C. (P/South) shall not be submitted before N.O.C. and final N.O.C. shall not be submitted before application / B.C.C.

6. Application made for Non-agricultural lease plan shall be submitted before requesting for C.C.

7. From the developer to the effect that water table, soil survey, soil test, etc. shall not be submitted before request.

8. The development charges as per M.R.T.P. Act (Amendment) Act shall not be paid.

9. The C.T & plan and P.R. Card area written in words through S.I.N. shall not be submitted before C.C.

10. The provision from B.S.E.S. / M.T.N.I. shall not be made.

11. The P.C.O. charges shall not be paid to Insecticide Officer before the Jyale Insurance Policy shall not be submitted before C.C.

12. The drawings shall not be submitted before C.C. clause 45 & 46 of OCR 91 shall not be comm- on site till completion of the work.

13. The drawings shall not be submitted for pay of the work related as per revised 1997.



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That the building will not be designed complying requirements of all the relevant I.S. codes including I.S. Code 1893 for earthquake design, the certificate to that effect shall not be submitted from Structural Engineer.

That the soil investigation will not be done and report thereof will not be submitted with structural design before requesting for C.C. That the N.O.C. from tree Authority shall not be submitted and requirements therein shall not be complied with before requesting for C.C.

CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER

That the plinth/ sill height shall not be got before C.C.

That the water connection for construction purpose shall be got before C.C.

That the plan for Architectural elevation and projection beyond proposed building line will not be submitted and got approved before C.C.

That the permission for constructing temporary structure of any nature shall not be obtained

GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C.

That the dust bin will not be provided as per C.E.'s Circular No. CE/9297/II of 26.6.1978.

That 10'-0" wide paved pathway upto staircase will not be provided. That the surrounding open spaces, parking spaces and terrace will not be kept open.

That the name plate/board showing Plot No. Name of the Bldg. etc. will not be displayed at a prominent place before O.C./R.O.C.

That carriage entrance shall not be provided before starting the work.

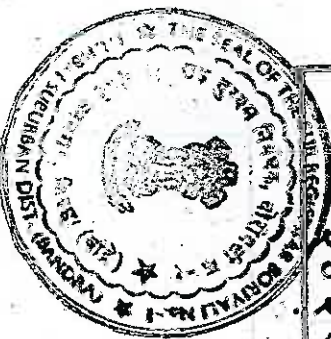
That laminated R.C.C. will not be obtained and T.O.D. and deposits etc. will not be claimed for amount with from the date of its payment.



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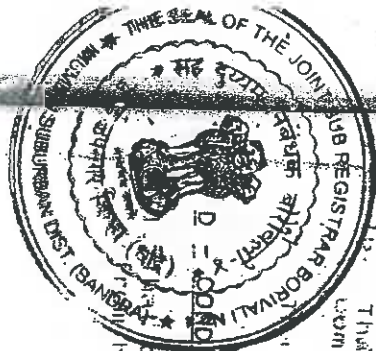
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7. That the non-agricultural permission/revised N.O. shall not be submitted before occupation.
8. That terraces, sanitary blocks, bathrooms in kitchen will not be used. Water proof and same will not be provided by method of ponding and all sanitary connections will not be leak proof and smoke test will not be done in presence of municipal staff.
9. That final N.O.C. from H.E. (Deptt.) / E.E. (S.W.D.) / E.E. (R.C.) / F.E. (T.K.C.) / E.E. (Crew)/Lift Inspector shall not be submitted before occupation.
10. That final N.O.C. from A.A. & C.P/South shall not be submitted before occupation.
11. That Structural Engineer's Stability Certificate along with R.C.C. design canvas plan shall not be submitted.
12. That the debris shall not be removed before submitting R.C.C.
13. That the Co.Op. Society of the prospective purchaser shall not be formed and Regd. Certificate to that effect shall not be submitted before R.C.C.
14. That canvas mounted plans shall not be submitted along with Notice. Completion of work under Sec. 352n of P.M.C. Act for work completed on site.
15. That every part of the building constructed and more particularly Tank will not be provided with proper access for staff of P.C.O. office with a provision of safe and stable ladder.

That Site Supervisor's laminated certificate for quality of work completion of the work shall not be submitted in prescribed format. Some of the items shall not be paid internally with C.I. pig.

CONDITIONS TO BE COMPLIED WITH BEFORE R.C.C.

Certificate under Sec. 270n of B.M.C. Act will not be obtained from H.E. Department regarding adequacy of water supply.



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10.D. REGD. ISSUED SUBJECT TO PROVISIONS OF URBAN LAND ACING AND REGULATIONS ACT 1976

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W.S. : W.

(वि. वि. न्यून क्र. १) (Fin. R. Form No. 1)

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Form 113 me.

भारत कोसंग भुगतान प्रमाण पत्र

RECEIPT FOR PAYMENT TO GOVERNMENT

स्थान/Place

MUMBAI

दिनांक/Date

20/8/2022

Receipt No.

2022/36

परिचय/Particulars

20/8/2022

भुगतान कोसंग भुगतान प्रमाण पत्र

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Proper Officer, (Destination)

Sub-Registrar & Administration Officer

Mumbai - 23.



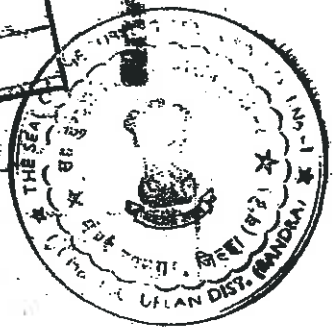
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This intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining necessary clearances from the Housing Commission under Section 12(b) (1) of the Act and also from the event of your proceeding with the work either without intimation about continuing the work or to be resumed the work after a severe breach of the conditions under which the intimation of Disapproval is issued and the intimation will be revoked and the commencement of the work shall be approved as per Section 15 of the Maharashtra Regional and Town Planning Act, 1966. (1) of the Town Planning Act, 1966 will be validly drawn.

(21) If it is proposed to demolish the existing structure or any part thereof in connection with the proposed work, the work as per approved plan should not be taken up in hard unless the City Engineer is satisfied with the following :-

(i) Specific plans in respect of existing or proposed structure towards on your existing plan number and the area in occupation of each.

(ii) Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at specified rent.

(iii) Plans showing the physical programme of construction to be duly approved by the office before starting the work so as not to contravene at any stage of construction the present Municipal Control Rules regarding open spaces, light and ventilation.

(22) In case of extension to existing building, shading of existing building or any part thereof deriving light and its from other sides should be done first before starting the work.

(23) In case of additional floor no work should be start or during more than 12 months of the year water leakage and consequent nuisance to the tenants staying on the floor below.

(24) The bottom of the overhead storage work above the finished level should not be more than 1 metre.

(25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.

(26) It is to be understood that the foundations must be excavated down to hard soil.

(27) The positions of the mains and other apparatuses in the building should be so arranged as not to necessitate the laying of drains inside the building.

(28) The water arrangements must be carried out in strict accordance with the Municipal requirements.

(29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioners for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.

(30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The meshes of all in terms shall be covered with a properly fitting mosquito proof hinged cap then cap over in one piece, with locking arrangement provided with a bolt and huge secured with a key for the purpose of a lock and the warning pipes of the ribbet pressed with screw or dome shape pieces like a garden stand rose) with copper pipes with perforations each not exceeding 1.5 mm. in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and the lower ends should be where they are to be fixed in concrete blocks.

(31) No broken bottles should be fixed over bound over wall. This prohibition refers to the broken bottles lying on the use of plain glass for coping over compound wall.

(32) Louvers should be provided as required by bye-law No. 5 (a).

(b) Lintels or Arches should be provided over doors and windows.

(c) The drains should be laid as required under Section 234-1 (d).

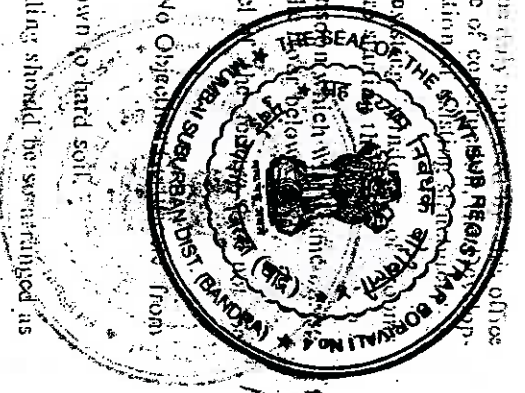
(d) The inspection chamber should be plastered inside and outside.

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(33) If the proposed additional is intended to be carried out on your own premises, you will do so at your own risk.

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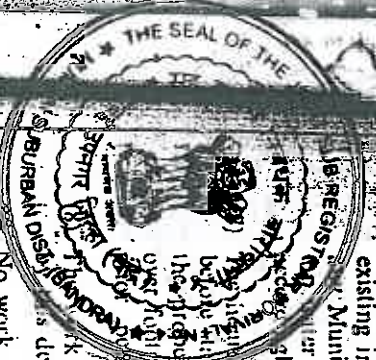
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NOTES

- (1) The work should not be started unless objections are completed with
- (2) A certified set of final approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary construction engineering drawings should be obtained for any shed to be erected on site for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Aided Dept submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of cartage entrance, over the road side drain.



- (6) The owner shall intimate the Hydraulic Engineer or his representative in Ward's atleast 15 days prior to the date at which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use Municipal Water for construction purposes. In doing this it will be assumed that Aided Dept has been examined on the construction works and bills prepared against them.
- (7) The height of or screen wall for supporting the pipes of building drains shall be constructed before starting any work even though no material may be expected to be added in front of the structure. The scaffolding, brack, metal, iron pipes etc., etc. should not be erected over footpaths or public street by the contractor and have been separated by the Aided Dept. permission from the Ward Officer of the ward.

- (8) No work should be started unless the plan is checked and the objection is approved.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to the Chief Surveyor concerned and acknowledgement obtained from him regarding correctness of the open spaces and dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road on the approach.
- (12) All the terms and conditions of the approved layout/division under No. _____ of _____ should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road to be constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 325 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.

Water Completion Certificate

1. This certificate is issued to the owner of the building on the condition that the water connection granted to the building shall be completed to the satisfaction of the Municipal Commissioner including the submission of the Building Completion Certificate.

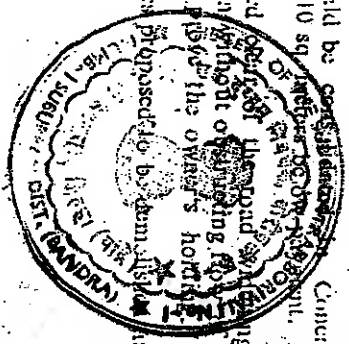
2. The water through adjoining holding or culvert, if any should be maintained unobstructed.

3. The open spaces around the building should be kept clear of concrete having broken glass pieces at the rate of 125 cubic meters per 10 sq meters of area.

(Handwritten initials)

- (13) The compound wall or fencing should be constructed foundation below level of bottom of road side drain from adjoining holding before starting the work to prevent the owner's holding from being used for any purpose.
- (14) No work should be started unless the structure proposed to be demolished is demolished.

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MHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 1A)
 NO. CHE/8163 /BP (M.S)/AP/MH

COMMENCEMENT CERTIFICATE

29 AUG 2001

To,
 Shri Prakash J. Barot,
 C.A. to Owner.

Sir,

With reference to your application No. 794

dated 19.3.2001 for

Development Permission and grant of Commencement Certificate under section 45 & 46 of the Maharashtra Regional and Town Planning Act 1966, to carry out development of building and permission under section 346 of the Bombay Municipal Corporation Act 1948 for building and building to the development work of Proposed building on Plot No. 88, 88/1 to 4

at premises at Street W.T. Road No.6
 Village Pahadi, Goregaon Plot No. -
 situated in Goregaon (West) Ward P/South

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

1. The land vacated in consequence of the endorsement of the setback shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied 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.

5. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if 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.

6. Any of the conditions subject to which the same is granted or any of the conditions referred by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

7. The Municipal Commissioner of Greater Mumbai is satisfied that you cannot be deemed to be applicant through fraud or misrepresentation and the application and every person connected therewith through or under him in such an event shall be deemed to be applicant for development work in contravention of section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

8. The condition of this certificate shall be binding not only on the applicant but also on his transferees, assigns, administrators and successors and every person claiming through him.

The Municipal Commissioner has appointed Shri V.D. Patil Assistant Engineer to exercise his powers and functions of the said authority under section 45 of the said Act.

This C.C. is restricted for use upto Part 5A and Part 5B with layout

For and on behalf of the said Authority
 Dhanumalini

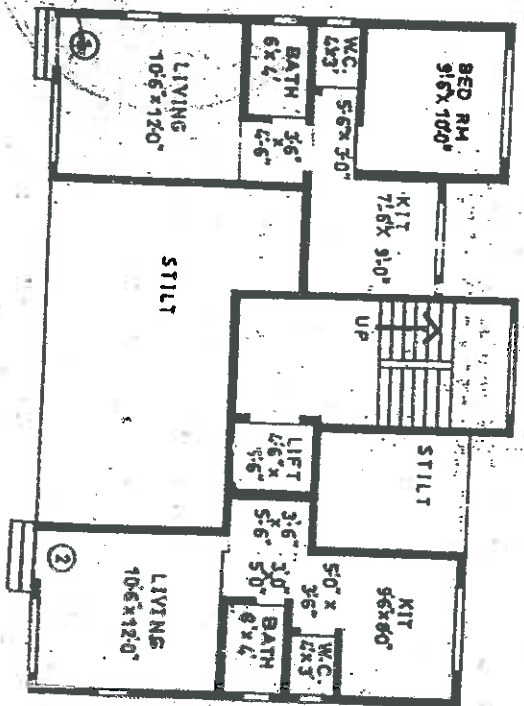
Asst. Engineer, Building, Progress, Works



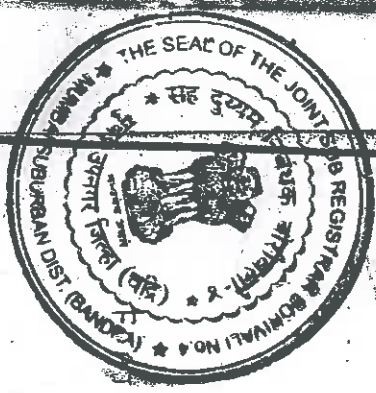
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GROUND FLOOR PLAN.



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FLOOR: _____ WING: _____

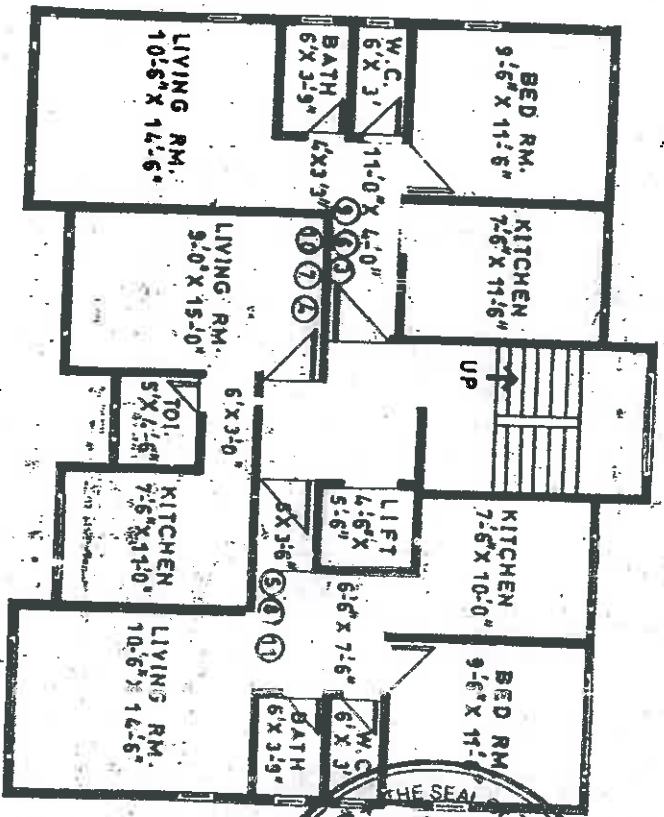


PROPOSED RESIDENTIAL BLDG ON PLOT BEARING
 C T S NO. 88 PAHAD GOREGOAN NEAR
 LT NAGAR OF GOREGOAN (WEST).

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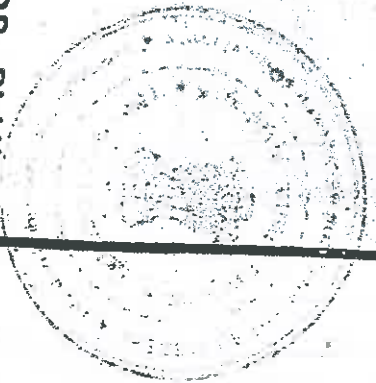
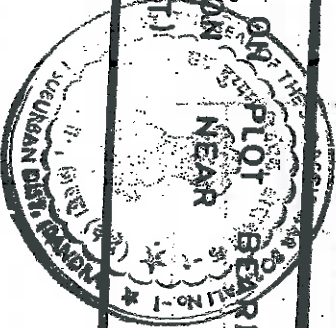
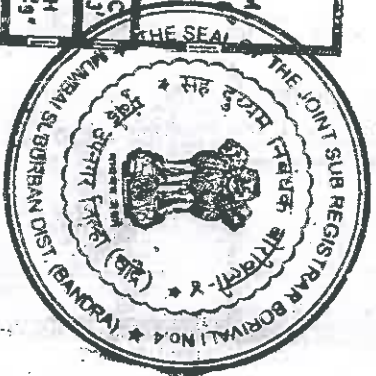
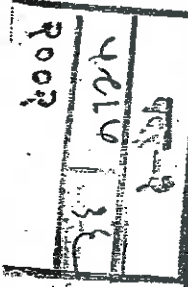
TYPICAL FLOOR PLAN
(1ST TO 3RD)

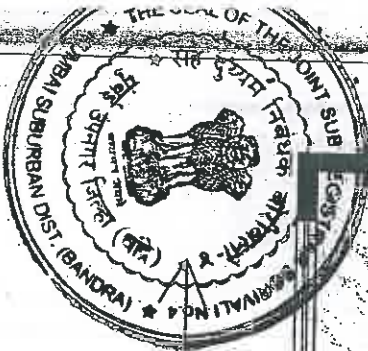
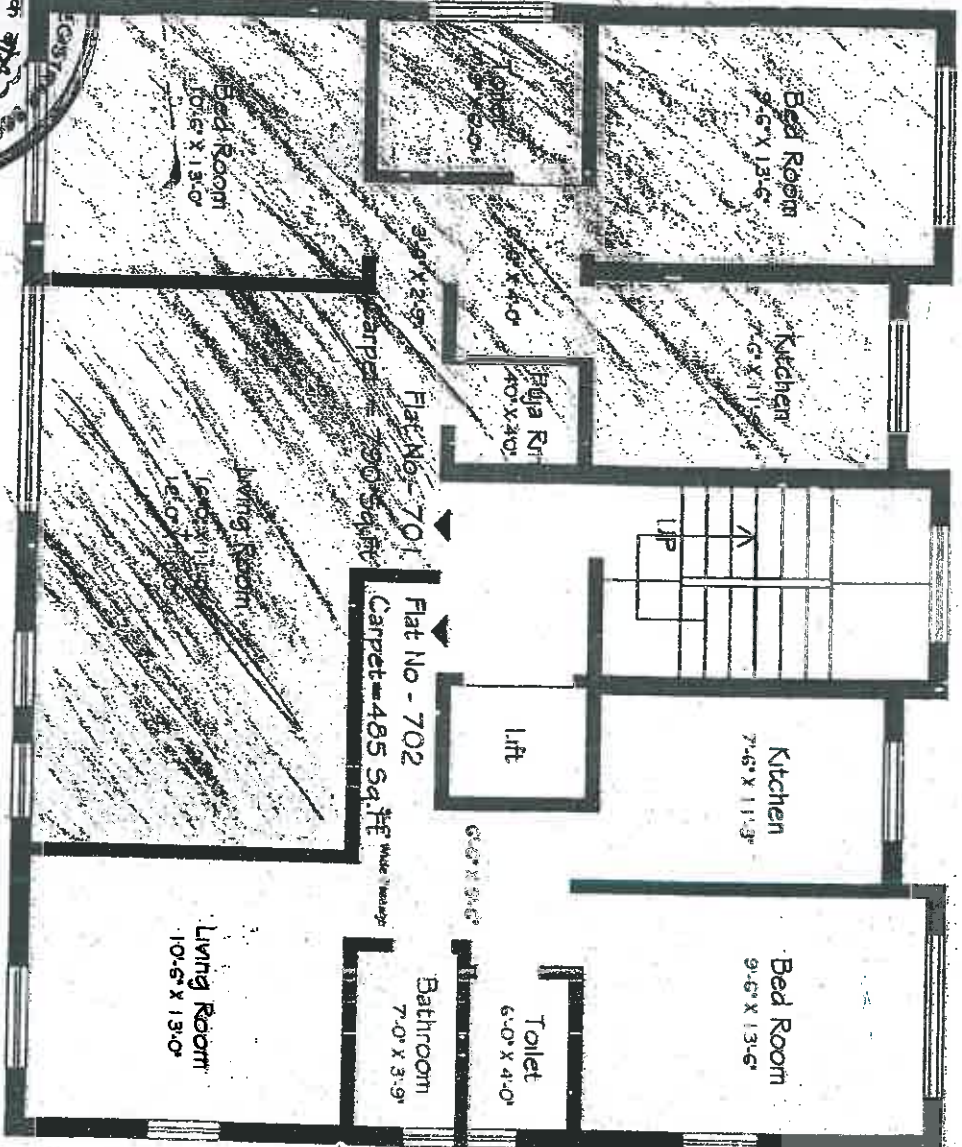
AREA: _____

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PROPOSED RESIDENTIAL BLDG. ON PLOT BEARING
C.T.S NO 88, PAHADI GOREGOAN NEAR
L.T. NAGAR OF GOREGOAN (WEST)





R O A D →

Authorised
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SIXTH AND SEVENTH FLOOR PLAN

FLAT NO: 701

FLOOR: 7th

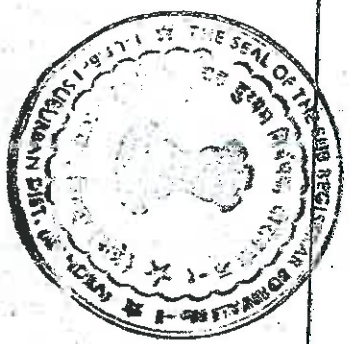
Carpet. Area: 790 sq.ft.

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING
C.T.S. NO. 88, PAHADI GOREGAON NEAR
L. T. NAGAR OF GOREGAON (WEST)



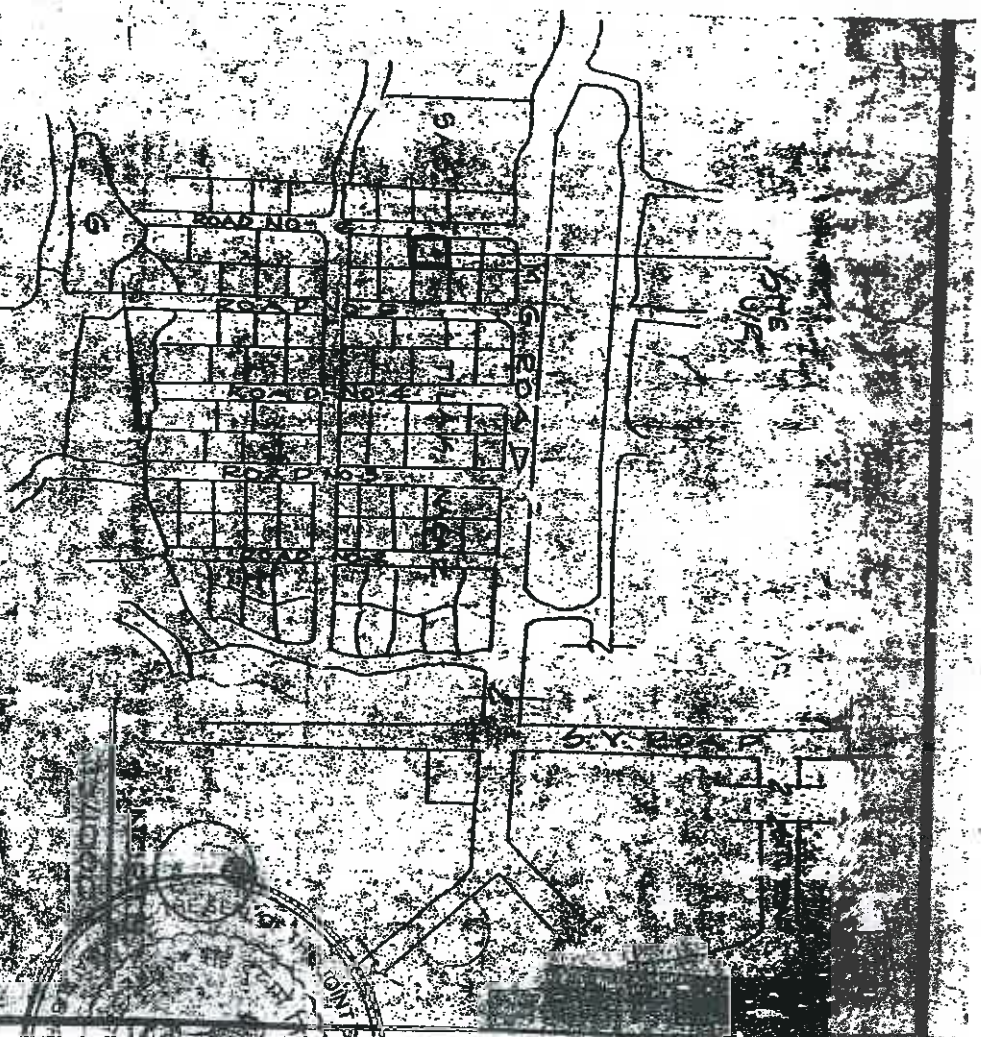
4191 - 8		
352	20	35
2022		

485	1920
R002	

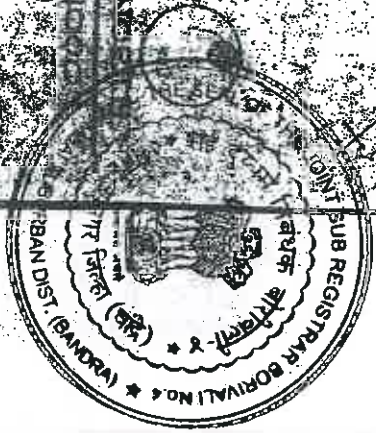


258

10



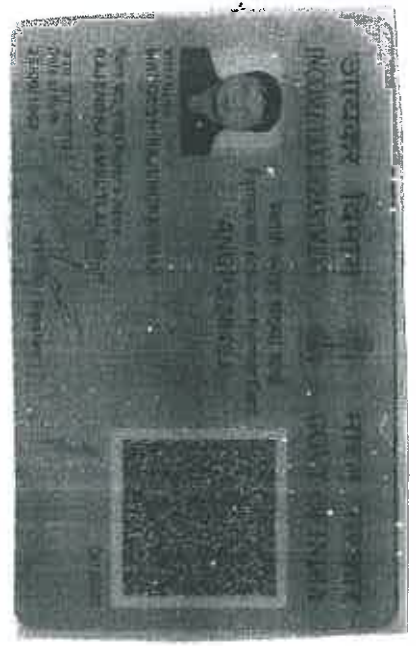
THE ABOVE IS A TRUE COPY OF THE ORIGINAL AS SUBMITTED TO THE REGISTRAR
 ON 30.05.1920
 AND IS VALID FOR THE PURPOSES OF THE ACT.
 IN WITNESS WHEREOF I HAVE SIGNED AND SEALED THIS DEED AT
 BANGALORE ON 30.05.1920.



30/5/20		20	
2022		20	

30/5/20	20
2022	20





भारत सरकार
Unique Identification Authority of India
Government of India

निकटस्थता क्रमांक / Enrollment No: 1067/11007/01328

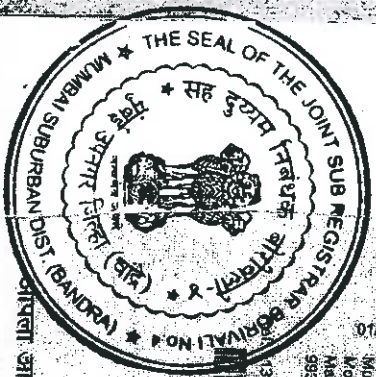
आपका पता / Your Address:
 Mr. Rajesh Shah
 977/01, Krishna Apartment,
 L. T. Road No. 6, Off M. G. Road,
 Near Railway/Church Goregaon (West),
 Mumbai
 Maharashtra 401104
 989286187

आपका पहचान संख्या / Your Aadhaar No.:
3907 9488 0458

आधार - सामान्य भाषासाचा अधिकार

आधार क्रमांक / Your Aadhaar No.:
3907 9488 0458

आधार - सामान्य भाषासाचा अधिकार



भारत सरकार
Unique Identification Authority of India
Government of India

निकटस्थता क्रमांक / Enrollment No: 1067/11007/01330

आपका पता / Your Address:
 Mr. Rajesh Shah
 977/01, Krishna Apartment,
 L. T. Road No. 6, Off M. G. Road,
 Near Railway/Church Goregaon (West),
 Mumbai
 Maharashtra 401104
 989286187

आपका पहचान संख्या / Your Aadhaar No.:
6849 4643 2013

आधार - सामान्य भाषासाचा अधिकार

आधार क्रमांक / Your Aadhaar No.:
6849 4643 2013

आधार - सामान्य भाषासाचा अधिकार

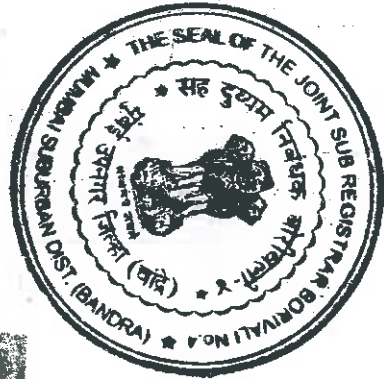
आधार - ४		
३८५६	२६	३५
२०२२		

Handwritten signature

Handwritten signature

४		
बालि - ४		
३५६	३०	३५
२०२२		

Handwritten signature



Handwritten signature

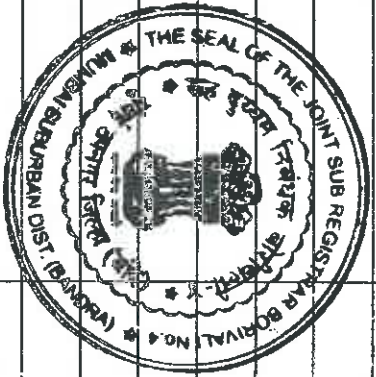




CHALLAN
MTR Form Number-6



GRN	MH014208062202122E	BARCODE			Date	08/03/2022-09:25:36	Form ID	34	
Department	Inspector General Of Registration	Payer Details							
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)							
Office Name	BRL4_JT SUB REGISTRAR BORIVALI NO.4	PAN No.(If Applicable)							
Location	MUMBAI	Full Name	MRUGESH RAJENDRA SHAH						
Year	2021-2022 One Time	Flat/Block No.	FLAT NO.701 KRISHNA APARTMENT CO OP						
		Premises/Building	HSG SOC LTD						
Account Head Details		Amount: In Rs.							
0030045501	Stamp Duty	200.00	Road/Street	LOKMANYA TILAK NAGAR, ROAD NO.6					
0030063301	Registration Fee	200.00	Area/Locality	GORIEGAON WEST MUMBAI					
			Town/City/District						
			PIN	4	0	0	1	0	4
			Remarks (If Any)	SecondPartyName=ARUNA RAJENDRA SHAH-					
Total		400.00	Amount In Words	Four Hundred Rupees Only					
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	Ref. No.	00040572022030899722 IKOBOLTT16					
Cheque/DD No.		Bank Date	RBI Date	08/03/2022-09:24:26 Not Verified with RBI					
Name of Bank		Bank-Branch	STATE BANK OF INDIA						
Name of Branch		Scroll No. , Date	Not Verified with Scroll						



Department ID : Mobile No. : 00800000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 महत्त चलान कबल सुपडा रजिस्ट्रार कार्यालयात नोंदणी करावयाच्या दस्तऐवजाची नोंदणी आहे. नोंदणी न करावयाच्या दस्तऐवजाची महत्त चलान नोंदणी नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-387-3859	0006896120202122	08/03/2022-16:20:56	IGR193	200.00

बल - ४		
३८५६	३९	३९
२०२२		

GRN : MH014208062202122E Amount : 400.00

Bank : STATE BANK OF INDIA

Date : 08/03/2022-09:25:36

2	(S)-387-3859	0006996120202122	08/03/2022-16:20:56	IGR193	200.00
Total Disbursement Amount					400.00



बखल - ४		
३८५६	३२	३५
२०२२		



Receipt of Document Handling Charges

PRN 0803202207712

Receipt Date 08/03/2022

Received from MRUGESH RAJENDRA SHAH , Mobile number 00000000000, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 3859 dated 08/03/2022 at the Sub Registrar office Joint S.R. Borivaili 4 of the District Mumbai Sub-urban District

DEFACED
₹ 700
DEFACED

Payment Details

Bank Name SBIN

Payment Date 08/03/2022

Bank CIN 10004152022030806592

REF No. IGANDONVC7

Deface No 0803202207712D

Deface Date 08/03/2022

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



बारा - ४		
३८५६	३३	३५
२०२२		

387/3859
मंगळवार, 08 मार्च 2022 4:21 म.नं.

दस्त गोषवारा भाग-1

बरल-4
दस्त क्रमांक: 3859/2022

दस्त क्रमांक: बरल-4 /3859/2022

बाजार मुल्य: ₹. 71,18,500/-

मोबदला: ₹. 00/-

भरलेले मुद्रांक शुल्क: ₹.200/-

दु. नि. सह. दु. नि. बरल-4 यांचे कार्यालयात

पावती:4163

पावती दिनांक: 08/03/2022

अ. क्र. 3859 वर दि.08-03-2022

सादरकरणासाठीचे नाव: मंगेश राजेंद्र शाह

रोजी 4:19 म.नं. वा. हजर केला.

नोंदणी फी

₹. 200.00

दस्त हाताळणी फी

₹. 700.00

पृष्ठांची संख्या: 35

एमुण: 900.00

दस्त हजर करणाऱ्याची सही:

सह दु.नि.का-बोरीवली4

सह दु.नि.का-बोरीवली4

दस्ताचा प्रकार: बर्लीसपत्र

मुद्रांक शुल्क: जर निवासी आणि कुणी मालमना ही पती, मुलगा, मुलगी, नातू, नातू, भायल, भायलीच्या मुलाची पत्नी यांना बर्लीस दिलेली असेल तर.

शिक्रा क्र. 1 08 / 03 / 2022 04 : 19 : 59 P.M ची वेळ: (सादरकरणा)

शिक्रा क्र. 2 08 / 03 / 2022 04 : 20 : 53 P.M ची वेळ (फी)

प्रतिज्ञापत्र

सदर दस्तावेज हा नोंदणी कार्या १९०८ च्या अधिनियमाच्या अन्वयेने भरलेला आहे. दस्तावेजाच्या अन्वयेने मालकी, मुलगा, मुलगी, नातू, नातू, भायल, भायलीच्या मुलाची पत्नी यांना बर्लीस दिलेली असेल तर. दस्तावेजाच्या अन्वयेने मालकी, मुलगा, मुलगी, नातू, नातू, भायल, भायलीच्या मुलाची पत्नी यांना बर्लीस दिलेली असेल तर. दस्तावेजाच्या अन्वयेने मालकी, मुलगा, मुलगी, नातू, नातू, भायल, भायलीच्या मुलाची पत्नी यांना बर्लीस दिलेली असेल तर.

शिक्रा क्रमांक

शिक्रा क्रमांक



बरल - ४		
3859	38	35
२०२२		



दस्तावेजाचा प्रकार-2

08/03/2022 4:39:59 PM

बदल-4
दस्तावेजांक:3859/2022

दस्तावेजांक :बदल-4/3859/2022

दस्तावेजा प्रकार :-बक्षीसपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अरुणा राजेंद्र शाह पत्ता:प्लॉट नं: रेसीडिंग एट-97 / 701, माळा नं: .. इमारतीचे नाव: कुल्या अपार्टमेंट एल टी रोड नं 6, ब्लॉक नं: ऑफ एम जी रोड, रोसासरी चर्च जवळ, रोड नं: गोरगाव पश्चिम मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:ANGPSS9918N	लिहून देणार वय :-66 स्वाभसरी:-		
2	नाव:सुरेश राजेंद्र शाह पत्ता:प्लॉट नं: रेसीडिंग एट-97 / 701, माळा नं: .. इमारतीचे नाव: कुल्या अपार्टमेंट एल टी रोड नं 6, ब्लॉक नं: ऑफ एम जी रोड, रोसासरी चर्च जवळ, रोड नं: गोरगाव पश्चिम मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:ANSPSS3849J	लिहून देणार वय :-39 स्वाभसरी:-		

बरील दस्तऐवज करून देणार तयारकीत बक्षीसपत्र चा दस्तऐवज करून दिव्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:08 / 03 / 2022 04 : 34 : 16 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्तीना: ओळखतात, व त्यांची ओळख पटवितात.

अनु क्र. पक्षकाराचे नाव व पत्ता

- नाव:विशाल पी बढेरा
वय:46
पत्ता:किलक सोसायटी दफ्तरी रोड मालाड पूर्व मुंबई
पिन कोड:400097

- नाव:केतनकुमार नई -
वय:34

पत्ता:रेसीडिंग एट-97 / 701 कुल्या अपार्टमेंट एल टी रोड नं.6, ब्लॉक नं.6, ऑफ एम जी रोड,
रोड, रोसासरी चर्च जवळ गोरगाव पश्चिम मुंबई
पिन कोड:400104

शिक्का क्र.4 ची वेळ:08 / 03 / 2022 04 : 38 : 29 PM

सह. दु.नि.का-बोरीवली4

सह. दु.याम निबंधक, बोरीवली क्र.-४,
मुंबई उपनगर जिल्हा.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MRUGESH RAJENDRA SHAH	echallan	00040572022030899722	MH014208062202122E	200.00	SD	0006896120202122	08/03/2022
2	MRUGESH RAJENDRA SHAH	eChallan		MH014208062202122E	200	RF	0006896120202122	08/03/2022
3		DHC		0803202207712	700	RF	0803202207712D	08/03/2022

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

3859 /2022

- Verify Scanned Document for correctness through thumbprint after scan complete.
- Get print immediately after registration.



दिनांक: 08/03/2022

बदल-4/ 313E 12022
दस्तावेजांक क्रमांक ४, क्रमांक.....वर

सह. दु.याम निबंधक, बोरीवली क्र. ४,
मुंबई उपनगर जिल्हा.



सूची क्र. 2

दुय्यम निबंधक : सह दु.नि. बोरीवली 4

09/03/2022

दस्ता क्रमांक : 3859/2022

नोंदणी :

Regn:63m

नावाचे नाव : श्री.एस.पद्मश्रीनरेगाव

(1) विलेबाचा प्रकार	वकीसपत्र	
(2) भोवदला	0	
(3) बाजारखाब(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार हे नमुद करावे)	7118500	1) पालिकेचे नाव:Munihal Madgaonkar. इतर वर्णन :सदनिका नं: सदनिका क्र. 701, माळा नं: 7 बा मखला, इमारतीचे नाव: कुणा अपार्टमेंट को ऑप ही सो ली, ब्लॉक नं: लोकमान्य तिलक नगर, रोड नं-6, रोड : गोरगाव पश्चिम सुबई-400104, इतर माहिती: आई अपले 100 % टक्के हिसे नाथून 50 % टक्के हिस्सा आपल्या मुलगा सा विना भोवदला वकीस देत आहे. P.U: P.S0106710060000 ((C.T.S. Number : 88, 88/1 हे 4:))
(4) फू-भापण,पोटहिस्सा व परक्रमंक (असल्यास)		1) 44.05 चौ.मीटर
(5) क्षेत्रफळ		
(6)आकारणी किंवा खुशी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करन देणा-या/लिखित ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाना हुसुननासा किंवा हुसुननासा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता.		1): नाव:-अरुणा राजेंद्र शाह वयो:-68; पत्ता:-व्हॉट नं: रेसीडिंग एड-97 / 701, माळा नं. ,, इमारतीचे नाव: कुणा अपार्टमेंट एल टो रोड नं 6, ब्लॉक नं: ऑफ एम जी रोड, रोसादी बर्बे अबळ, रोड नं: गोरगाव पश्चिम सुबई, महाराष्ट्र; मुंबई; पिन कोड:-400104 पं नं:-ANGPS9918N
(8)दस्तऐवज करन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुसुननासा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता		1) :नाव:-मंगेश रावेंद्र शाह वयो:-39; पत्ता:-व्हॉट नं: रेसीडिंग एड-97 / 701, माळा नं. ,, इमारतीचे नाव: कुणा अपार्टमेंट एल टो रोड नं 6, ब्लॉक नं: ऑफ एम जी रोड, रोसादी बर्बे अबळ, रोड नं: गोरगाव पश्चिम सुबई,महाराष्ट्र; मुंबई; पिन कोड:-400104 पं नं:-ANSPS3848U
(9) दस्तऐवज करन दिल्याचा दिनांक	08/03/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	08/03/2022	
(11)जनुद:सांक.खं द व पृष्ठ	3859/2022	
(12)बाजारखाबप्रमाणे सुद्धांक शुल्क	200	
(13)बाजारखाबप्रमाणे नोंदणी शुल्क	200	
(14)शेरा		

सुद्धांनगासाठी दिवारात भेतलेना तपयशील:-

सुद्धांक शुल्क आकाराना निवडलेला वजुद्वेद :-:

If Gifts of Agricultural or Residential property and in favor Husband Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.

सुलम व्यवहारासाठी नगरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर सिलकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-सेल द्वारे मुहल्लुबई महानगरपालिकेत पाठविणेत आर्ताता आहे.

आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax or registration of document.

Details of this transaction have been forwarded by Email (dated 08/03/2022) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

खरी प्रत

सह. दुय्यम निबंधक, बोरीवली-४,
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MRUGESH RAJENDRA SHAH	eChallan	00040572022030899722	MH014208062202122E	200.00	SD	00068986120202122	08/03/2022
2	MRUGESH RAJENDRA SHAH	eChallan		MH014208062202122E	200	RF	00068986120202122	08/03/2022
3		DHC		080320220712	700	RF	080320220712D	08/03/2022

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

