

389/11151

Friday, December 11, 2020

4:35 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 12046

दिनांक: 11/12/2020

गावाचे नाव: मरोशी

दस्तऐवजाचा अनुक्रमांक: बरल-6-11151-2020

दस्तऐवजाचा प्रकार : सेल डीड

मादर करणाऱ्याचे नाव: तौसीफ अशरफ शेख

नोंदणी फी

रु. 28000.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण:

रु. 28720.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
4:49 PM ह्या वेळेस मिळेल.

सह. द. नि. बोरीवली 6

बाजार मुल्य: रु. 2711444.4 /-

मोबदला रु. 2400000/-

भरलेले मुद्रांक शुल्क : रु. 54500/-

साह. पुष्यम निबंधक, बोरीवली क्र. 6,  
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु. 720/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2710202016880 दिनांक: 11/12/2020

वेंकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 28000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006211066202021P दिनांक: 11/12/2020

वेंकेचे नाव व पत्ता:

नोंदणी फी माफी अमल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

*Shauk*

REGISTERED ORIGINAL DOCUMENTS  
DELIVERED ON 18 DEC 2020

वरल - ६ /		
१११५१	१	३६
11 December 2020 12:00 PM		
२०२०		

Valuation ID	202012117632				
बरल-6					
मूल्यांकनाचे वर्ष	2020				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	125-मरोशी-बोरिवली				
उप मूल्य विभाग	54/254Aभूभाग रॉयल पाम वसाहत सि स क्र 1627				
सर्व्हे नंबर /न भू क्रमांक	सि टी एस नंबर#1627				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	54310	102120	113390	153800	102120
मोजमापनाचे एकक	चौरस मीटर				
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	26.6चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	6 to 10वर्ष	मूल्यदर/बांधकामाचा दर -	Rs 102120/-
उदववाहन सुविधा-	आहे	मजला -	5th floor To 10th floor		
Sale Type -	Resale				
First Sale Date -	16/01/2015				
Sale/Resale of built up Property constructed after circular dt 02/01/2018					
मजला निहाय घट/वाढ	= 105% apply to rate= Rs 107226/-				
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर ) = (((107226-54310) * (90 / 100 )) + 54310 ) = Rs 101934/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 101934 * 26.6 = Rs 2711444.4/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गल्लीचे मूल्य - वरील गल्लीचे मूल्य - बदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती ओक्तीच्या खुल्या जागेचे मूल्य - बोरिवली बाल्कनी = A + B + C + D + E + F + G + H + I = 2711444.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs 2711444.4/-				

Home

Print







CHALLAN  
MTR Form Number-6

बल-६/		
१११४९	२	३६
२०२०		



GRN	MH006211066202021P	BARCODE			Date	27/10/2020-21:02:20	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BRL 8_JT SUB REGISTRAR BORIVALI 8			PAN No.(If Applicable)	NBIPS6021M			
Location	MUMBAI			Full Name	Tausief Ashraf Shaikh			
Year	2020-2021 One Time			Flat/Block No.	FLAT NO 809 RUBY ISLE CHS LTD			
Account Head Details	Amount In Rs.	Premises/Building						
0030045501 Stamp Duty	54500.00	Road/Street	ROYAL PALMS GOREGAON EAST					
0030063301 Registration Fee	28000.00	Area/Locality	MUMBAI					
		Town/City/District						
		PIN	4 0 0 0 6 5					
		Remarks (If Any)	PAN2=AKOPN9851E-SecondPartyName= Sarvesh Shivaji Nerurkar-					
Total	82,500.00	Amount In	Eighty Two Thousand Five Hundred Rupees Only					
		Words						
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	10000502020102702846	6153067149210				
Cheque/DD No.	Bank Date	RBI Date	27/10/2020-21:03:15	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 :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

*Shaykh*



*[Signature]*

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**CHALLAN**  
MTR Form Number-6



SRN MH006211066202021P      BARCODE       Date 27/10/2020-21.02/2020      **FORM ID 6/25.2**

Department Inspector General Of Registration		Payer Details 99949      3      3E	
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
Office Name BRL 8_JT SUB REGISTRAR BORIVALI 8		PAN No.(If Applicable) NBIFS6021M	2020
Location MUMBAI		Full Name Tausief Ashraf Shaikh	
Year 2020-2021 One Time		Fiat/Block No. FLAT NO 809 RUBY ISLE CHS LTD	
Account Head Details		Premises/Building	
330045501 Stamp Duty	Amount In Rs. 54500.00	Road/Street	ROYAL PALMS GOREGAON EAST
330063301 Registration Fee	28000.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 6 5
Remarks (If Any) PAN2=AKOPN9851E~SecondPartyName=Sarvesh Shivaji Nerurkar-			
Amount In		Eighty Two Thousand Five Hundred Rupees Only	
Total 82,500.00		Words	



Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502020102702846	6153067149210
Cheque/DD No.		Bank Date	RBI Date	27/10/2020-21:03:15	29/10/2020
Name of Bank		Bank-Branch STATE BANK OF INDIA			
Name of Branch		Scroll No. , Date 1006209 , 29/10/2020			

Department ID :      Mobile No. : 9967252525  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**  
 नोंदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे . नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही .

Validity unknown

Digitally signed by DS  
 VIRTUAL TREASURY  
 MUMBAI 03  
 Date: 2020.12.11  
 17:04:00 IST  
 Reason: Secure  
 Document  
 Location: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-389-11151	11/12/2020-16:34:55	IGR195	28000.00
2	(IS)-389-11151	11/12/2020-16:34:55	IGR195	54500.00
<b>Total Defacement Amount</b>				<b>82,500.00</b>



बरल - ६/		
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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 2710202016880 Date 27/10/2020

Received from Tausief Ashraf Shaikh, Mobile number 9967252525, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Borivali 5 of the District Mumbai Sub-urban District.

Payment Details

Bank Name ICICIRB Date 27/10/2020

Bank CIN 10004152020102715189 REF No. 2107164813

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







बरल - ६/		
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*Shreykh*  
*[Signature]*

### SALE DEED

THIS SALE DEED is made and entered into at Mumbai, on this 11<sup>th</sup> day of December 2020 BETWEEN **MR.SARVESH SHIVAJI NERURKAR** Age 32, owner of Flat No.809, Ruby Isle Chs Ltd, Building "O", 8th floor, Royal Palms, Aarey Milk Colony, Goregaon (E), Mumbai-400065 hereinafter referred to as the 'TRANSFEROR' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators and assigns) of the FIRST PART.

AND

**MR.TAUSIEF ASHRAF SHAIKH** Age about 21 Years adults, Indian Inhabitants currently residing and having permanent address at, Room No-4, Marwadi Chawl, Sahar Road, Chakala, Andheri East, Mumbai 400099, hereinafter referred to as the 'TRANSFEE' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the SECOND PART.

*Shreykh*

*[Signature]*



बाल - ६ /		
१११५१	The TRANSFEROR	११६
referred to as "Parties" and individually referred to as "Party".		
२०२०		

The TRANSFEROR and the TRANSFEREE are hereinafter collectively referred to as "Parties" and individually referred to as "Party".

WHEREAS TRANSFEROR is the owner and in use, occupation, possession, well seized, possessed and otherwise sufficiently entitled to a Flat bearing No. 809, admeasuring area about 26.60 Sq. mt, Ruby Isle Co-operative Housing Society Ltd, Registration No. MUMW-P/HSG/TC/15440/2014-15/2014 (hereinafter referred to as the 'said Society'), "O" Building 8 th floor ,Royal Palms Estate, Aarey milk Colony, Goregaon(East), Mumbai – 400 065, lying being and situate at C.T.S No.1627 of Village – Maroshi, Taluka–Borivali, Mumbai Suburban District (hereinafter referred to as 'the said Flat') hereinafter referred to as the 'said Premises' and are more particularly described in the **Schedule** hereunder written.

AND WHEREAS the developers M/s ROYAL PALMS (INDIA) PVT LTD formerly known as AMIR PARKS AND AMUSEMENT PVT LTD a company having its registered office at Survey No 169 ,Aarey Milk Colony ,Near Unit No 26, Goregaon East ,Mumbai 400065 had through a sale agreement sold the said flat and registered the same to Ms.Zarien Khan as a document No BRL1-7526-2014 at Jt.Sro-Borivali 1 on 14/08/2014. That Ms.Zarien Khan Sold the flat to the Transferor of this agreement Mr.Sarvesh Shivaji Nerurkar and registered the same at Jt.Sub Registrar Borivali vide document no.BRL3-322-2015 on 16<sup>th</sup> January 2015. The TRANSFEROR states and declares that the said consideration and obligation towards the developers/previous owners has been discharged and no further payments or installments is due to them.

AND WHEREAS the TRANSFEROR has agreed to sell, transfer and assign the said Flat, and the TRANSFEREE have agreed to purchase the same from the TRANSFEROR free from all encumbrances for the total consideration amount of Rs.24,00,000/- (Rupees Twenty Four Lakhs only).

AND WHEREAS the Parties have agreed to enter into these presents and to record the terms and conditions of this agreement into writings appearing hereinafter,

**NOW THIS AGREEMENT WITNESSETH AS UNDER:**

- 1) The TRANSFEROR has agreed to sell, transfer and assign all his right, title and interest in respect of the said **Flat No.809, Ruby Isle**

*Sarvesh Shivaji Nerurkar*

*Zarien Khan*



वरल - ६/		
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Chs Ltd, Building "O", 8th floor ,Royal Palms, Aarey Milk Colony ,Goregaon (E), Mumbai-400065 admeasuring area 26.60 Sq. mt. and Survey No 169 ,C.T.S No.1627,Village-Maroshi,Taluk-Borivali,Mumbai Suburban District-MSD (hereinafter referred to as the 'said Flat'), to the TRANSFEREE.The said "RUBY ISLE CHS LTD" has been registered as a co-operative housing society vide registration no. MUM/W-P/HSG/TC/15440/2014-15/2014 herein referred to as the "said society".The said Flat is hereinafter referred to as the 'said Premises' and are more particularly described in the Schedule hereunder written for the total consideration Rs.24,00,000/- (Rupees Twenty Four Lakhs only).



- 2) That the TRANSFEREE have paid the entire sum of Rs. 24,00,000/- (Rupees Twenty Four Lakhs only) as on signing of this agreement. That no Share Certificate has been issued by the society till date and as and when issued will be directly handed over to the TRANSFEREE of this agreement.
- 3) That the TRANSFEROR are in the exclusive and absolute possession of the said flat with the full lock and key control with the actual custody and dominion over the possession of the said flat and benefits and that neither the TRANSFEROR had till date hereof at any time either agreed to induct or inducted any third party in use, occupation, possession and/or enjoyment of the said flat or any part or portion whereof, in any way or any manner whatsoever.
- 4) That the title of the TRANSFEROR in respect of the said flat with benefits attached to it is absolutely clear and marketable, free from all encumbrances and reasonable doubts including free from any third party adverse deal, arrangements, understanding, agreement, agreement for sale, transfer or assignment, conveyance, release, relinquishment, surrender, gift, exchange, lease, monthly tenancy, charge, mortgage or any other encumbrances, any third party dispute as to right to possession, any debts or dues of private creditors or notice/ order of any public authority or any attachment or forfeiture or recovery proceeding whatsoever on account of any matters including the matters of any public levies (including income-tax, property tax, revenue, rates or cess, assignment, duties, stamp duties, registration, registration charges or other charges/ fees/amount and/or other levies (by whatever name called or known) under any law/s heretofore or now or hereafter to be in force

*[Handwritten signature]*

*[Handwritten signature]*



बाल - ६ /		
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respectively either with or without penalty or interest and/or or debts, dues, loans or finances from any person or persons including any financial institutions and/or any other banks, or otherwise ; any claim of any third party on account of bail, bond, security, surety, charge, mortgage, indemnity, guarantee, suits, litigation, legal or other proceedings, any decree, order, judgement or award, injunction order, appointment or receiver or any other person by any court of law, tribunal, forum, authority and/or attachment before or after judgement or otherwise under any laws in force, any arbitration or award, any disputes, (contentious or non contentious) and any notice, notification, order or award either for acquisition, requisition, forfeiture or confiscation or any notices, notifications, orders or proceedings for recovery of any debts, dues, loans, sums, amounts for and on any account whatsoever against the TRANSFEROR on account of any faults, defaults, factors, acts of commissions or omissions under any legal, statutory/constitutional laws/rules/regulations and/or bye-laws in force at the instance of any action or proceedings either by persons including all governments, public bodies/authorities/local or semi-governmental bodies/authorities under any laws which are for the time being in force, any notice, notification, order or proceedings for insolvency or adjudication of insolvency or otherwise.



- 5) That the TRANSFEROR herein have not been disqualified or rendered disentitled either at law, equity or otherwise on account of any action, steps or proceedings or any act of commission or omission including any forfeiture, confiscation, acquisition, requisition and/ or reservation and otherwise and there was no and there is no dispute filed or pending or disposed off in respect of the said flat or in respect of the said building and the said property to the knowledge, notice (expressed and/or implied) and/or information of the TRANSFEROR.
- 6) The TRANSFEROR hereby declares that the said Premises are free from all encumbrances, taxes and outgoings and he has not sold, transferred or assigned his right, title and interest in respect of the said Premises to anyone else prior to the date of execution of this agreement and he has full power and absolute authority to transfer and assign the same in the name and in favour of the TRANSFEREE.

*Shankar*

*[Signature]*



करल - ६ /		
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7) The TRANSFEROR hereby declares that if any person or persons claims any right, title and interest of whatsoever nature in respect of the said Premises then only upon such party showing necessary documentary proof evidencing such party's interest/ right to the said Premises, only in those circumstances shall the same be cleared by the TRANSFEROR at their own cost and expenses and keep the TRANSFEREE indemnified in respect thereof.

8) The TRANSFEROR further covenants that the TRANSFEROR has not done or performed any acts, deeds, matters and things of whatsoever nature whereby he may be prevented from entering into this agreement for the sale of the said Premises to the TRANSFEREE.



9) The TRANSFEROR and TRANSFEREE agree as under:

- That vacant and peaceful possession of the flat should be given only after the full and final payment has been received by the TRANSFEROR and the same gets cleared in their bank. Transfer Documents will be executed and delivered to the TRANSFEREE that along with possession all the title documents along with all dues paid receipts/bill etc to service providers and society will be handed over to the TRANSFEREE to their satisfaction. That at the time of possession the Original and duplicate keys to all doors including safety door will be handed over permanently to the TRANSFEREE.
- That the TRANSFEREE shall duly observe and abide by the rules and regulation and the bye laws of the said Society as may be in force from time to time.
- Any transfer fee/ donation/ other charges by whatever name called shall be borne and paid to the said Society in equal proportion.

10. The stamp duty and registration fees applicable on the Agreement for Sale in respect to the said Premises shall be borne and paid by the TRANSFEREE only.

11. That the TRANSFEROR will extend all co operation in the transfer of the said flat to the TRANSFEREE and have no objection in transfer

*[Handwritten signature]*

*[Handwritten signature]*



बिल - ६/१		
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of electric consumer no \_\_\_\_\_ of Adani Electricity Ltd along with security deposit if any.

12. The transaction referred to herein shall be subject to the jurisdiction of the Courts at Mumbai.

**THE SCHEDULE HEREINABOVE REFERRED TO:**


All that Ownership rights, title, interest, being Flat No.809, Ruby Isle Chs Ltd, 8th floor ,Royal Palms,Aarey Milk Colony ,Goregaon (E), Mumbai. 400065 admeasuring area 26.60 Sq.mt. and part of Residential Building Survey No 169 ,C.T.S No.1627 of Village-Maroshi,Taluka-Borivali In P- South Ward Mumbai Suburban District-MSD.

IN WITNESS WHEREOF, the Parties herein have hereunto set and subscribed their respective hands on the day and the year first herein above written.

SIGNED AND DELIVERED by the  
Within named 'TRANSFEROR' ]  
**MR.SARVESH SHIVAJI NERURKAR** ]  
Pan No.AKOPN9851E ]



*Sarvesh*

In the presence of   
MR. ASHISH GHANEKAR

MR. VISHAL YADAV

*Vishal*

SIGNED AND DELIVERED by the  
Within named 'TRANSFeree' ]  
**MR.TAUSIEF ASHRAF SHAIKH** ]  
Pan No.NBIPS6021M ]



*Tausief*

In the presence of  
MR. ASHISH GHANEKAR



MR. VISHAL YADAV

*Vishal*

RECEIPT

बरल - ६ /		
१११५१	१३	३६
२०२०		

- RECEIVED of and from the within named 'TRANSFEREE' a sum of Rs.2,00,000/- (Rupees Two Lakha Only ) vide Ref No.812918004017 drawn from ICICI Bank Ltd, Dated 09/05/2018.
- RECEIVED of and from the within named 'TRANSFEREE' a sum of Rs.2,00,000/- (Rupees Two Lakhs Only ) vide Ref No.812919115133 drawn from ICICI Bank Ltd, Dated 09/05/2018.
- RECEIVED of and from the within named 'TRANSFEREE' a sum of Rs.2,00,000/- (Rupees Two Lakhs Only ) vide Ref No.812919190225 drawn from ICICI Bank Ltd, Dated 09/05/2018.
- RECEIVED of and from the within named 'TRANSFEREE' a sum of Rs.2,00,000/- (Rupees Two Lakhs Only ) vide Ref No.81292020739 drawn from ICICI Bank Ltd, Dated 09/05/2018.
- RECEIVED of and from the within named 'TRANSFEREE' a sum of Rs.2,00,000/- (Rupees Two Lakhs Only ) vide Ref No.813009817743 drawn from ICICI Bank Ltd, Dated 09/05/2018.
- RECEIVED of and from the within named 'TRANSFEREE' a sum of Rs.50,000/- (Rupees Fifty Thousand Only ) vide Cheque No.009713 drawn from ICICI Bank Ltd, Dated 18/04/2018.
- RECEIVED of and from the within named 'TRANSFEREE' a sum of Rs.10,00,000/- (Rupees Ten Lakhs Only ) vide Cheque No.009716 drawn from ICICI Bank Ltd, Dated 04/05/2018.
- RECEIVED of and from the within named 'TRANSFEREE' a sum of Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand Only ) vide Cheque No.009717 drawn from ICICI Bank Ltd, Dated 04/05/2018.



I SAY RECEIVED RS.24,00,000/-

  
(TRANSFEROR)

WITNESSES:

1. 
2. 



## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 3

दस्त क्रमांक : 322/2015

नोंदणी :

Regn:63m

10-12-2020  
 Note:-Generated Through eSearch  
 Module,For original report please  
 contact concern SRO office.

गावाचे नाव : 1) मरोशी

बरल - ६/		
१११११	१५	३६
२०२०		

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2350000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2768000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: 809, माळा नं: 8 वा मजला, ओ बिल्डींग, इमारतीचे नाव: रुबी आईल, ब्लॉक नं: रॉयल पाल्म्स, रोड : आरे मिल्क कॉलनी, गोरेगाव पु मुं 400065, इतर माहिती: मुंबई मुद्रांक अधि. 1958 चे अनु. 5जीए2 अन्वये दस्त क्र. बरल 1/7526/2014, दि. 14/08/2014 मधील मु शु रु 121000/-, या दस्तात समायोजित केले ( C.T.S. Number : 1627A : ) )
(5) क्षेत्रफळ	1) 26.60 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्ताऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-झरीन - खान वय:-31; पत्ता:-प्लॉट नं: 702, माळा नं: -, इमारतीचे नाव: कॅस्पियन सागर सिटी, ब्लॉक नं: अंधेरी वेस्ट, मुंबई, रोड नं: वी.पी रोड, , पिन कोड:-400058 पॅन नं:- ASSPK1375Q
(8) दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सर्वेश शिवाजी नेरुरकर वय:-26; पत्ता:-प्लॉट नं: रूम नं. 2, माळा नं: -, इमारतीचे नाव: रीटाबाई चाल, ब्लॉक नं: किरोल विलेज, विद्याविहार वेस्ट, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400086 पॅन नं:-AKOPN9851E
(9) दस्ताऐवज करून दिल्याचा दिनांक	16/01/2015
(10) दस्त नोंदणी केल्याचा दिनांक	16/01/2015
(11) अनुक्रमांक, खंड व पृष्ठ	322/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	18500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	27700
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.













बदल - ६/  
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मा. अवर अधीन मोकण विभाग (पंच) पांचवे दिनांक  
 १६/०८/२०००  
 क. अणीस. उच्छ. पत्र. क्र. ६६/२००० दि. २०/०८/२०००  
 अन्वये मा. जिल्हा विभागातील मुंबई उपनगर जिल्हा  
 दि. २६/०७/०० चे आदेशाबाबत १५/१२/०० आदेशाने  
 तालुका अंतर्गत आदेशाबाबत शिरोली तालुका  
 उर्वरिष्ठांत - येत असून, मागे उपविभागातून  
 आदेशाबाबत अर्जाबाबत तशी परिस्थिती  
 यांनी असे आदेश द्यावेची नोंद घेतली

मा. अवर अधीन मोकण विभाग (पंच) पांचवे दिनांक  
 २००० दि. १८/०८/२००० आन्वये मा. जिल्हा  
 मुंबई उपनगर जिल्हा मागे दि. २०/०८/२०००  
 आदेशा रद्द केले बाबतची नोंद घेतली



१९/०८/२०००  
 मा. अवर अधीन मोकण विभाग (पंच) पांचवे दिनांक  
 मुंबई उपनगर जिल्हा मागे दि. २०/०८/२०००  
 अन्वये मा. अवर अधीन मोकण विभाग (पंच)  
 दि. १९/०८/२००० चे आदेशाबाबत तशी परिस्थिती  
 आदेशाबाबत अर्जाबाबत तशी परिस्थिती



बदल -  
 सत्य-गति  
 ३२ ११ ३५  
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१९/०८/२०००  
 मा. अवर अधीन मोकण विभाग (पंच) पांचवे दिनांक  
 मुंबई उपनगर जिल्हा मागे दि. २०/०८/२०००  
 अन्वये मा. अवर अधीन मोकण विभाग (पंच)  
 दि. १९/०८/२००० चे आदेशाबाबत तशी परिस्थिती  
 आदेशाबाबत अर्जाबाबत तशी परिस्थिती



बदल - ५/  
 ५६०२-३६  
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बदल - १  
 ३६ १८ २६  
 २०१५







CC. वरल - ६/  
 १११५१ २१ ३६  
 २०२०  
 7 SEP 2009

**COMMENCEMENT CERTIFICATE**

To: M/s. Amir Parks & Amusements Pvt. Ltd.  
 Owner

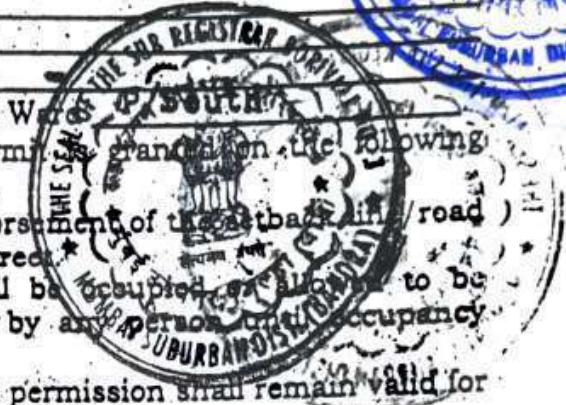
Office of the Dy.Ch.Eng. (B.D.) W.S.-II  
 Municipal Bldg., 'C' Wing,  
 Near Sanskruti Complex,  
 90ft, D.P. Rd., Kandivali (E),  
 Mumbai-400 107



Sir,  
 With reference to your application No. 284  
 Development Permission and grant of Commencement Certificate under Section 45 &  
 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out  
 development and building permission under section 346 of the Bombay Municipal  
 Corporation Act, 1888 to erect a building to the development work of  
Building 'O' (Bldg. No. 1-16)  
 C.T.S. No. 1627A S. No. 169 (P/S)  
 at premises at Street  
 Village Marol-Maroshi  
 situated at Goregaon (East) Plot No. \_\_\_\_\_

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

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



2) 3) 39



The Municipal Commissioner has appointed Shri R.V. Nautiyal  
 Executive Engineer to exercise his power and functions of the planning Authority  
 under Section 45 of the said Act.  
 This C.C. is restricted for work up to top of stilt slab level as per  
approved plan dtd. 20/08/2009

वतल-२		
०५५६	३५	५२
२०२४		

For and on behalf of Local Authority  
 Brihanmumbai Mahanagarpalika  
Shri R.V. Nautiyal  
 Executive Engineer, Building Proposal (W. S.)  
 'P' & 'X' Wards



बरल - ६/		
१११५१	२२	३६
२०२०		

CHE/9819/BP (W.S.)AR/AP

This c.c. is now valid & extended for entire work  
 still + 20 upper floors as per approved plans

dated 26/08/09



*Handwritten signature*

EXECUTIVE ENGINEER,  
 BUILDING PROPOSAL (W.S.) P WARD



TRUE COPY

WINAYAK BOMATE  
 (ARCHITECT)  
 CA/91/14356

बरल - ३/		
३२२	२२	३५
२०१८		



बरल - १		
७५२६	३५	५५
२०१४		





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Scan code to pay your bill via UPI Use any Bank/ UPI App

adani

दरल - ६७

49949 23 3E

Electricity

CUSTOMER CARE CENTRE / CORRESPONDENCE ADDRESS / INTERNAL GRIEVANCE REDRESSAL CELL (GRC)

Off Western Express Highway, Dindoshi, Malad (E) Mumbai - 400 097

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

Join us on

24x7 Powerline 19122 We're listening.

For power interruption, complaint or restoration status

SMS POWER <9 digit account no. > to 7065313030 from any mobile no. Give us a missed call on 1800 532 9998 from your registered mobile no. Whatsapp POWER <9 digit account no. > to 9594519122 from any mobile number

Bill No. 100011970495

Bill Date 02-11-2020

Type of Supply SINGLE PHASE Cycle No. 11

Bill Distribution No.

CENTRAL/CZ4-DINDOSHI/11/029/002/002/113

YOUR CURRENT CONSUMPTION

Tariff	Meter number	Multiplying Factor (MF)	Present reading	Energy consumption Previous reading	Consumption (Unit kWh)	Energy charge (₹)	Fixed charge (₹)	
LT (B)	10665201	1	553.00	496.00	57.00	165.30	70.00	
TOTAL						57.00	165.30	70.00

TRACK YOUR CONSUMPTION (UNITS)

Billing Month	Last year		This year	
	Units	Amount	Units	Amount
OCT			57	392
Sep			1	87
Aug			0	81
Jul			0	81
Jun			185	1327
May			124	857

Refer Important Message Section

IMPORTANT MESSAGE

Tentative meter reading date for your bill is 26-11-2020

Nov-20

BILL OF SUPPLY RESIDENTIAL

ROYAL PALMS

809 AAREY MILK COLONY RUBY ISLE BLDG  
SURVEY 169 GOREGAON EAST NR UNIT 26  
MUMBAI 400065

Mobile No. 90\*\*\*\*\*90  
Email Id  
Connected Load in kW 3.00

To update your email id and mobile no. call us on 19122



ACCOUNT NO. 151813159



BILL MONTH Oct-20



DUE DATE\* 23-11-2020

Electric Smiles

SMILES EARNED .. 770

DUE AMOUNT

₹390.00\*



THIS MONSOON BE SAFE

Be it distancing from electric poles or replacing damaged electrical components - kindly do your bit to make it a safe monsoon

DISCOUNTED BILL AMOUNT

Round sum bill payable (after discount of ₹3.25) on or before discount date 09-11-2020 ₹390.00

LATE PAYMENT BILL AMOUNT

Round sum bill payable (including DPC of ₹ 4.90) after due date 23-11-2020 ₹ 400.00#

\*Refers only to current bill amount. Previous balance is payable immediately. #Payable until one month after due date, thereafter interest applicable as per MERC tariff order. ##1 Electric Smile equals 1 reward point credited to your account.

S. S. Nayak SANDEEP NARALE Commercial Management Head

360 DEGREE ADVERTISING SOLUTIONS FOR YOUR BRANDS

Exclusive Sole Marketing Rights of Adani Electricity Bill

AIRLINE MEDIA | PERSONAL MEDIA | OUTDOOR MEDIA  
CREATIVE STRATEGY | DIGITAL MARKETING

To Advertise here, Email: marketing@scommedia.com • www.scommedia.com

f /scommediapvtltd @ /scommedia

SCOM Media

If paying by cheque, please remember:

- Cheque should be Account Payee of local clearing and not post-dated
- Always attach payment slip. Do not staple.
- Mention A/c No. and respective amount on back of the cheque, when making multiple bill payments by single cheque.



0151813159500000390231120200000040000000039009112020

Oct-20 151813159 /S/

Round sum payable : ₹390.00

Due date : 23-11-2020

Discounted amount : ₹ 390.00  
Discount date 09-11-2020

Amount after due date : ₹400.00

DIV03/R02/029/002  
D4274/A4274/B177/S91/R4274

₹/₹ E 14

029/177-396

PAVANSURESHCHERJEE BPO



Ruby - DC

बरल - ६/		
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२०२०		

**BRIHANMUMBAI MAHANAGARPALIKA.**  
NO.CHE/9819/BP(WS)/AP of

**9 OCT 2021**

**FULL OCCUPATION CERTIFICATE**

To  
✓ M/s. Amir Parks & Amusement Pvt. Ltd.

अनुमोदित अधिकृत कार्यवाही प्रमाण पत्र. देव  
महानगरपालिका कार्यालय, सी. विंग, संतकृती अंतर्गत  
१०, एच रोडी लेड, ग्रेट नॉर्थविक डायव्हिजन  
मॉड्यूल (५६), मुंबई-४०००६१

Sub : Permission to occupy the completed service apartment building 'O' (Bldg. No. 1-16) on plot bearing C.T.S. No 1627/A, S. No. 169 (pt.) of village Marol Maroshi at Goregaon (East), Mumbai.

Ref:- Your Architect's letter dtd.01.02.2012

Gentleman,



The full development work of building 'O' (Bldg. No. 1-16) comprising of Stilt + 1<sup>st</sup> to 20<sup>th</sup> upper floors on plot bearing C.T.S. No 1627/A, S. No. 169 (pt.) of village Marol Maroshi at Goregaon (East), Mumbai. completed under the supervision of Shri Vinayak Lomate of M.V. Associates, Lic. Architect having Lic. No CA/91/14356 Shri Jayesh Ramchandra Shah Lic. Structural Engineer having Lic. No. STR/S/110 and Shri Rajendra Chavan, Lic. Site Supervisor, having Lic. No. C/39/SSII may be occupied on the following conditions:-

- 1) That all the deposit shall be claimed within 6 years from the date of payment of within a year from the date of B.C.C. whichever is earlier, failing which the same shall be forfeited.

A set of certified completion plan is returned herewith.

Yours faithfully,  
*[Signature]*

Exec. Eng.(Bldg.Prod.) W.S. 'D' W...



# INVOICE

RUBY ISLE CO-OPERATIVE HOUSING SOCIETY LIMITED  
Building No. O, Royal Palms Estate, Aarey Colony, Goregaon (E), Mumbai, Maharashtra-400065  
Phone : 9082844010

Society Reg No : MUM/W-P/HSG.T.C./15440/2014-15/2014 | PAN : AACAR5570B

वरल - ६ /		
१११११	२०	३६
Invoice No : 196		
Invoice Date : 07-11-202		
Due Date : 31-12-202		
Bill Period : OCT TO DEC 202		

0809  
ARVESH SHIVAJI NERURKAR

Accounts  
Maintenance Fee  
Charges  
Fund  
Common Electricity Charges  
Maintenance Charges  
Fund  
Education & Training Fund  
Payment Interest

## Rate/Comments

₹1050.00/month x 3 months  
1 Water Inlets x ₹315/month x 3  
238.53 sq ft x ₹1.25 per sq ft/month x 3 months  
₹200.00/month x 3 months  
₹200.00/month x 3 months  
238.53 sq ft x ₹0.41666 per sq ft/month x 3 months  
₹10.00/month x 3 months



Amount  
3,150.00  
945.00  
894.00  
600.00  
600.00  
298.00  
30.00  
1,120.00

**Current Bill Total**  
Arrears as of 07-11-2020

₹7,637.00  
₹38,197.00

**Net Payable**

₹45,834.00

₹Forty-Five Thousand Eight Hundred and Thirty-Four Only

Sqft 238.53  
Billing Period : OCT-DEC - 2020  
Payment should be made by way of crossed cheque or demand draft or through electronic Fund Transfer or by Online payment via Adda App. only.  
Cheque / Demand Draft to be drawn in favor of "RUBY ISLE CO-OP. HOUSING SOCIETY LTD."  
In case of payments by cheque / demand draft, please mention on the back of the instrument, Flat Number, Name of the Member/s, Mobile Number.  
In case of NEFT please mention Flat Number, Name of the Member/s, Mobile Number in the Remarks column.  
Bank details for making NEFT:

- Name of Bank : Bank of India
- Branch : Goregaon East
- Account No. : 009810110008579
- IFSC code : BKID0000098

Confirmation of payment should be submitted in Adda App. or send payment transaction details (Amount, debit date, flat number, mobile) via email.

Please note, payment received after due date will attract interest @ 18% p.a.  
In case of any discrepancy in the Bill, please contact Society office immediately or before the due date of this bill.  
Water charges being levied is liable to vary as per monthly consumption and variable expenditure thereof.  
This is a system Generated Bill hence Signature is not required.

This Bill/Demand Notice is as per provisions of Bye Law No. 69 and 70 (a) & (b).  
As per Resolutions passed in the AGM '2019 new charges under Common Electricity, Lift maintenance, Pest & Terminals control may be added in this & future bills.  
& O.E.  
Contact No : 8655001555 Call/WhatsApp No. 9082844010  
Email : admin@rubyisle.org





आयकर विभाग  
INCOME TAX DEPARTMENT

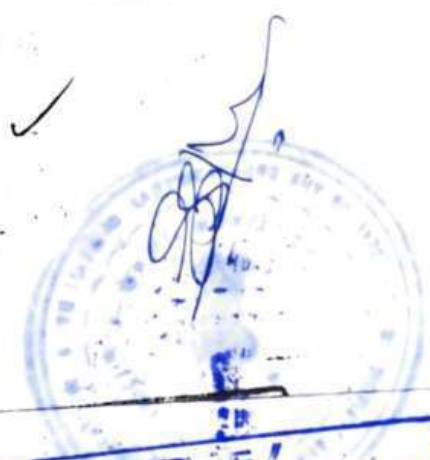
भारत सरकार  
GOVT. OF INDIA

SARVESH SHIVAJI NERURKAR  
SHIVAJI NERURKAR

22/01/1988  
Permanent Account Number  
AKOPN9851E

  
Signature





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१११५१	२६	३६
२०२०		





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
NBIPS6021M



नाम / Name  
TAUSIEF ASHRAF SHAIKH

पिता का नाम / Father's Name  
ASHRAF SHAIKH

जन्म की तारीख /  
Date of Birth  
23/05/1999

हस्ताक्षर / Signature

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to :

Income Tax PAN Services Unit, NSDL  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

Scanned with CamScanner

*Shaikh*

बसल-६/  
१११११ ३९ ३६  
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भारतीय विशिष्ट ओळख प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



नोंदविण्याचा क्रमांक / Enrollment No 1067/17010/04773

To,  
तासीएफ अश्रफ शेख  
Tausief Ashraf Shaikh  
S/O: Ashraf Shaikh  
Room No 4, Marwadi Chawl  
Sahar Road  
Chakala, Andheri East  
Mumbai  
Sahar P and T Colony Mumbai Mumbai  
Maharashtra 400099  
9820755664

Ref: 129 / 301 / 165882 / 166044 / P



SH345106234FT



आपला आधार क्रमांक / Your Aadhaar No. :

7577 2918 0183

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
Government of India



तासीएफ अश्रफ शेख  
Tausief Ashraf Shaikh  
जन्म तारीख / DOB : 23/05/1999  
पुरुष / Male



7577 2918 0183

आधार - सामान्य माणसाचा अधिकार

*Shaikh*



बरल - ६ /		
९९९५९	१३	१६
२०२०		

**आयकर विभाग**  
 INCOME TAX DEPARTMENT

**भारत सरकार**  
 GOVT OF INDIA

स्थायी लेखा संख्या  
 Permanent Account Number  
**BFHPY8378E**



नाम / Name  
**VISHAL RAMJANAM YADAV**

जन्म तिथि / Date of Birth  
**12/05/2001**

छाप / Signature




*Vishal*

**भारत सरकार**  
 Government of India

**आशिष आनंद घाणेकर**  
 Ashish Anand Ghanekar  
 जन्म तारीख / DOB : 21/10/2000  
 पुरुष / MALE

Issue Date: 02/01/2013

**5830 9160 7435**

**मेरा आधार, मेरी पहचान**

*Ashish*



389/11151

शुक्रवार, 11 डिसेंबर 2020 4:35 म.नं.

दस्त गोषवारा भाग-1

बरल-6

दस्त क्रमांक: 11151/2020

दस्त क्रमांक: बरल-6 /11151/2020

वाजार मूल्य: रु. 27,11,444/-

मोबदला: रु. 24,00,000/-

भरलेले मुद्रांक शुल्क: रु. 54,500/-

नोंदणी फी माफी असल्याम तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. बरल-6 यांचे कार्यालयात

अ. क्रं. 11151 वर दि. 11-12-2020

रोजी 4:27 म.नं. वा. हजर केला.

पावती: 12046

पावती दिनांक: 11/12/2020

मादरकरणाचे नाव: तौसीफ अशरफ शेख

नोंदणी फी

₹ 28000 00

दस्त हाताळणी फी

₹ 720 00

पृष्ठांची संख्या: 36

एकूण 28720 00

*Shaikh*

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक बोरीवली क्र. ६,  
मुंबई उपनगर जिल्हा

सह. दुय्यम निबंधक बोरीवली क्र. ६,  
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: सेल डीड

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा त्याच्या मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्रं. 1 11 / 12 / 2020 04 : 27 : 16 PM ची वेळ: (मादरीकरण)

शिक्रा क्रं. 2 11 / 12 / 2020 04 : 29 : 07 PM ची वेळ: (फी)

प्रतिज्ञापत्र

\* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या उच्च न्यायालयाने नोंदणीस  
दाखल केलेला आहे. \* दरतातील संपूर्ण कायदा, नियमावली, साक्षीदार व  
सोबत जोडलेल्या कायदा, नियमावली व साक्षीदारांनी नोंदणीस दाखल केलेल्या  
कायदेसह

*Shaikh*  
लिहून देणारे :

*Shaikh*  
लिहून घेणारे :



बरल - ६ /  
99949 34 3E  
२०२०





11/12/2020 5:03:33 PM

दस्तावेजाचा भाग-2

बरल-6  
दस्तावेजाचा क्रमांक: 11151/2020

दस्तावेजाचा क्रमांक: बरल-6/11151/2020  
दस्तावेजाचा प्रकार: सेल डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:सर्वेश शिवाजी नेत्रकर पत्ता:फ्लॉट नं: 809, माळा नं: 8, इमारतीचे नाव: रवी आडल सीएचएस वीपीटीड, ब्लॉक नं: रॉयल पाम्प गोरगाव ईस्ट, रोड नं: आरे मिल्क कॉलनी, महाराष्ट्र, मुंबई पिन संख्या: AKOPN9851E	निवृत्त देणार वय: 40 स्वाक्षरी:		
2	नाव:नीतीश अशरफ शेख पत्ता:फ्लॉट नं: सम नं-4, माळा नं: इमारतीचे नाव: मास्कोटी नावल, ब्लॉक नं: चकाना, आंधेरी ईस्ट, रोड नं: महार रोड, महाराष्ट्र, मुंबई पिन संख्या: NBIPS6021M	निवृत्त देणार वय: 21 स्वाक्षरी:		

वरील दस्तावेजावर करत देणार तयार करित सेल डीड चा दस्तऐवज करत दिव्याचे कडून करतात.  
शिक्का क्र.3 ची वेळ: 11/12/2020 04:54:04 PM

ओळख: खालील दस्तऐवज असे निवेदीन करतात की ते दस्तावेजावर करत देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:विशाल यादव वय: 20 पत्ता:बेह एसआयसी कॉलनी, माळाई ईस्ट पिन कोड: 400097		
2	नाव:आशीश घाणेकर वय: 20 पत्ता:आरे मिल्क कॉलनी रॉयल पाम्प गोरगाव ईस्ट पिन कोड: 400065		

शिक्का क्र.4 ची वेळ: 11/12/2020 04:57:28 PM

शिक्का क्र.5 ची वेळ: 11/12/2020 04:57:46 PM नादणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक, बोरीवली क्र. 6,  
मुंबई उपनगर जिल्हा

बरल - 6/  
99949 3E 3E  
2020

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Tausief Ashraf Shaikh	eChallan	10000502020102702846	MH006211066202021P	54500.00	SD	0003750012202021	11/12/2020
2		DHC		2710202016880	720	RF	2710202016880D	11/12/2020
3	Tausief Ashraf Shaikh	eChallan		MH006211066202021P	28000	RF	0003750012202021	11/12/2020

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

11151/2020

Know Your Rights as Registrants

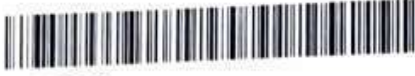
- 1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
  - 2. Get print immediately after registration.
- For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)



प्रमाणित करणेत येते की, या दस्तावेज्ये एकूण 3E पाने आहेत.  
पुस्तक क्र. 1/बरल-6/ 99949 2020  
वर नोंदला, दिनांक 11 DEC 2020

सह. दुय्यम निबंधक, बोरीवली क्र.-6,  
मुंबई उपनगर जिल्हा.





17/12/2020

सूची क्र.2

दुय्यम निबंधक : मह दु.नि. वांगीवली 6

दस्त क्रमांक : 11151/2020

नोंदणी :

Regn 63m

गावाचे नाव : मरोशी

(1) विलेखाचा प्रकार	सेल डीड
(2) मोवदला	2400000
(3) बाजारभाव (भाडेपट्ट्याच्या बावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2711444.4
(4) भू-मापन, पोटहिम्मा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: 809, ओ विल्डींग, माळा नं: 8, इमारतीचे नाव: रुबी आईल सीएचएम लीमीटेड, ब्लॉक नं: रॉयल पाम्ज गोरेगाव ईस्ट मुवई 400065, रोड : आरे मिल्क कॉलनी ( ( C.T.S. Number : 1627. . ) )
(5) क्षेत्रफळ	1) 26.60 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सर्वेश शिवाजी नेरुरकर वय:-40; पत्ता:-प्लॉट नं: 809, माळा नं: 8, इमारतीचे नाव: रुबी आउल सीएचएम लीमीटेड, ब्लॉक नं: रॉयल पाम्ज गोरेगाव ईस्ट, रोड नं: आरे मिल्क कॉलनी, महाराष्ट्र, मुवई. पिन कोड:-400065 पॅन नं:-AKOPN9851E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-तौमीफ अशरफ शेख वय:-21; पत्ता:-प्लॉट नं: रूम नं-4, माळा नं: -, इमारतीचे नाव: मारवाडी चावल, ब्लॉक नं: चकाला, आंधेरी ईस्ट, रोड नं: महर रोड, महाराष्ट्र, मुवई. पिन कोड:-400099 पॅन नं: NBIPS6021M
(9) दस्तऐवज करून दिल्याचा दिनांक	11/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	11/12/2020
(11) अनुक्रमांक, खंड व पृष्ठ	11151/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	54500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	28000
(14) शेरग	



मुल्यांकनासाठी विचारत व तलेला तपशील:-

मुद्रांक शुल्क आकारताना व तलेला अनुच्छेद:-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

खरी प्रत

मह दुय्यम निबंधक, गोरीवली क्र.-६,  
मुंबई उपनगर जिल्हा.



## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Tausief Ashraf Shaikh	eChallan	10000502020102702846	MH006211066202021P	54500.00	SD	0003750012202021	11/12/2020
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[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]