

513/1069

Tuesday, January 23, 2024

5:30 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 1147 दिनांक: 23/01/2024

गावाचे नाव: मोगरा

दस्तऐवजाचा अनुक्रमांक: बंदर17-1069-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: कुणाल कुमार चौधरी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

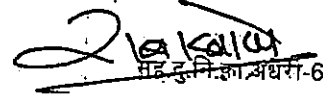
रु. 900.00

पृष्ठांची संख्या: 45

एकूण:

रु. 30900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
5:49 PM ह्या वेळेस मिळेल.

  
सह. मुख्य निबंधक, अंधेरी -६,  
मुंबई उपनगर जिल्हा

वाजार मूल्य: रु. 6381326.7/-

मोवदला रु. 10800000/-

भरलेले मुद्रांक शुल्क: रु. 648000/-

सह. मुख्य निबंधक, अंधेरी -६,  
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014369179202324M दिनांक: 23/01/2024

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124233915753 दिनांक: 23/01/2024

वैकेचे नाव व पत्ता:



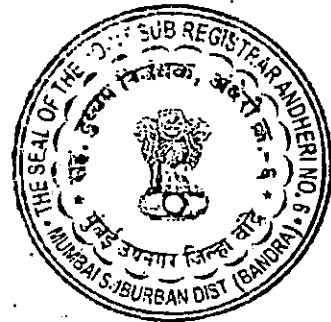
REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON.....24/01/2024.....

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Valuation ID	202401236607			23 January 2024, 03:19:18 PM		
मूल्यांकनाचे वर्ष	2023					
जिल्हा	मुंबई (उपनगर)					
मूल्य विभाग	46-गोगरा ( अंधेरी )					
उप मूल्य विभाग	भाग: उत्तर, पुर्वेस व दक्षिणेस गावाची हद्द व पश्चिमेस अंशतः द्रुतगती मार्ग व शेरे पंजाब कॉलनीच्या पश्चिमेकडील दक्षिणेतर 18.30 मी. रुंद वि. यो. रस्ता.					
सर्व् नंबर /-1, मू. क्रमांक :	शि.टी.एस. नंबर#368					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जागी- 73530	निवासी रादनिका 152190	कार्यालय 175020	दुकाने 206900	औद्योगिक 152190	गोगराप्राचे एकक चौरस मीटर
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)- 41.93 चौरस मीटर बांधकामाचे वर्गीकरण- 1-आर सी सी उद्वाहन सुविधा- आहे					
रस्ता संमुख - Sale Type - Resale Sale/Resale of built up Property constructed after circular dt.02/01/2018	शिककतीचा वापर- निवासी रादनिका शिककतीचे वध- 0 TO 2 वर्षे गजला - 1st floor To 4th floor शिककतीचा प्रकार- बांधीव बांधकामाचा दर - Rs.30250/- First Sale Date - 18/10/2011					
गजला निहाय घट/वाढ	100% apply to rate - Rs.152190/-					
घसा-यानुसार शिककतीचा प्रति चौ मीटर मूल्यदर	-((वार्षिक मूल्यदर - खत्या जमिनीचा दर) * घसा-यानुसार टक्केदारी) + खत्या जमिनीचा दर) (((152190-73530) * (100 / 100)) + 73530) -- Rs.152190/-					
A) मुख्य शिककतीचे मूल्य	चरील प्रमाणे मूल्य दर * शिककतीचे क्षेत्र -- 152190 * 41.93 - Rs.6381326.7/-					
Applicable Rules	10.4					
एकत्रित अंतिम मूल्य	= मुख्य शिककतीचे मूल्य + संतुल्य घराचे मूल्य + गोर्राईन गजला क्षेत्र मूल्य + लगतच्या भक्तीचे मूल्य + खरीद गच्चीचे मूल्य + बंदिरा वाहन टॅक्चे मूल्य + खत्या जमिनीवरील वाहन टॅक्चे मूल्य + दुगारती गावाची मूल्य + खत्या प्रागेचे मूल्य + बंदिरा बाल्कनी + गॅकेमिंकल वाहनात = A + B + C + D + E + F + G + H + J + K = 6381326.7 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.6381326.7/-					

Home Print

बदर - १७/

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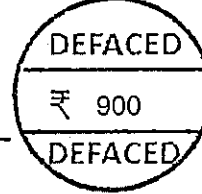


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN	0124233915753	Receipt Date	23/01/2024
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Received from KUNAL KUMAR CHOUDHARY, Mobile number 0000000000, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 1069 dated 23/01/2024 at the Sub Registrar office Joint S.R. Andheri 6 of the District Mumbai Sub-urban District

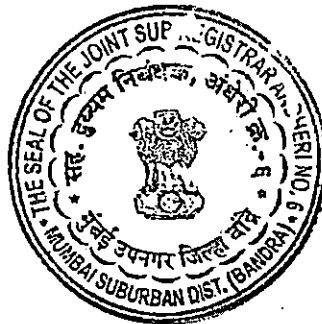


### Payment Details

Bank Name	PUNB	Payment Date	23/01/2024
Bank CIN	10004152024012314780	REF No.	5145509174
Deface No	0124233915753D	Deface Date	23/01/2024

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

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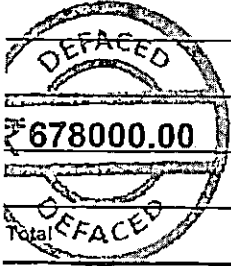




CHALLAN  
MTR Form Number-6



GRN	MH014369179202324M	BARCODE	[Barcode]		Date	23/01/2024-11:43:58	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Stamp Duty	Registration Fee			TAX ID / TAN (If Any)				
Type of Payment				PAN No.(If Applicable)				
Office Name	BDR17__JT SUB REGISTRAR ANDHERI 6			Full Name	KUNAL KUMAR CHOUDHARY			
Location	MUMBAI			Flat/Block No.	Flat No. 201, 2nd Floor, Wing B, KULSHREE			
Year	2023-2024 One Time			Premises/Building	HEIGHTS Co-operative Housing Society Ltd.			
Account Head Details			Amount In Rs.	Road/Street	Sher-e-Punjab Gulshan Nagar			
0030045501	Stamp Duty		648000.00	Area/Locality	Andheri (E), Mumbai			
0030063301	Registration Fee		30000.00	Town/City/District				
				PIN	4	0	0	0
				Remarks (If Any)				
				SecondPartyName=ANITA ANANT JANGAM-				
				Amount In	Six Lakh Seventy Eight Thousand Rupees Only			
				Words				
Total				6,78,000.00				
Payment Details	PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	03006172024012300252	230124M872149	
Cheque/DD No.				Bank Date	RBI Date	23/01/2024-15:07:50	Not Verified with RBI	
Name of Bank				Bank-Branch	PUNJAB NATIONAL BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

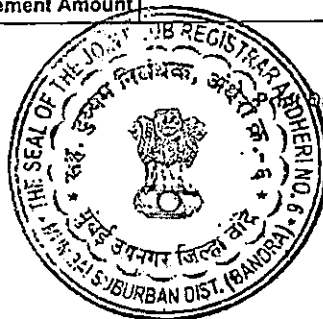


Department ID : \_\_\_\_\_ Mobile No. : 0000000000  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चालन केवल दृश्य नितधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी व कच्चावयाच्या दस्त्यासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-513-1069	0007599678202324	23/01/2024-17:30:09	IGR554	30000.00
2	(IS)-513-1069	0007599678202324	23/01/2024-17:30:09	IGR554	648000.00
Total Defacement Amount					6,78,000.00

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Date 23-01-2024 05:31:11



**CHALLAN**  
MTR Form Number-6



GRN	MH014369179202324M	BARCODE	Date 23/01/2024-11:43:58		Form ID	25.2
Department Inspector General Of Registration			Payer Details			
Stamp Duty			TAX ID / TAN (If Any)			
Type of Payment Registration Fee			PAN No.(If Applicable)			
Office Name BDR17_JT SUB REGISTRAR ANDHERI 6			Full Name		KUNAL KUMAR CHOUDHARY	
Location MIIMRAI			Flat/Block No.		Flat No. 201, 2nd Floor, Wing B, KULSHREE	
Year 2023-2024 One Time			Premises/Building		HEIGHTS Co-operative Housing Society Ltd.	
Account Head Details		Amount In Rs.	Road/Street		Sher-e-Punjab Gulshan Nagar	
0030045501	Stamp Duty	648000.00	Area/Locality		Andheri (E), Mumbai	
0030063301	Registration Fee	30000.00	Town/City/District			
			PIN		4 0 0 0 9 3	
			Remarks (If Any)			
			SecondPartyName=ANITA ANANT JANGAM-			
			Amount In		Six Lakh Seventy Eight Thousand Rupees Only	
Total			Words			
Payment Details PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	03006172024012300252	230124M872149
Cheque/DD No.			Bank Date	RBI Date	23/01/2024-15:07:50	Not Verified with RBI
Name of Bank			Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch			Scroll No. , Date		Not Verified with Scroll	

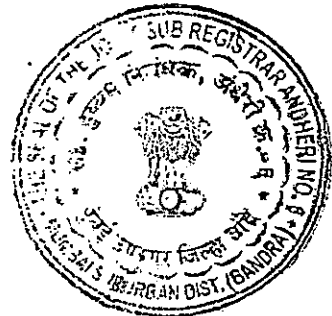
Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 0000000000

सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

सदर - १७/  
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## AGREEMENT FOR SALE

*Anangam*  
*Kunj*  
*Preeti*  
2<sup>nd</sup> day of, *Kunj*

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 2<sup>nd</sup> day of, JANUARY, 2024 by and BETWEEN MRS. ANITA ANANT JANGAM aged about 62 years, having (Pan no. ABRPJ1727D), having Aadhar Card No. 260312029235, and MR. YOGESH ANANT JANGAM, age 40 years having (Pan no. ALEPJ4894N), having Aadhar Card No. 912031041148,

both adults, Indian Inhabitants, presently residing at Flat No. 201, on the 2<sup>ND</sup> floor 'B' Wing "KULSHREE HEIGHTS" Co-Operative Housing Society Ltd. Sher-e-Punjab Gulshan Nagar near Hanuman Temple Andheri (E), Mumbai - 400093, hereinafter referred to as the "TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and permitted assigns) of the ONE PART;

बदर - १७/		
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AND		
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MR. KUNAL KUMAR CHOUDHARY, aged about 34 years, having (PAN NO. AKYPC5309G), having Adhaar Card No. 402629053060, AND MRS. PREETI KUNAL CHOUDHARY, aged about 30 years, having (PAN NO: CDRPP8785R), having adhaar Card No: 712305478184), both adults, Indian Inhabitants, residing at Flat No. 33, on the 3<sup>rd</sup> Floor, "COLOGNE HOUSE" Co-operative Housing Society Ltd. situated at Plot No. 220, Sher-e-Punjab Society, Mahakali Caves Road, Andheri (E), Mumbai - 400093, hereinafter referred to as the "TRANSFEREES" (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 permitted assigns) of the OTHER PART.

*Kunj*  
*Anangam*  
*Kunj*  
*Preeti*

(Hereinafter referred to as 'the said Agreement')

AND WHEREAS the TRANSFERORS is the registered bonafide members of "KULSHREE HEIGHTS" Co-operative Housing Society Ltd., situated Sher-e-Punjab, Gulshan Nagar near Hanuman Temple Andheri (E), Mumbai - 400093, bearing Regn. No. MUM/SRA/HSG/(TC)/12542 of 2015, (hereinafter referred to as "the said society") and as members of the said society, they are holding 10 (Ten) shares of face value of Rs. 50/- (Rupees Fifty) each bearing sr. Nos. from 21 to 30 (both inclusive) Member's Register No. 201/2015, vide share certificate No. 03, issued on 18<sup>th</sup> day of JUNE, 2015, in respect of the ownership of the flat No. 201 on the 2<sup>ND</sup> floor Building known as "KULSHREE HEIGHTS" Co-operative Housing Society Ltd., admeasuring 41.93. Sq. mtrs. built-up area, hereinafter called the "SAID FLAT" more particularly described in the Schedule hereunder written.

THE TRANSFERORS is entitled to sell, transfer, convey and assign all their right, title and beneficial interest in the said flat No. 201 on the 2<sup>ND</sup> floor of the building known as "KULSHREE HEIGHTS" Co-operative Housing Society Ltd. and the said shares.

AND WHEREAS the said TRANSFEREES have approached the said TRANSFERORS for the purchase of the said flat and whereas the said TRANSFERORS have agreed to sell the said flat and transfer to the TRANSFEREES all the right, title and interest in the said flat and TRANSFEREES do hereby agree to acquire from the TRANSFERORS the said flat on ownership basis upon the terms and conditions and upon the full consideration paid by the TRANSFEREES to the TRANSFERORS as hereinafter contained.

AND WHEREAS the TRANSFERORS are in the circumstances present owner of the said Flat and is also in possession of the said flat.

AND WHEREAS the TRANSFERORS have obtained No Objection Letter dated -01-2024, from the said Society for the sale and transfer of the said Flat and also all the direct and indirect benefits of the said Agreements dated 18-10-2011 vide reg no - BDR9 - 09345 - 2011 to the TRANSFEREES. The TRANSFERORS herein agreed that MRS. ANITA ANANT JANGAM and MR. YOGESH ANANT JANGAM, will arrange N.O.C. and other necessary documents (for Mortgage of the said Flat) from the said Society i.e. "KULSHREE HEIGHTS" Co-operative Housing Society Ltd; for the TRANSFEREES herein to avail housing Loan from any Bank or Financial Institution.

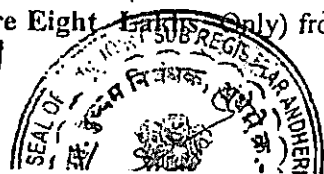
बदल नं १७/		
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possession of the said premises at or for a said Flat total consideration price of Rs. 1,08,00,000/- (Rupees One Crore Eight Lakhs Only), and the said total consideration is to be paid by the TRANSFEREES to the TRANSFERORS.

- 2 The TRANSFEREES have paid to MRS. ANITA ANANT JANGAM, and MR. YOGESH ANANT JANGAM, a sum of Rs. 6,00,000/- (Rupees Six Lakhs Only) being part payment on execution of this Agreement vide 1) Rs. 4,92,000/- by RTGS No. HDFCR52024012072461339, Dated: 20-01-2024 From HDFC BANK (Branch), Andheri (E), Mumbai - 400093 paid by Mr. Kunal Kumar Choudhary and MRS. Preeti Kunal Choudhary to MRS. ANITA ANANT JANGAM and MR. YOGESH ANANT JANGAM.
- 3 TDS receipt for Rs. 1,08,000/- (Rupees One Lakh Eight Thousand Only), being T.D.S. which shall be deducted in terms of Section 194-IA of Income Tax Act, 1961, and shall be deposited in Govt. Treasury, by the TRANSFEREES within 15 days of registration of present Agreement for Sale, and the TRANSFEREES shall issue a T.D.S. Certificate will be handed over to TRANSFERORS.
- 4 It is further agreed by and between the parties that the balance amount of Rs. 1,02,00,000/- (Rupees One Crore Two Lakhs Only) out of the full purchase consideration amount of Rs. 1,08,00,000/- (Rupees One Crore Eight Lakhs Only) shall be paid by the TRANSFEREES to the TRANSFERORS herein within 20 DAYS from the date of execution of this agreement by obtaining Housing Loan from ICICI Bank or financial institution of the Transferees herein. If the transferee is not able to arrange the ONE CRORE TWO LAKHS through loan then the balance consideration will be arranged through their own resources within the same period of 20 days. In the event of failure or the part of the Transferees to make the Balance payment of ONE CRORE TWO LAKHS within the time i.e. 13<sup>th</sup> Feb, 2024 to the Transferor as agreed upon hereinabove then the Transferor have right to forfeit 5% of the amount received till date and shall refund the balance amount to the transferee and in such case this agreement stands cancelled and both the parties here by agree to register the deed of cancellation to give the effect to the same. Simultaneously upon receipt of the full consideration as stated in here in above and on completion of the sale, the TRANSFERORS shall deliver vacant and peaceful possession of the said Flat to the TRANSFEREES as owner thereof alongwith the said Original agreement and Share Certificate in respect of the said shares and other relevant original title deeds. The Possession of the above said flat shall be parted only on receiving the full Purchase consideration amount of Rs. 1,08,00,000/- (Rupees One Crore Eight Lakhs Only) from the Transferees.

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10. Only after the receipt of Full and Final payment of the agreed purchase consideration, in the manner stated hereinabove, nothing will be due and payable by the Transferees to the TRANSFERORS in respect of the said Flat along with the rights in the said Flat and in the said Shares.
11. The TRANSFERORS covenant that they have fully observed and performed all the terms and conditions and have paid to the said Society, B.M.C., Adani/Tata Power, MTNL and MGL, up to the date of transfer, all their contributions towards the Municipal taxes, water, electricity, maintenance and other charges and outgoings payable in respect of the above said Flat and said Shares till date of the handing over the possession of the said Flat which shall take place after the Transferees have fully paid the agreed consideration amount.
12. The TRANSFERORS hereby state and confirm that they have not sold, transferred, mortgaged or encumbered or otherwise dealt with the said flat and said Shares and their rights, titles and interests therein in any manner and that the said Flat is free from all encumbrances of any nature whatsoever.
13. TRANSFERORS also declare that there is no attachment on the said Flat and said Shares for Income - tax, Wealth - tax or any other Direct Taxes, Sales - tax, Service tax, GST or any other rates, taxes, assessments, or other dues payable to the Government or semi - Government or Municipal bodies and neither are attached by any financial institution, or by any civil, criminal or revenue court.
14. The TRANSFERORS hereby declare that all their rights, title and interest in the said Flat and their membership rights in the said Society have not been terminated and or dealt with otherwise and that all their rights, title and interest are valid up to the date of this Agreement of Sale.
15. Upon and only after the payment of the full purchase consideration to the TRANSFERORS by the Transferees, within stipulated time, the Transferees shall after the execution thereof be entitled to become members of the "KULSHREE HEIGHTS" Co-Operative Housing Society Ltd, hereinafter with all attendants' rights hereto.
16. The TRANSFEROR also agrees to handover all the previous original Agreements which are with her and other relevant documents relating to the TRANSFEROR of the said Flat No. B-201 on the 2<sup>nd</sup> floor to the TRANSFEREES in full performance of this transaction.

*longam*

बदर - १७/



21. The Transferees hereby declare that they shall alone be liable for Stamp Duty, Registration Charges and Legal Charges. The Transferees & TRANSFERORS shall pay their respective share of the Transfer fees directly to the society.
22. The TRANSFERORS and the Transferees shall each pay respectively one percent pay 1% (One Percent) as brokerage fees, which is all inclusive of Service tax or any other taxes/duties of the consideration amount for the sale of the abovementioned flat, to their respective Brokers MR. JAI SINGH R. MATHUR (PAN NO: AEIPM1151N), and FINE ESTATE AGENCY (PAN NO: AEVPM1684B), as their Lum sum all inclusive, consultation/Brokerage/Professional fee immediately after all obligations by TRANSFERORS and Transferees have been completed and Flat transfer request is submitted to Society.
23. This agreement shall always be subject to the provisions of Maharashtra Owners Ownership Flats (Regulations of Promotion of construction, sale Management and Transfer) Act 1963, Rule 1971, and its amendments thereafter and Maharashtra Co-operative Societies Act 1960 and rules made there from time to time.
24. The Transferees shall become the member of the said society and shall abide by all and singular bye-laws, rules and regulations made and adopted from time to time by the said society and shall regularly pay the monthly maintenance charges in respect of the said Flat to the said society without any default.
25. It is specifically agreed by and between the PARTIES that the transfer charges of the said society shall be borne and paid by both the PARTIES equally.
26. It is specifically agreed by and between the PARTIES that once the entire consideration amount of the said Flat is paid to the TRANSFERORS, this agreement shall be deemed to be treated as Sale Deed.

### SCHEDULE OF THE PROPERTY

Flat No. 201, admeasuring about 41.93 Sq. meters BUILT-UP area as per norms of the builder, on 2<sup>ND</sup> Floor, Wing 'B', in the "KULSHREE HEIGHTS" CO-OPERATIVE HOUSING SOCIETY LTD., lying and being situated at Sher-e-Punjab Gulshan Nagar near Hanuman Temple Andheri (E), Mumbai - 400093, within Mumbai Suburban District, in Greater Mumbai. The Building was constructed in the year 2011, and has stilt plus 10 Stories with Lift facility. C.T.S NO. 368/295-A Part, of Mogra Village, Andheri (East) in Greater Mumbai in the Registration District and Sub-District of Mumbai city. Assessed by Assessor and Collector, Property tax department of K East Ward, bearing House Property No. KE-091064288/093

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**RECEIPT**



Dated: 23-01-2024

Received with thanks from MR. KUNAL KUMAR CHOUDHARY AND MRS. PREETI KUNAL CHOUDHARY a sum of Rs. 6,00,000/- (RUPEES SIX LAKHS ONLY) being Part payment against full purchase consideration of Rs. 1,08,00,000/- ( Rupees One Crore Eight Lakhs Only), towards sale of Flat No. 201 on 2<sup>nd</sup> floor, 'B' Wing, in "KULSHREE HEIGHTS" CO-OPERATIVE HOUSINGSOCIETY LTD, Situated at Sher-e-Punjab Gulshan Nagar near Hanuman Temple Andheri (E), Mumbai – 400093, Vide: -

Cheque No./UTR NO	Dated	Drawn on	Amount
HDFCR52024012072461339,	20-01-2024	HDFC BANK (Branch), Andheri (E), Mumbai- 400093.	RS. 4,92000/-
		TDS	RS. 1,08,000/-
		Total Amount paid Rs.	RS. 6,00,000/-

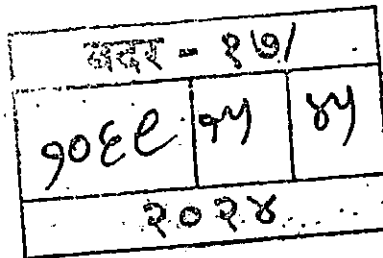
(Rupees Six Lakhs only).  
Rs. 6,00,000/-

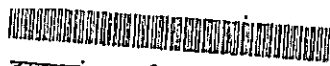
WE SAY RECEIVED,

MRS. ANITA ANANT JANGAM,	
MR. YOGESH ANANT JANGAM,	

Date: 23-01-2024.

Place: Mumbai





दस्तावेजांचे वर्ष: 9345/2011

दुय्यम निबंधक: अंधेरी 3 (अंधेरी)

Tuesday, October 18, 2011

1:06:30 PM

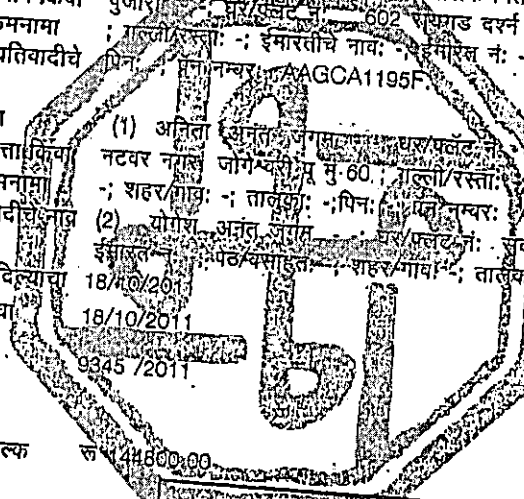
सूची क्र. दोन INDEX NO. II

नॉदणी 63 म.

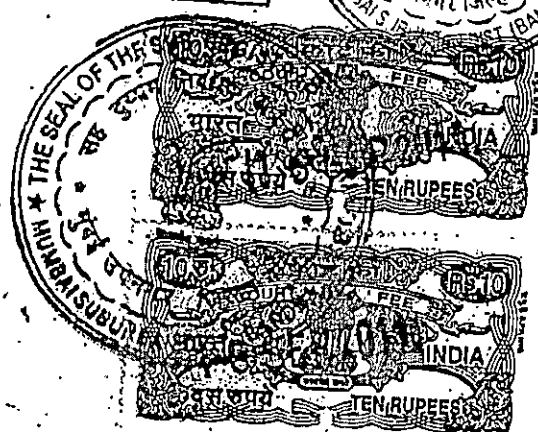
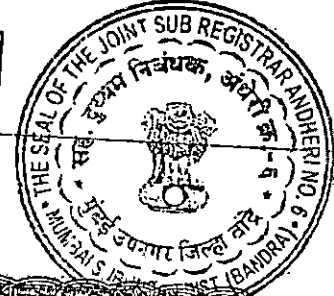
Regn. 63 m.

गावाचे नाव : मोगरा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 3,244,000.00 वा.भा. रु. 2,440,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 368/295/ ए पार्ट वर्णन: सदनिका नं 201, 2 रा माळा कुलश्री हार्डटस् विंग., कुलश्री (एस आर ए) ऑफ हौ सो लि, जिजामाता रोड, शोरे ए पंजाब कॉलनी, गुलशन नगर, अंधेरी पू मुं 93.--- (1)41.93 चौमी बांधीव
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असोत तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे अर्जा विलेखांत पालिकाचे संचालक निता राजेंद्र देऊलकर तर्फे मुखत्यार रामा के पुजारी, घर/प्लॉट नं. 602, रंगगाड दर्शन को ऑफ हौ सो लि, 4 बंगला अंधेरी प मुं; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/घसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -; AGCA1195F.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अश्विनी सुनत, जोगेश्वरी घर/प्लॉट नं. नटवर नगर, जोगेश्वरी, पू मुं 60, गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/घसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -; ABRPJ1727D.
- (7) दिनांक करून दिल्याचा 18/10/2011 (2) योगेश अर्जत, जोगेश्वरी घर/प्लॉट नं. ईशानवन, पेट/घसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -; ALEPJ4894N.
- (8) नोंदणीचा 18/10/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 9345/2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 44800.00
- (11) बाजारभावाप्रमाणे नोंदणी रु. 30000.00
- (12) शोरा



२७/		
१०६६	१६	२१
२०२४		



खरी प्रत  
  
 सहा. दुय्यम निबंधक अंधेरी-३,  
 मुंबई उपनगर (अंधेरी).

# Share Certificate

Mem. Register No. 201/2015

Certificate No. 03

## KULSHREE HEIGHTS CO.OP. HSG. SOCIETY LTD. (Regd.)

CTS NO. 368/295 - A (Part)

Sher E Punjab, Gulshan Nagar, Near Hanuman Temple, Andheri (E), Mumbai - 400093.

This is to certify that

Mrs. Anita Anant Jangam

Mr. Yogesh Anant Jangam

is/ are the Registered Holder/s of Flat no. 201, 2nd Floor

fully paid - up shares numbered Fifty to 30

both inclusive, of Rupees \_\_\_\_\_ each in the above named

Co. Op. Hsg. Society

Subject to the Bye - laws thereof

Given under the Common Seal of  
the said society, this 18<sup>th</sup>  
day of June 2015



Rs. 500/-

Chairman

Hon. Secretary

Hon. Treasurer

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

9062 96 29  
2028

Ref. No.

Date :

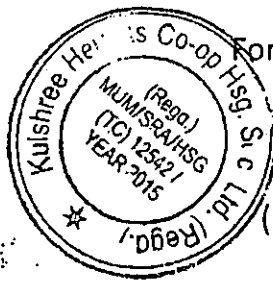
04/01/2024.

To Whomsoever It May Concern.

This is to confirm that Mrs. ANITA ANANT JANGAM & Mr. YOGESH ANANT JANGAM are member's of " KULSHREE HEIGHTS CHS. LTD." located at Sher E Punjab , Gulshan Nagar, Near Hanuman Temple , Andheri ( East), Mumbai- 400093, the building on property bearing CTS survey no. 368/295-A part , of village mogra taluka, Andheri (E) within Mumbai Suburban district & they are the owner's in possession of flat no. B/201 admeasuring about 41.93 sq.mtr built up area on the 2<sup>nd</sup> floor of bldg.

We confirm that there is no society outstanding payable on 1<sup>st</sup> January 2024 excluding BMC property taxes to be paid individually by members.

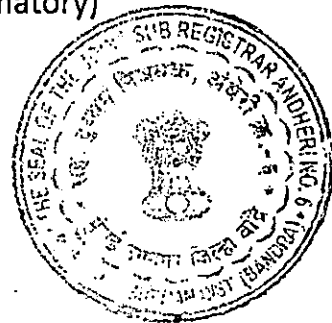
We have no objection to sale of their flat no. B/201.



For Kulshree Heights Chs. Ltd.

( Authorized Signatory)

बदल - १७/		
१०६६	१२	०५
२०२४		





# SLUM REHABILITATION AUTHORITY



No. SRA/ENG/2346/KE/PL/AP

Date: 28 APR 2014

To,  
Shri Jitendra Dewoolkar (L.S.)  
Of M/s. Ellora Project Consultants Pvt.Ltd.  
Goregaon Shree Ram Samarth CHS Ltd.,  
111/C-Wing, 1<sup>st</sup> floor, Kamraj Nagar,  
Goregaon (W), Mumbai-400 062.

Sub:- Full occupation permission to Rehab Wing 'A' & part OCC to sale wing 'B' upto 9<sup>th</sup> floor of Composite building under S.R. Scheme on plot bearing C.T.S. No. 368/295A(pt.) of village Mogra, Andheri (E), Mumbai for "Kulshri CHS Ltd."

Ref: Your letter dated 20/10/2013.

Sir,

With reference to your letter mentioned above, I have to inform you that the permission to occupy the Full Rehab wing 'A' & Sale Wing B upto 9<sup>th</sup> floor of Composite bldg. of S.R. scheme comprising Ground + 10<sup>th</sup> upper floors completed under the supervision of L.S. Shri Jitendra Dewoolkar, Licence No. D/294/LS of MCGM; Licensed Structural Engineer Mr. Ketan Belsare of M/s. Ellora Structural Consultants, License No. STR/B/63 and License Site Supervisor Shri Pundlik Ankush Mestry, License No. M/412/SS-III as shown by red colour in the plans submitted by you is hereby granted, subject to the following conditions:-

- 1) That this Occupation permission is for 50 Rehab Residential Tenements, 01 Welfare Centre, 01 Balwadi, 01 Society Office;
- 2) That the certificate under section 270A of BMC Act shall be obtained from A.E.W.W. (K/E) and a certificate copy of the same shall be submitted to this office.
- 3) That you shall submit P.R. Card with area mentioned in words duly certified by Superintendent of Land Records before full O.C.
- 4) That you shall comply the balance conditions of LOI/IOA /Amended plans before claiming full O.C. or BCC.

Administrative Building, Anant Kanekar Marg, Bandra (E), Mumbai-400051  
Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website: www.sra.gov.in Email: Info@sra.gov.in

2014	
9062	20/04
2028	





5) That the upto date dues of A.A. & C. K/E shall be paid before claiming full O.C./BCC.

A set of certified completion plans is returned herewith please.

Note: This permission is issued without prejudice to action under Section 305, 353A of BMC Act.

Yours faithfully,

*[Signature]*  
22/4/14  
S.E. (S.R.A.) A.E. (S.R.A.)

*[Signature]* 23/4/14  
Executive Engineer - WS  
Slum Rehabilitation Authority

Copy to:

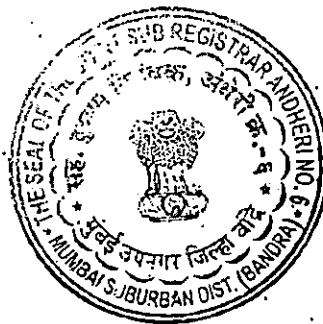
1. M/s. Ajanta Buildcon Pvt.Ltd.
2. Asstt. Commissioner (K/E) Ward
3. A.A. & C. (K/E) Ward
4. A.E.W.W. (K/E) Ward
5. Society : 'Kulshri CHS Ltd.'

For information please.

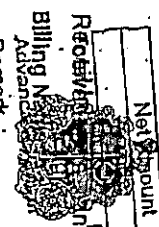
*[Signature]*  
24/4/14  
S.E. (S.R.A.) A.E. (S.R.A.)

*[Signature]* 25/4/14  
Executive Engineer - WS  
Slum Rehabilitation Authority

3061 - 201		
9061	29	84
2028		

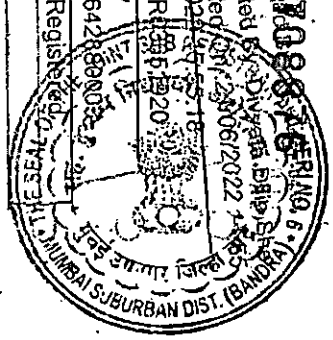


RECEIPT NO. 2708845



Fourteen Thousand Ninety Two Only  
 Assistant and Collection Dept.  
**BRIHANMUMBAI MUNICIPAL CORPORATION**  
 Mrs. Anita A. Jangam  
 Full Payment  
 MCGM PAN NO. : WARD0042L3Z4  
 MCGM GST NO. : WARD0042L3Z4

RECEIVED  
 RECEIPT NO. : 2022ACR1585120  
 Tax : Property  
 Account No : KE09106428800322



Net Amount	0	CGST	0	SGST	0	IGST	0	Gross Value	14092
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Bill No.	Bill Dt.	Amount	Dischd.	Total Dues	Early Bird Discount	Net Payable	Chb Amt	
201911BIL15046472	20/05/2022	2410	0+0+0+0+0+0	2410	0	2410	2410	
201921BIL15045473	20/05/2022	2410	0+0+0+0+0+0	2410	0	2410	2410	
202010BIL12615056	01/01/2021	2408	0+0+287+50+0+0+0	2745	0	2745	2745	
202020BIL12615057	01/01/2021	2408	0+0+287+50+0+0+0	2745	0	2745	2745	
202110BIL13516763	01/09/2021	2408	0+0+122+22+0+0+0	2552	0	2552	2552	
202121BIL14602297	01/03/2022	1218	0+0+10+2+0+0+0	1230	0	1230	1230	
Seq. No. Instrument type Date No. MCR No. Bank Stamp No. Total						14092	0	14092

Total In Words: Fourteen Thousand Ninety Two Only

Advance Payment Full Payment

Remark : Full Payment

Type of Collection

HSN/SAC NO. : 999111  
 MCGM PAN NO. : AAALM0042L  
 MCGM GST NO. : 27AAALM0042L3Z4

Created By : KEW-CRE-04.cvs  
 Printed By : Divyata Dilip S. Jy  
 Printed On : 27/06/2022 15:55

**Cheque Received Subject to Realisation**

Note : All amount in Rupees



# करनिर्धारण व संकलन खाते

7741

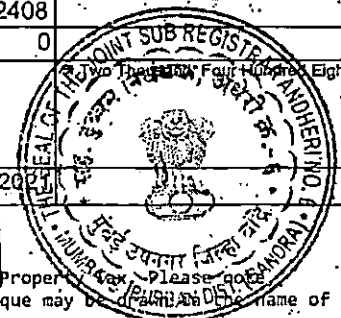
## मालमत्ता करदेयक

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

लेखा क्रमांक KE0910642880003	मालमत्ता करवर्ष 2021-2022	देयक क्रमांक 202110BIL13516763 202120BIL13516764	देयक दिनांक 01/09/2021
पक्षकाराचे नाव व पत्ता : Mrs. Anita A. Jangam Flat No. 201, Second Floor, Kulshri CHSL, Sale "B" Wing,, Kulshri Heights Co. Op. Hsg., Sher E Punjab, Gulshan Nagar,, Andheri (East), Near Hanuman Temple,, Mumbai, 400093, Maharashtra		प्रेषक - Asstt. Assessor & Collector, K East Ward, Municipal Office Building, Aazad Road, Gundavali, Andheri (East), Mumbai - 400 069. ईमेल - aacke.ac@mcgm.gov.in दूरध्वनी क्र. 022 2684 3392	
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे, Kulshri Heights Co. Op., Hsg., Sher E Punjab,, Gulshan Nagar,, Andheri (East), Near Hanuman Temple,, Mumbai, 400093, VILLAGE MOGRA, M/s. Kulshri CHSL Sale 'B' wing			
प्रथम करनिर्धारण दिनांक:	10/11/2014	जलजोडणी क्रमांक:	-
एकूण भांडवली मूल्य:	₹ Twenty Lakh Fifteen Thousand Three Hundred Sixty Five Only (अंशरी)	एकूण भांडवली मूल्य:	₹ 2015365
दि. 31/03/2010 या तारखेपर्यंतची थकवाकी	₹ 0	दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची थकवाकी	₹ 4816
देयक कालावधी:	01/04/2021	ते	31/03/2022

-कराचे नाव	01/04/2021	ते	30/09/2021	01/10/2021	ते	31/03/2022
सर्वसाधारण कर			शासनाकडून माफी			शासनाकडून माफी
जल कर			0			0
जल लाभ कर			696			696
मलनिःसारण कर			0			0
मलनिःसारण लाभ कर			432			432
म.न.पा. शिक्षण उपकर			403			403
राज्य शिक्षण उपकर			353			353
रोजगार हमी उपकर			0			0
वृक्ष उपकर			20			20
पथ कर			504			504
एकूण देयक रक्कम			2408			2408
कलम 152 अ नुसार दंडाची रक्कम			0			0
परताव्यावरील व्याजाची वसुली			0			0
आगाऊ अधिदानाचे समायोजन			0			0
भरावयाची निव्वळ रक्कम			2408			2408
प्रतिदानाची निव्वळ रक्कम			0			0

अंशरी रुपये	₹ Two Thousand Four Hundred Eight Only ₹ 2408	₹ Two Thousand Four Hundred Eight Only ₹ 2408
अंतिम देय दिनांक	30/11/2021	31/12/2021



"To make payment through NEFT:  
IFSC - SBIN000300, Beneficiary A/C No: MCGMPTKE0910642880003, Name-MCGM Proper  
payment done through NEFT will be collected against oldest bills first. Cheque may be  
MCGM"

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

सामाजिक व परिस्थितीकीय लाभदायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणाऱ्या पात्र मालमत्ता मालमत्ता करातील सर्वसाधारण कर या पदद्यात 5% ते 15% सवलत अनुज्ञेय आहे.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, १८८८ मध्ये कलम १५४(१ ब ड) चा अंतर्भाव होण्या सापेक्ष जारी करण्यात येत आहे.

एक कदम स्वच्छता की ओर

(विश्वास पां. मोटे)  
करनिर्धारक व संकलक

# मालमत्ता पत्रक

जिल्हा -- मुंबई उपनगर जिल्हा  
 तालुका/न.भू.मा.का. -- न.भू.अ.अंधेरी  
 मोहरा  
 भाग्यवती निव्वेदा ओपिंगदणा इच्छा करणुका तपशील आणि त्याच्या फर भाग्यवतीचे नियत क्षेत्र

क्र.सं.	आर.नं.	फार नंबर	क्षेत्र	धारणीयकार	मूल्य
१	६४१४.६		५		२०० चौ.मी.र.र. १.२० दि.१.२० ९९ वात
२	५६०२.६				१०० चौ.मी.र.र. १.२० दि.१.२० ९९ वात
३	८१२.०				१०० चौ.मी.र.र. १.२० दि.१.२० ९९ वात
४					१०० चौ.मी.र.र. १.२० दि.१.२० ९९ वात

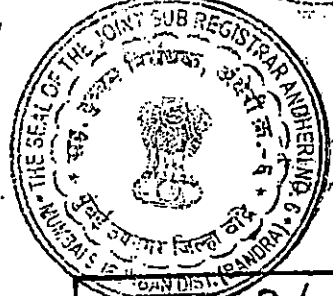
प्लॉट नंबर  
 प्लॉट नंबर  
 प्लॉट नंबर

अधिकारी  
 अधिकारी  
 अधिकारी



न.भू.अ.अ.मुंबई याचे क्रांतीन आदेश क्र. २६८ दि. ११/३/८३ व चौकशीचे वेळी दिलेल्या निव्वेदाभाषां रिकी क्षेत्र १.० चौ.मी.वर इयत्ता पारलक

बंदर - १६		
१०६६	२४	४५
२०२४		



भा.अ.अ.उप-जिल्हाधिकारी अंधेरी याचे आदेश क्र. ADC/LND/E/१३१९ दि. २८/११/८७ व या.न.भू.अ.क्र. ४ याचे कडील आदेश क्र. ३६८/२/८७ दि. १०/११/८७ ने साबिली करणाने पॉट हिवाला याम्ये न.भू.क्र. ३६८/१३१९ अ क्षेत्र ४१४.७.९ चौ.मी. अ न.भू.क्र. ३६८/२२५ व क्षेत्र २५४.७ चौ.मी. या निव्वेदा निव्वेदात परिष्कार करण्यात आला

बंदर - १/	
८२०७	३६
२०११	

नियम निर्णय पत्रकाल अ दर्जापत्रा क्र. १२९/१०८७/१५७० प्र.क्र. ५३/न.भू.अ.क्र. २६८/१३१९ व अर्जाप्रमाणे न.भू.क्र. ३६८/१३१९ अ क्षेत्र ४१४.७.९ चौ.मी. व न.भू.क्र. ३६८/२२५ व क्षेत्र २५४.७ चौ.मी. या निव्वेदा निव्वेदात परिष्कार करण्यात आला

३१ ६ १०२८

वर्ग	मूल्य	वर्ग	मूल्य
प्लॉट नंबर	२०१२४६	प्लॉट नंबर	६०६००
प्लॉट नंबर	२६१२१०६	प्लॉट नंबर	२६०००
प्लॉट नंबर	२६१२१०६	प्लॉट नंबर	२६०००
प्लॉट नंबर	२६१२१०६	प्लॉट नंबर	२६०००



अधिकारी  
 अधिकारी  
 अधिकारी







नोंदणी क्र. : एम.यु.एम./एस.आर.ए./एच.एस.जी./टी.सी./ १२५४३ संन २०१५.



सत्यमेव जयते

महाराष्ट्र शासन

# नोंदणीची प्रमाणपत्रा

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, कुलश्री हाईटस सहकारी गृहनिर्माण  
संस्था मर्यादित, सी.टी.एस.नं. ३६८/२९५ अ (पार्ट) ऑफ व्हिलेज मोगरा, शंभे-ए-तंजाब,  
गुलशन नगर, अंधेरी (पूर्व), मुंबई - ४०० ०९३.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९(१) अन्वये नोंदविण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमांच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १०(२) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण भाडेकरू मालकी संस्था / प्रत्येकरी सहकारी संस्था / इतर गृहनिर्माण संस्था आहे.

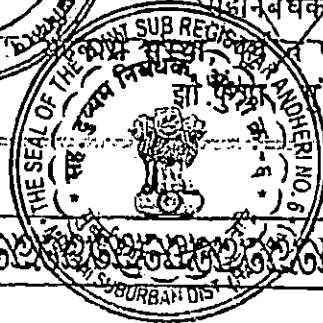
कार्यालयीन मोहोर



स्थळ : मुंबई

दिनांक : ०३/०१/२०१५

बदर - १७/  
१०६९ २१ ०५







# महाराष्ट्र शासन राजपत्र

## भाग दोन-नाव, वय व धर्म बदलण्याच्या जाहिरातींचा विभाग

वर्ष ६, अंक ओ(६)]

गुरुवार ते बुधवार, फेब्रुवारी ६ - १२, २०२०/माघ १७ - २३, शके १९४१

[पृष्ठे ३३७, किंमत : रुपये ०.००

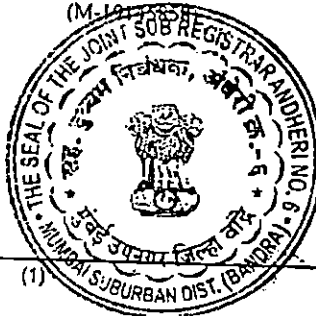
सूचना.— “कोणतीही पडताळणी न करता अर्जदारांनी अर्जात सादर केलेल्या माहितीवर आधारित सादर जाहिरात असल्यामुळे जाहिरातीत असलेल्या मजकुरावावतच्या सत्यतेविषयी शासन कुठलीच जबाबदारी स्वीकारणार नाही.”

Note.— “Government accepts no responsibility as to the authenticity of the contents of the notice. Since they are based entirely on the application of the concerned persons without verification of documents.”

यावरून असे जाहीर करण्यात येत आहे की, खालील व्यक्तींनी आपली जुनी नावे बदलून नवीन नावे धारण केली आहेत :—  
It is hereby notified that the following persons have changed their names:—

जुने नाव व नोंदणी क्रमांक / OLD NAME WITH REGISTRATION No.	नवीन नाव व पत्ता / NEW NAME AND ADDRESS	जुने नाव व नोंदणी क्रमांक / OLD NAME WITH REGISTRATION No.	नवीन नाव व पत्ता / NEW NAME AND ADDRESS
Kokilabai Dilipsing Rajput (M-19145849)	Kokilabai Dileepsing Girase At Post Chilane, Shindkhede, Dhule	Maina Pirmahamod Atar (M-19145854)	Shakerabi Bilal Attar Bhagwatinagar, Songaon Road, Bhagwatipur Tal-Rahata Dist-Ahmadnagar 413710
सुरेखा कारमारी सूर्यवंशी (M-१९१४५८५०)	सुरेखा भारत भासरे एन-४२, बी-३/४/४, शिवशक्ती चौक, हेडगेवार नगर, त्रिमूर्ति चौक, नाशिक	Kazi Sanobar Ashraf Ali (M-19145855)	Qazi Sanobar Kazim Ali House No 242/243 Bharad Galli Mangalwar Ward Malegaon
Abdur Rahman Ab Chalid (M-19145851)	Abdur Rahman Khalid Lateef Ghar No 4, Serve No 23/1/B, Murtuza Bagh, Malegaon	Khushal Bhanudas Hivale (M-19145856)	Khushal Suresh Londhe Shivaji Nagar, Camp Road, Malegaon Dist Nashik Pin - 423203
Amit Surykant Gangurde (M-19145852)	Amit Suryakant Gangurde Umayya Row House No.1, Karan Niwas, Hanuman Nagar, Panchavati, Nashik	Diana Ruzya Bhethena (M-19145857)	Diana Jehangir Dadachanji 52, Venus Apartment, 5th Floor, 87 Cuffe Parade, Colaba, Mumbai - 400005
Riyanshu Shrikant Dhage (M-19145853)	Parth Shrikant Dhage Navie Mala Pathardi Phata Nashik	Malik Mohammed Mohammed Islam (M-19145858)	Mohammed Malik Mohammed Islam Malik Plot No 218, B-31 3rd Floor, Noor Manzil, L B S Marg, Near Skyway Hotel, Kurla West Mumbai - 400070

बदल - १७/		
१०६६	२६	४५
२०२४		



(1)

जुने नाव व नोंदणी क्रमांक / OLD NAME WITH REGISTRATION No.	नवीन नाव व पत्ता / NEW NAME AND ADDRESS	जुने नाव व नोंदणी क्रमांक / OLD NAME WITH REGISTRATION No.	नवीन नाव व पत्ता / NEW NAME AND ADDRESS
Jameena Abdul Wahid Khan (M-19146953)	Jamina Khatun Abdul Wahid Khan Hatim Chawl No Subhash Nagar No 1 Mahakali Caves Road Rebolo Compound Andheri East Mumbai 400093	Farzana Qureshi (M-19146961)	Farzana Faisal Bakhed 11-B, Salim Chawl, Shakti Nagar, Nr-M.G.School, Behramba ug, Jogeshwari West Mumbai 400102
Taneem Jafar Dalvi (M-19146954)	Taneem Zafar Dalvi Room No 03/ Kumar Sadan, New Hall Road, Near Kartikha High School, Kurla (W), Mumbai-400070	Arpita Kishor Patil (M-19146962)	Arpita Aaswad Mhatre Parimal, Darga Naka, Nr Dr. Raut Hospital, Vadavali, Vasai West
Ashiya Zahid Borde (M-19146955)	Asiya Anees Chogle At Post Saigaon Taluka Shriwardhan Dist Raigad 402110	Mustufa Javeed Shaikh (M-19146963)	Mustafa Javed Bagwan Tapse Chawl, Ashok Nagar, Waldhuni, Ambernath Road, Gaiban Sha Darga, Kalyan West
Abdul Haie Abdul Rauf (M-19146956)	Abdul Haie Shaikh Abdul Rauf Shaikh 108/C, Siddhivinayak Apartment, Pooja Nagar, Naya Nagar, Mira Road East, Thane-401107	Iqra Siddique (M-19146964)	Iqra Shahid Husain Siddiqui Flat No. 201, Cts No. 749 Vasudev Heights, Bhandup (W), Mumbai 400078
Bhagyashree Vittal Raut (M-19146957)	Bhagyashree Prakash Ghadge 223/B, Jijamata Nagar, Kalachowki, G. D. Ambekar Marg, Mumbai:-400033	Michelle Harilal Garodia (M-19146965)	Michelle Fabian Fernandes Ashok Nagar Building No.2 Chs C1003, Off Military Road, Marol Andheri East, Sakinaka, Mumbai-400072
Shelake Shivaji Sopan M-19146958)	Shelke Shivaji Sopan 18/2, Navjivan Nagar, Hariyali Village, Vikhroli (East), Mumbai, Maharashtra 400083	Vidyut Aboni Mata (M-19146966)	Vidyute Aboni Mete 2/8, Rameshwar Society, Nardas Nagar, T.P.Road, Bhandup West, Mumbai-400078.
Preeti A-19146959)	Preeti Kunal Choudhary Flat No 33, Plot No 220, Cologne Building, Sher E Punjab, Sher E Punjab Gymkhana Club, Andheri East	Aafreen Ayub Shaikh (M-19146967)	Afrin Mohammed Shabbir Malik Flat No C-3, Ground Floor, Noor Manzil, 218 L B S Marg, Near Skyway Hotel, Kurla West Mumbai - 400070
Kajal Gulab Maurya (M-19146960)	Kajal Santosh Kumar Maurya A/204, Star Complex, Sun Shine Bidg-3, Golani Naka, Vasai East-401208	Narayan Bhikaji Waghmare (M-19146968)	Narayan Bhikaji Waghmare At Po. Amravati Tq. Dahanu Dist. Amravati 444803

बदल  
Narayan Bhikaji Waghmare  
906e  
30/04  
2024



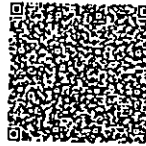
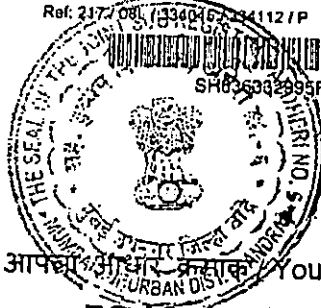


विशेष अधिकार प्रमाणिका  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1207/34363/07218

To,  
 जय सिंह आर माथुर  
 Jai Singh R Malhur  
 S/O: Ram Swaroop Singh Mathur  
 Flat-292/22, Prabhu Sandesh CHS  
 Mahakali Caves Road  
 Mogra Village, Sher E Punjab Andheri East  
 Mumbai  
 Chakala Midc Mumbai Mumbai  
 Maharashtra 400093  
 9820049658

Ref: 217/08/33406/112/P



१०६६ ३९ ४५		
२०२४		

आपचा आधीर क्रमांक / Your Aadhaar No. :

**5342 3803 9817**

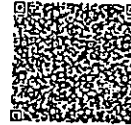
आधीर - सामान्य माणसाचा अधिकार



भारत सरकार  
 Government of India



जय सिंह आर माथुर  
 Jai Singh R Malhur  
 जन्म तारीख / DOB : 01/07/1964  
 पुरुष / Male



**5342 3803 9817**

आधीर - सामान्य माणसाचा अधिकार

*[Handwritten signature]*

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ABRPJ1727D



नाम /NAME  
ANITA ANANT JANGAM

पिता का नाम /FATHER'S NAME  
JAYARAM SAKHARAM JANGAM

जन्म तिथि /DATE OF BIRTH  
04-12-1961

हस्ताक्षर /SIGNATURE

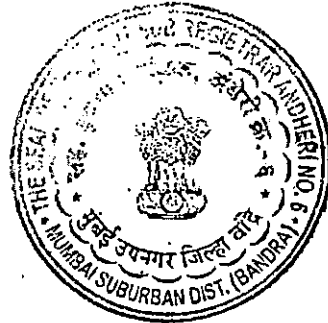
*Anita*

*ABRPJ1727D*

अध्यक्ष आयुक्त (कम्प्यूटर केन्द्र)  
Commissioner of Income-Tax (Computer Operations)

*Anita*

बंदर - १७/		
१०६६	३२	४५
२०२४		



भारत सरकार  
GOVERNMENT OF INDIA



अनिता अनंत जंगम  
Anita Anant Jangam  
जन्म वर्ष/YoB:1961  
महिला Female



2603 1202 9235

आधार - आम आदमी का अधिकार

*Jangam*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

W/O: अनंत जंगम, 204,

श्री स्वामी साई कृपा

सीएचएस लि, नटवर नगर

रोड न.5, सचिन जिम्न के

पीछे पी.पी. डायस कम्पाउंड,

मुंबई, जोगेशवरी ईस्ट, मुंबई

महाराष्ट्र, 400060

Address:

W/O: Anant Jangam, 204, Shree

Swami Sai Krupa CHS Ltd,

Natwar Nagar Road No.5,

Behind Sachin Gym P.P. Dias

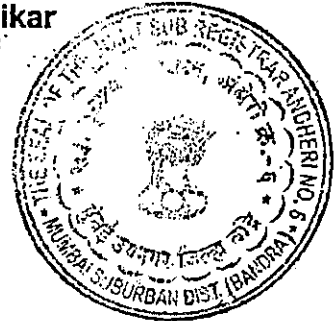
Compound, Mumbai, Jogeshwari

East, Mumbai

Maharashtra, 400060

Aadhaar - Aam Aadmi ka Adhikar

खतर - १७/		
906e	38	04
२०२४		



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ALEPJ4894N



नाम / Name  
YOGESH ANANT JANGAM

पिता का नाम / Father's Name  
ANANT YASHWANT JANGAM

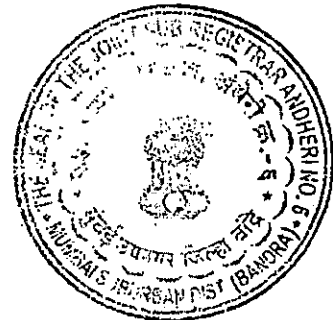
जन्म की तारीख /  
Date of Birth  
17/06/1983

हस्ताक्षर / Signature

DUPLICATE

*Handwritten signature*

बंद - १७/		
१०६६	३६	२५
२०२४		





भारत सरकार  
GOVERNMENT OF INDIA



योगेश अनंत जंगम  
Yogesh Anant Jangam  
जन्म तारीख/DOB: 17/06/1983  
पुरुष / MALE



9120 3104 1148

माझे आधार, माझी ओळख

*Yogesh Anant Jangam*



भारतीय प्रतिष्ठान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date: 23/03/2017

पत्ता:

S/O: अनंत यशवंत जंगम, 204, श्री  
स्वामी साई कृपा बिल्डिंग, रोड नं. 5,  
नटवर नगर, मोगरा विलेज, सचिन  
जीमच्या समोर, जोगेशवरी (पूर्व), मुंबई,  
मुंबई,  
महाराष्ट्र - 400060

Address

S/O: Anant Yashwant Jangam,  
204, Shri Swami Sai Krupa  
Building, Road No. 5, Natwar  
Nagar, Mogra Village, Opp.  
Sachin Jim, Jogeshwari (East),  
Mumbai, Mumbai,  
Maharashtra - 400060

9120 3104 1148



WWW

P.O. Box No. 1947,  
Bangalore-562 001

बंदर - १७/		
906e	3L	84
२०२४		

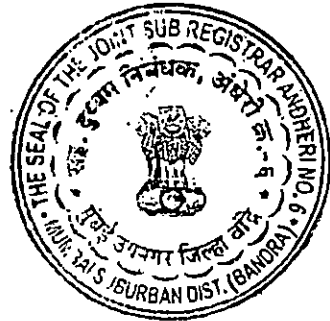


आयकर विभाग  
INCOME TAX DEPARTMENT  
KUNAL KUMAR CHOUDHARY  
BABAN KUMAR CHOUDHARY  
25/06/1989  
Permanent Account Number  
AKYPC5609G  
Signature




*Kunal*

बंदर - १७/		
906e	80	84
२०२४		



भारत सरकार  
Government of India



कुनाल कुमार चौधरी  
Kunal Kumar Choudhary  
जन्म तिथि / DOB: 25/06/1989  
पुरुष / Male

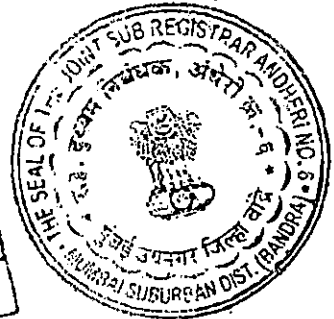
4026 2905 3060

मेरा आधार मेरा पहचान



आयकर विभाग      भारत सरकार  
 INCOME TAX DEPARTMENT      GOVT. OF INDIA  
 PREETI  
 INDRAKANT MISHRA  
 18/03/1993  
 Permanent Account Number  
 CDRPP6785R  
 Preeti  
 Signature

Preeti  
 बदर = १७/  
 १०६६    ६२    ७५  
 २०२४



भारत सरकार  
 GOVERNMENT OF INDIA



प्रीती  
 Preeti  
 जन्म तिथि/DOB: 19/03/1993  
 महिला/ FEMALE  
 Mobile No: 8802489971  
**7123 0547 8184**  
 VID: 9163 9590 6100 3799

मेरा आधार, मेरी पहचान



THE UNION OF INDIA  
MAHARASHTRA STATE MOTOR DRIVING LICENCE



DL No: MH46 20120010365  
valid Till: 02-12-2032 (NT)

DOI: 03-12-2012



AUTHORISATION TO DRIVE FOLLOWING CLASS  
OF VEHICLES THROUGHOUT INDIA

COV      DOI  
MCWG    03-12-2012  
LMV      03-12-2012

FORM 7  
RULE 16 (2)

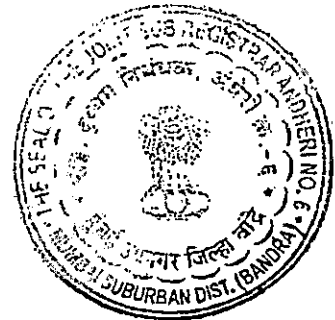
DOB: 27-03-1983    BG

Name: PRAKASH RAUT  
S/DW of: EKANATH RAUT  
Add: FL-C-603, PL NO-8, SEC-36,  
TIRUPATI COMPLEX, KAMOTHE,  
TAL-PANVEL, DIST-RAIGAD,  
PIN: 410209

Signature & ID of  
Issuing Authority: MH46 2012035

Signature/Thumb  
Impression of P

प्राकश - राठ		
903e	83	24
१०३६		



दस्त क्रमांक: बदर 17 / 1069/2024

बाजार मूल्य: रु. 63,81,327/-

मोबदला: रु. 1,08,00,000/-

भरलेले मुद्रांक शुल्क: रु. 6,48,000/-

दु. नि. मह. दु. नि. बदर 17 यांचे कार्यालयात

पावती: 1147

पावती दिनांक: 23/01/2024

अ. क्र. 1069 वर दि. 23-01-2024

सादरकरणाराचे नाव: कुणाल कुमार चौधरी

रोजी 5:29 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकूण: 30900.00

दस्त हजर करण्याची मही:

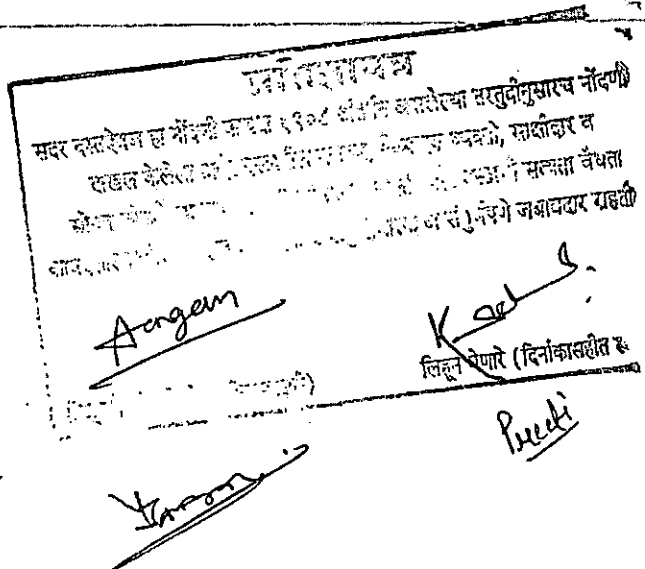
*Kaushik*  
 सह. कु. नि. का. अंधेरी-6  
 सह. दु. नि. का. अंधेरी-6  
 मुंबई उपनगर जिल्हा.  
 दस्ताचा प्रकार: करारनामा

*Kaushik*  
 सह. कु. नि. का. अंधेरी-6  
 सह. दु. नि. का. अंधेरी-6  
 मुंबई उपनगर जिल्हा.

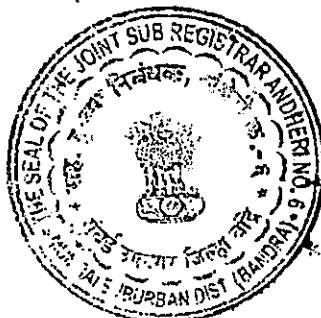
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 23 / 01 / 2024 05 : 29 : 03 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 23 / 01 / 2024 05 : 29 : 52 PM ची वेळ: (फी)



बदर - १७/		
१०६९	४४	४५
२०२४		



प्रमाणित करणेत येते की, या दस्तामध्ये एकूण ४५ पाने आहेत.

*Kaushik*  
 सह. कु. नि. का. अंधेरी-6,  
 मुंबई उपनगर जिल्हा

23/01/2024 6 03:21 PM

दस्त क्रमांक: बदर 17/1069/2024

वस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: अनिता अनंत जंगम पत्ता: प्लॉट नं: सदनिका नं. 201, माळा नं: 2 रा मजला, वी विंग, इमारतीचे नाव: कुलथ्री हार्ड्ट्स को-ऑप ही सो लि, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: शेर-ए-पंजाब गुलशन नगर, हनुमान टेम्पल जवळ, महाराष्ट्र, मुंबई. पॅन नंबर: ABRPJ1727D	लिहून देणार वय :- 62 स्वाक्षरी:- <i>Jangam</i>		
2	नाव: योगेश अनंत जंगम पत्ता: प्लॉट नं: सदनिका नं. 201, माळा नं: 2 रा मजला, वी विंग, इमारतीचे नाव: कुलथ्री हार्ड्ट्स को-ऑप ही सो लि, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: शेर-ए-पंजाब गुलशन नगर, हनुमान टेम्पल जवळ, महाराष्ट्र, मुंबई. पॅन नंबर: ALEPJ4894N	लिहून देणार वय :- 40 स्वाक्षरी:- <i>Jangam</i>		
3	नाव: कुणाल कुमार चौधरी पत्ता: प्लॉट नं: सदनिका नं. 33, माळा नं: 3 रा मजला, प्लॉट नं. 220, इमारतीचे नाव: कोलोन हाऊस, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: शेर-ए-पंजाब सोसायटी, महाकाली केव्हा रोड, महाराष्ट्र, मुंबई. पॅन नंबर: AKYPC5309G	लिहून देणार वय :- 34 स्वाक्षरी:- <i>Ked</i>		
4	नाव: श्रीती कुमाल चौधरी पत्ता: प्लॉट नं: सदनिका नं. 33, माळा नं: 3 रा मजला, प्लॉट नं. 220, इमारतीचे नाव: कोलोन हाऊस, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: शेर-ए-पंजाब सोसायटी, महाकाली केव्हा रोड, .. पॅन नंबर: CDRPP8785R	लिहून देणार वय :- 30 स्वाक्षरी:- <i>Pareek</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र. 3 ची वेळ: 23 / 01 / 2024 05 : 39 : 46 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव: प्रकाश राजत वय: 40 पत्ता: शॉप नं. 17 वी सागर टॉवर जोगेश्वरी पश्चिम मुंबई पिन-कोड: 400102	 स्वाक्षरी <i>Prakash</i>	
2	नाव: जय सिंह आर माथुर वय: 59 पत्ता: सदनिका नं. 22 प्लॉट नं. 292 प्रभू संदेश को ऑप ही सो लि शेर ए पंजाब मोगरा अंधेरी पूर्व मुंबई पिन कोड: 400093.	 स्वाक्षरी <i>Jangam</i>	

बदर-१७/ १०६९ / २०२४  
पुस्तक क्रमांक १, क्रमांक १०६९ वर/२०२४  
नोंदला.  
दिनांक : २३ माहे जानेवारी २०२४

शिकका क्र. 4 ची वेळ: 23 / 01 / 2024 05 : 40 : 29 PM

*Prakash*  
सह. दुय्यम निबंधक, अंधेरी - ४  
पुस्तक क्रमांक १, क्रमांक १०६९ वर/२०२४

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Date
1	KUNAL KUMAR CHOUDHARY	eChallan	03006172024012300252	MH014369179202324M	648000.00	SD	0007599678202324 23/01/2024
2	KUNAL KUMAR CHOUDHARY	eChallan		MH014369179202324M	30000	RF	0007599678202324 23/01/2024
3				0124233915753D	900	RF	0124233915753D 23/01/2024



24/01/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 8

दस्त क्रमांक : 1069/2024

नोंदणी :

Regn:63m

गावाचे नाव : मोगरा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	10800000
(3) बाजारभाव(भाडेपट्टयाच्या वाढतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6381326.7
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: सदनिका नं.201, माळा नं: 2 रा मजला,विंग वी, इमारतीचे नाव: कुलथी हार्डिस को-ऑप हौ सो लि, ब्लॉक नं: अंधेरी पूर्व,मुंबई 400093, रोड : शेर-ए-पंजाब गुलशन नगर,हनुमान टेम्पल जवळ PUI: KE0910642880003 (( C.T.S. Number : 368/295-A ; ))
(5) क्षेत्रफळ	1) 41.93 चौ.मीटर
(6)आकारणी किंवा जुबी 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:-अनिता अनंत जंगम वय:-62; पत्ता:-प्लॉट नं: सदनिका नं.201, माळा नं: 2 रा मजला, वी विंग, इमारतीचे नाव: कुलथी हार्डिस को-ऑप हौ सो लि, ब्लॉक नं: अंधेरी पूर्व,मुंबई, रोड नं: शेर-ए-पंजाब गुलशन नगर, हनुमान टेम्पल जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400093 पॅन नं:-ABRPJ1727D 2): नाव:-योगेश अनंत जंगम वय:-40; पत्ता:-प्लॉट नं: सदनिका नं.201, माळा नं: 2 रा मजला, वी विंग, इमारतीचे नाव: कुलथी हार्डिस को-ऑप हौ सो लि, ब्लॉक नं: अंधेरी पूर्व,मुंबई, रोड नं: शेर-ए-पंजाब गुलशन नगर, हनुमान टेम्पल जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400093 पॅन नं:-ALEPJ4894N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कुणाल कुमार चौधरी वय:-34; पत्ता:-प्लॉट नं: सदनिका नं.33, माळा नं: 3 रा मजला,प्लॉट नं.220, इमारतीचे नाव: कोलोन हाऊस, ब्लॉक नं: अंधेरी पूर्व,मुंबई, रोड नं: शेर-ए-पंजाब सोसायटी, महाकाली केव्हस रोड, महाराष्ट्र, मुंबई. पिन कोड:-400093 पॅन नं:-AKYPC5309G 2): नाव:-श्रीती कुणाल चौधरी वय:-30; पत्ता:-प्लॉट नं: सदनिका नं.33, माळा नं: 3 रा मजला,प्लॉट नं.220, इमारतीचे नाव: कोलोन हाऊस, ब्लॉक नं: अंधेरी पूर्व,मुंबई, रोड नं: शेर-ए-पंजाब सोसायटी, महाकाली केव्हस रोड, पिन कोड:-400093 पॅन नं:-CDRPP8785R
(9) दस्तऐवज करून दिल्याचा दिनांक	23/01/2024
(10)दस्त नोंदणी केल्याचा दिनांक	23/01/2024
(11)अनुक्रमांक,खंड व पृष्ठ	1069/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	648000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

अंधेरी क्र.-६,  
मुंबई उपनगर जिल्हा.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

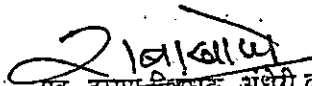
सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण  
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दस्तऐवज दाखल करण्यासाठी कायत्यात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

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

Details of this transaction have been forwarded by Email ( dated 23/01/2024 ) toMunicipal Corporation of Greater Mumbai.

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

  
सह दुय्यम निबंधक, अंधेरी क्र.-६,  
मुंबई उपनगर जिल्हा.



## FINAL RECEIPT-CUM-POSSESSION CONFIRMATION

Dated: 24-01-2024.

We, MRS. ANITA ANANT JANGAM, and MR. YOGESH ANANT JANGAM, the party of the First Part the TRANSFERORS/SELLERS hereby declare that we have received Full & Final payment from the TRANSFEREES/PURCHASERS MR. KUNAL KUMAR CHOUDHARY, AND MRS. PREETI KUNAL CHOUDHARY, the party of the other part of the Agreement for Sale Dated: 23/01/2024 a sum of Rs. 1,08,00,000/- (Rupees One Crore Eight Lakhs only) as follows:

CHQ./RTGS NO. /UTR No.	DATED	DRAWN ON	AMOUNT
HDFCR52024012072461339	20-01-2024	HDFC BANK (Branch), ANDHERI (E), Mumbai- 400093.	Rs.4,92,000/-
		TDS	Rs. 1,08,000/-
830925	23-01-2024	ICICI BANK (Branch), Free Press House, 215 Nariman Point, Mumbai – 400021.	Rs. 51,00,000/-
830926	23-01-2024	ICICI BANK (Branch), Free Press House, 215 Nariman Point, Mumbai – 400021.	Rs. 51,00,000/-
		TOTAL AMOUNT PAID RS.	Rs. 1,08,00,000/-

Rs. 1,08,00,000/- (Rupees One Crore Eight Lakhs Only).

(This receipt stand valid subject to realization of cheque/pay order) as and by way of full and final sale price/consideration payable to me/us as mentioned in Agreement for sale dated 23/01/2024 for the sale/transfer of the said five shares and the said Flat No. B-201, on the 2<sup>nd</sup> floor "KULSHREE HEIGHTS", Co-operative Housing Society Ltd. Situated at Sher-e-Punjab Gulshan Nagar near Hanuman Temple, Andheri (E), Mumbai – 400093, along with all right, title, interest and benefits of allotment and possession and membership rights of the said proposed society and five shares of the said Society and We have handed over the peaceful, vacant and Complete possession of the said flat to MR. KUNAL KUMAR CHOUDHARY, AND MRS. PREETI KUNAL CHOUDHARY.

We Say received the money and handed over the possession of the said Flat.

MRS. ANITA ANANT JANGAM,	<i>Anita Jangam</i>
MR. YOGESH ANANT JANGAM,	<i>Yogesh Jangam</i>

TRANSFERORS

We, MR. KUNAL KUMAR CHOUDHARY, AND MRS. PREETI KUNAL CHOUDHARY, of Mumbai hereby confirm of making full & Final payment as mentioned above and accept the receipt of peaceful, vacant and complete possession of the Flat No. B-201, on the 2<sup>nd</sup> floor "KULSHREE HEIGHTS" Co-Operative Housing Society Ltd. Situated at Sher-e-Punjab Gulshan Nagar near Hanuman Temple, Andheri (E), Mumbai – 400093, and five shares of the said Society pertains to the said Flat.

We Confirm

MR. KUNAL KUMAR CHOUDHARY,	<i>Kunal Choudhary</i>
MRS. PREETI KUMAR CHOUDHARY,	<i>Preeti Choudhary</i>

Transferees

## POSSESSION LETTER

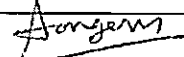
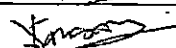
Date: 11-02-2024.

We, **MRS. ANITA ANANT JANGAM**, and **MR. YOGESH ANANT JANGAM**, the party of the First Part the Transferors/Sellers hereby declare that We have received Full & Final payment from the Transferees/Purchasers the party of the other Part against Agreement for sale dated 23-01-2024 full and final payments against full Purchase consideration of Rs. 1,08,00,000/- (Rupees One Crore Eight Lakhs Only) as follows:

CHQ. NO./UTR NO.	DATED	DRAWN ON	AMOUNT
HDFCR52024012072461339	20-01-2024	HDFC BANK (Branch), Andheri East , Mumbai- 400093.	Rs. 4,92,000/-
		TDS	Rs. 1,08,000/-
830925	23-01-2024	ICICI BANK (Branch), Free Press House, 215 Nariman Point Mumbai – 400021.	Rs. 51,00,000/-
830926	23-1-2024	ICICI BANK (Br), Free Press House, 215 Nariman Point Mumbai – 400021.	Rs. 51,00,000/-
	24-01-2024	Total Amount paid Rs.	Rs.1,08,00,000/-

=====  
Total Rs. 1,08,00,000/ (Rupees One Crore Eight Lakhs Only).  
=====

We have handed over the vacant and peaceful possession of the said Flat No. B-201, on the 2<sup>nd</sup> floor "KULSHREE HEIGHTS", Co-Operative Housing Society Ltd. Situated at Sher-e-Punjab Gulshan Nagar near Hanuman Temple, Andheri (E), Mumbai – 400093, along with all right, title, interest and benefits of allotment and possession handed over to Transferees/Purchasers **MR. KUNAL KUMAR CHOUDHARY, AND MRS. PREETI KUNAL CHOUDHARY**, immediately thereafter.

MRS. ANITA ANANT JANGAM,	
MR. YOGESH ANANT JANGAM,	

TRANSFERORS