391/662 पावती Original/Duplicate

Tuesday,January 12 ,2021 नोंदणी क्रं. :39म

3:14 PM Regn.:39M

पावती क्रं.: 723 दिनांक: 12/01/2021

गावाचे नाव: नाहूर

दस्तऐवजाचा अनुक्रमांक: करल4-662-2021

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: वनिता अल्वीना फर्नांडीस

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 960.00
पृष्ठांची संख्या: 48	
एकूण:	रु. 30960.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 3:33 PM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ला - 4

सह. दुय्यम निबंधक कुर्ला-४
मुंबई उपनगर जिल्हा

बाजार मुल्य: रु.4937295 /-

मोबदला रु.7475000/-

भरलेले मुद्रांक शुल्क : रु. 149500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.960/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1101202105295 दिनांक: 12/01/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009396346202021E दिनांक: 12/01/2021

बँकेचे नाव व पत्ता:

DELIVERED

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 202101125041

12 January 2021,03:10:26 PM

करल-४

मूल्यांकनाचे वर्ष	2020
जिल्हा	मुंबई(उपनगर)
मूल्य विभाग	122-साकी - कुर्ला
उप मूल्य विभाग	122/561 भुयार, उलेस गावाची सीमा, पूर्वेस रेल्वे लाईन, दक्षिणेस गावाची हद्द व पश्चिमेस लास पासदू शाळी मार्ग (मूल्यदर विभाग क्रमांक 560 बोडून)
सर्व्हे नंबर /सि. भू. क्रमांक :	इतर #

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	पोटमाळ्याचे एकक
62340	126500	139200	202600	126500	चौरस मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	39.03चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्ष	मूल्यदर/बांधकामाचा दर -	Rs.126500/-
उद्वाहन सुविधा-	आहे	मजला -	1st floor To 4th floor		

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय पट/वाढ = 100% apply to rate= Rs.126500/-

मजल्यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * मजल्यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)

= (((126500-62340) * (100 / 100))+62340)

= Rs.126500/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 126500 * 39.03

= Rs.4937295/-

करल ४

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२०२१		

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + वरील प्रमाणे मूल्य + पेटीमधील मजला क्षेत्र मूल्य + सामायिक जागेचे मूल्य + [illegible] + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती बाहेरील खुल्या जागेचे मूल्य + इतर मूल्य

= A + B + C + D + E + F + G + H + I

= 4937295 + 0 + 0 + 0 + 0 + 0 + 0 + 0

=Rs.4937295/-

Home Print

THE SEAL OF THE SUB-REGISTRAR KURLA No. 4 MUMBAI SUBURBAN DIST. (BLUE AREA)

सह दुय्यम निबंधक कुर्ला - ४
मुंबई उपनगर जिल्हा

	करल ४	
Department of Stamp & Registration, Maharashtra	६६२	२	६८
Receipt of Document Handling Charges	२०२१	

PRN	1101202105295	Date	11/01/2021

Received from VANITA ALBINA FERNANDES, Mobile number 9867489537, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.

Payment Details

Bank Name	IBKL	Date	11/01/2021
Bank CIN	10004152021011104762	REF No.	2659136926

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

THE SEAL OF THE SUB-REGISTRAR KURLA No. 4 (B) MUMBAI SUBURBAN DIST. (B.S.)

कुरला ४		
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२०२१		

CHALLAN
MTR Form Number-6

GRN MH009396346202021E	BARCODE	Date 30/12/2020-16:09:15	Form ID 25.2

Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name KRL4_JT SUB REGISTRAR KURLA NO 4		Full Name	VANITA ALBINA FERNANDES
Location MUMBAI			
Year 2020-2021 One Time		Flat/Block No.	FLAT NO 13 BLDG NO D-3 SHANTI
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Stamp Duty	149500.00	Road/Street	NAHUR MULUND WEST
0030063301 Registration Fee	30000.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 8 0
		Remarks (If Any)	
		SecondPartyName=DELIA A PERSIRA	
		Amount In Words	One Lakh Seventy Nine Thousand Five Hundred Rupees Only
Total	1,79,500.00		

Payment Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332020123028578	2651574742
Cheque/DD No.		Bank Date	RBI Date	30/12/2020-16:09:54	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9867489537

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Vanita

Print Date 30-12-2020 04:10:06

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai, this 30th Day of DECEMBER in the Christian year TWO THOUSAND TWNETY (2020) BETWEEN 1) **MRS. DELIA A. PEREIRA ALIAS MRS. DELIA S. PEREIRA** aged about 58 years **(PAN: AIIPP9786C)** & 2) **MR. PIUS CRISPIN PEREIRA** aged about 64 years **(PAN: ALFPP2191K)** both of them Christians, Adult, Indian Inhabitants, owners of Flat No.13, Third Floor, Bldg. No.D-3, Shanti Building, Nahur Village, Mulund (West), Mumbai-400 080, hereinafter referred to as the **"TRANSFERORS"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the ONE PART;

AND

MRS. VANITA ALBINA FERNANDES aged about 44 years **(PAN: AAQPF4475Q)**, Catholic, Adult, Indian Inhabitant, residing at Flat No.8, First Floor, Shanti Building, Nahur Village, Mulund (West), Mumbai-400 080, hereinafter referred to as the **"TRANSFEREE"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and assigns) of the OTHER PART.

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WHEREAS originally **SHRI. J.G. PINTO** was one of the founder members of **ST. PIUS 'X'** Co-operative Housing Society Limited, a society duly registered under Registration No.**BOM/HSG/2215 OF 1969**, under the Maharashtra Co-operative Societies Act 1960 (hereinafter referred to as the "**Said Society**") and allottee of five shares of ₹ 50/- each, bearing distinctive Nos.**861 to 865 (Certificate No.173)** on 20th September, 1973. (The aforesaid share certificate shall be hereinafter for the brevity's sake referred to as the ***"Said Shares"***).

AND WHEREAS incidental to enjoying membership rights of the said society, the said **SHRI. J.G. PINTO** was allottee of the residential premises bearing Flat No.13 admeasuring 350 sq. feet Carpet area on the Third Floor of the building No.D-3 known as Shanti of St. Pius 'X' Co-Hsg. Soc. Ltd., situated at Nahur Village, Mulund (West), Mumbai-400 080, described in more details in the schedule given hereunder (hereinafter referred to as the "Said Premises").

AND WHEREAS SHRI. J.G. PINTO died intestate on 17th January, 2001, leaving behind him, his widow **MRS. THERESA PINTO,** one married daughter **MRS. DELIA A. PEREIRA ALIAS MRS. DELIA S. PEREIRA** and one son **MR. STEPHEN PINTO** as his only legal

कुरला ४		
६६२	६	४८
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heirs and next to kin according to provisions of the Hindu Succession Act, 1956, by which he was governed at the time of his death.

AND WHEREAS MRS. THERESA PINTO being the legal heir and nominee of **LATE SHRI. J.G. PINTO** had applied to the said society for transfer of the said premises and the said shares in her individual name on all the records of the said society. She had completed necessary formalities required as per the byelaws of the society.

AND WHEREAS the said society after verifying all the papers, applications, documents submitted by **MRS. THERESA PINTO**, had transferred the said shares in her individual name, vide Date of Transfer 8-3-2001.

AND WHEREAS as per Agreement for Sale dated 29th January, 2002, the said **MRS. THERESA PINTO** had sold the said premises and the said shares to the Transferors herein **MRS. DELIA A. PEREIRA ALIAS MRS. DELIA S. PEREIRA & MR. PIUS CRISPIN PEREIRA** on the conditions and consideration agreed between themselves. The said Agreement for Sale is registered in the Joint Sub Registrar of Assurance, Kurla-2, vide Sr. No.BDR7-591-2002 on 30th January, 2002.

करल ४		
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AND WHEREAS the Transferors herein represented to the Transferee and assured to the Transferee that the Transferors are entitled to sell and transfer the said shares and the said premises without any obstacle or impediment in the Law or otherwise whatsoever nature and they are entitled to receive consideration monies of the sale of the said premises and the said shares from the Transferee.

AND WHEREAS the Transferee has informed to the Transferors that she intends to take Housing Loan from Bank/Financial Institution against the mortgage of the said premises and the said shares. The Transferors undertake to provide NOC from the Said Society and other relevant documents which may be required for obtaining said Housing Loan.

AND WHEREAS the Transferors have agreed to sell and transfer to the Transferee and the Transferee has agreed to purchase from the Transferors the said premises and the said shares at or for the price or consideration and on the terms and conditions as is hereinafter provided.

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

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1. The recitals contained herein shall form the integral part of this Agreement for Sale as if the same are set out and incorporated herein.

2. The Transferors hereby state and declare as under:

a) The Transferors are the owners of the said premises and the said shares.

b) The Transferors have not entered into any agreement for sale, disposal or letting out of the said premises and the said shares with any other person and that they are seized and possessed of the same.

c) The Transferors have good right, full power and absolute authority to deal with and dispose off the said premises and the said premises and no one else.

d) The said premises and the said shares are free from all encumbrances and the same are not mortgaged or in any manner charged for payment of any money to any person or financial institutions.

e) The Transferors had paid full consideration for the said premises and no part of consideration amount has remained unpaid or outstanding.

करल ४

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f) The Transferors have abided by and complied with the rules and regulations and bye-laws of the said society and that their membership of the said society is still subsisting.

g) The said premises and the said shares are not affected by any lis pendens or insolvency proceedings or any prohibitory orders from Income Tax Department or any other Statutory Authorities restraining the Transfer.

h) If any of the aforesaid declarations turns out be false or if any person makes any claim in respect of the said premises and/or the membership rights of the society and thereby or otherwise the Transferee is put to any loss, expenses or prejudice, otherwise the Transferors shall indemnify and keep indemnified the Transferee harmless against all such loss and expenses.

3. The Transferors hereby agreed to transfer and assign to the Transferee the said fully paid up five shares of Rs.50/- each bearing **distinctive nos. 861 to 865** (both inclusive) incorporated in the **Certificate No.173,** standing in the name of the Transferors in the books of the said **St. Pius 'X' Co-op. Hsg. Soc. Ltd.,** incidental to the said transfer and assignment, the Transferors further agree to sell, transfer and convey to

करल ४		
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the Transferee their right, title and interest in the Residential Premises bearing **Flat No.13** admeasuring **350 sq. feet Carpet Area** located on **Third Floor** of the building No.**D-3** known as **Shanti of St. Pius 'X' Co-op. Hsg. Soc. Ltd.**, situated at **Nahur Village, Mulund (West), Mumbai-400 080** and more particularly described in the schedule hereunder written together with all profits, advantages, rights and appurtenances whatsoever attached with the said premises for the total consideration of **₹ 74,75,000/- (Rupees Seventy Four Lakh Seventy Five Thousand Only).** The said amount of the consideration shall be paid by the Transferee to the Transferors in the following manner that is to say:-

(a) ₹ 19,18,937/- (Rupees Nineteen Lakh Eighteen Thousand Nine Hundred Thirty Seven Rupees Only) has been paid by the Transferee to the Transferors before execution hereof (the payment and receipt whereof the Transferors doth hereby admit and acknowledge).

(b) ₹ 56,063/- (Rupees Fifty Six Thousand Sixty Three Rupees Only) shall be deducted as Income Tax (TDS) as per the provisions of Section 194-IA of the Income Tax Act, 1961 being 0.75% on the total consideration of ₹ 74,75,000/-.

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(c) Balance ₹ 55,00,000/- (Rupees Fifty Five Lakh Only) shall be paid by the Transferee's Bank/Financial Institution to the Transferors within 45 days from the date of registration of this Agreement for Sale, subject to receipt of original chain agreements, original Share Certificate, NOC from society for mortgage of the said premises and the said shares as per the specified format of the Bank and other relevant documents, papers which may be required by the Transferee's Bank/Financial Institution.

The quiet, vacant and peaceful possession of the said premises will be handed over by the Transferors to the Transferee upon receipt of full and final payment.

4. The Transferee undertakes to pay sum of ₹ **56,063/- (Rupees Fifty Six Thousand Sixty Three Rupees Only)** being the Income Tax deducted at source as mentioned in clause no. 3(b) hereinabove to the Credit of Central Government within the prescribed time and will handover evidence of payment made to the Transferors before the due dates as per provisions of the Income Tax Act, 1961.

5. Upon receipt of full and final payment, the Transferors shall arrange to get their rights transferred in the name of the Transferee in respect of

कुरला ४		
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the said premises and the said shares on the records of the society. They will also handover a copy of the last society maintenance bill, electricity bill, telephone bill, mahanagar gas bill, etc.

6. The Transferors shall bear and pay Municipal Taxes, Maintenance Charges, Parking Charges, Electricity Bills, Telephone Bills, Piped Gas Bills and all Utility charges in respect of the said premises for the period upto the date of handing over the possession by the Transferors to the Transferee. However, all such charges for the period after the date of taking over possession of the said premises from the Transferors shall be borne and paid by the Transferee.

7. The Transferors and the Transferee shall pay equally (50-50) society transfer charges as required by the said society for transfer of the said premises and the said shares in favour of the Transferee.

8. Upon receipt of full and final payment, the Transferors shall not have any right, title, interest, claim, demand or charge of whatsoever nature on the payments and contributions made by the Transferors to their predecessors-in-title and to the said society on the said premises. The Transferors shall do the needful in all respect to secure the title of the

करल ४		
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said premises to the Transferee and shall keep the Transferee indemnified from any liabilities and/or claims of the said premises.

9. Upon receipt of full and final payment the Transferors, at the cost of the Transferee, shall give undertaking and other writings, binding, affidavits etc. in respect of transfer of their membership rights of the said premises to the Transferee and to the said society as and when called for the same by the Transferee and/or society.

10. Upon receipt of full and final payment, the Transferors shall on request of the Transferee sign, execute and do such further documents, deeds, papers etc. and things as the Transferee may reasonably require for completely effectuating this Agreement for Sale.

11. Upon receipt of full and final payment, the Transferors shall authorize the Transferee to represent themselves and to sign, execute and deliver any letters, writings or documents or forms of the society which may be required to sign in respect of the said premises on behalf of the Transferors.

कुरला ४		
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12. The Transferee shall apply in the prescribed forms for membership of the said society and shall always abide by the rules and regulations and byelaws of the said society.

13. It is specifically agreed between both the parties that the Transferee will pay proper Stamp Duty and Registration Charges payable on this Agreement for Sale.

SCHEDULE

A Flat bearing No.13, admeasuring about 350 sq. Feet Carpet Area on the Third Floor of the building No.D-3 known as Shanti of St. Pius 'X' Co-op. Hsg. Soc. Ltd., situated on piece and parcel of land situated and lying at Nahur Village, Mulund (West), Mumbai-400 080, Plot bearing No.13, and C.T.S. No.551/58 of Village Nahur, Taluka Kurla, District Mumbai Suburban Registration District and Sub District of Mumbai City and Mumbai Suburban District within the limits of 'T' Ward. The said building is constructed in the year 1974.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands to this writing the day and year Second hereinabove written: -

करल ४		
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SIGNED AND DELIVERED
By the within named "TRANSFEROR NO.1")
MRS. DELIA A. PEREIRA ALIAS)
MRS. DELIA S. PEREIRA)
In the presence of _____)
_____)

(Left Hand Thumb Impression)

Signature

SIGNED AND DELIVERED)
By the within named "TRANSFEROR NO.2")
MR. PIUS CRISPIN PEREIRA
In the presence of _____)
(1) _____)
(2) _____

(Left Hand Thumb Impression)

Signature

करल ४		
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SIGNED AND DELIVERED)
By the within named "TRANSFEREE")
MRS. VANITA ALBINA FERNANDES)
In the presence of _____)
① _____)
② Shaheen

(Left Hand Thumb Impression)

Signature

RECEIPT

Received from the Transferee **MRS. VANITA ALBINA FERNANDES**, a sum of ₹ 19,18,937/- (Rupees Nineteen Lakh Eighteen Thousand Nine Hundred Thirty Seven Rupees Only) details of which is given hereunder, being part consideration out of total consideration of ₹ 74,75,000/- (Rupees Seventy Four Lakh Seventy Five Thousand Only) payable by her to us as agreed hereinabove.

करल ४		
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Sr. No.	Date	Cheque No.	Bank Name & Branch	Amt. ₹
1	10.11.2020	221244	ICICI Bank, Mulund	1,00,000
2	30.12.2020	221253	ICICI Bank, Mulund	5,00,000
3	02.01.2020	000101	HDFC Bank, Mulund West	2,18,937
4	04.01.2020	221254	ICICI Bank, Mulund	11,00,000
		Total		**19,18,937**

WITNESS:

1.

2 Shaheen

THE SEAL OF THE SUB-REGISTRAR KURLA No. 6 MUMBAI SUBURBAN DIST. (BANDRA)

We Say Received,

(MRS. DELIA A. PEREIRA ALIAS MRS. DELIA S. PEREIRA)

(MR. PIUS CRISPIN PEREIRA)

TRANSFERORS

Rs 16820/- Rupees Sixteen thousand eight hundred only

OFFICE OF THE
JOINT SUB-REGISTRAR
KURLA - MUMBAI
MAH/CCRA/05/2000

भारत 0845 6 SPECIAL ADHESIVE महाराष्ट्र
132191 JAN 15 2002
Rs.0016820 PB 0128
INDIA STAMP DUTY MAHARASHTRA

बदर-७
५९१ | १ | ९८
२००२

15-1-2002
PROPER OFFICER
OFFICE OF THE JOINT SUB-REGISTRAR
KURLA (SUBURBAN)

करल ४
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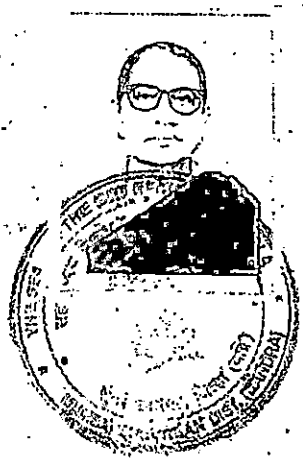
२०२९



THE SEAL OF THE SUB-REGISTRAR KURLA No. 4 ★ मुंबई उपनगर जिला (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made & executed at Mumbai, On this 29th Day of January, In The Christian Year Two Thousand Two BETWEEN MRS. THERESA PINTO, a Christian, Adult, Indian Inhabitant of Mumbai, hereinafter referred to as the 'TRANSFEROR' (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include her heirs, executors, administrators and assigns) of the party of the FIRST PART AND MRS. DELIA S. PEREIRA & MR. CRISPIN P. PEREIRA, Both Christian, Adults, Indian Inhabitants of Mumbai, hereinafter referred to as the 'TRANSFEREES'

T.P

..2..

T. Pinto

Pereira

करल ४
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२०२१

बदर-७
५९ ६० १६

8. The Transferees hereby agree to Become a Members of the said society and to abide by and observe the rules, regulations and bye-laws thereof and that upon completion of this Transaction, They shall bear and pay all the proportionately outgoings inrespect of the said Flat as fixed from time to time by the said society.

9. The Transfer fees or any other fees or charges payable to said society for Transfer of the said shares in the name of The Transferees shall be borne and payable by the Transferor alone.

10. The Stamp Duty, Registration charges and/or all Expenses incidental to this Agreement for Sale shall be borne and payable by the Transferees alone.

THE SCHEDULE OF THE SAID FLAT HEREINABOVE REFERRED TO :-

A Flat admeasuring about 350 Sq.Ft., Carpet area or thereabouts, Bearing No. 13 on Third floor in 'D-03' Wing of the Building known as SHANTI BUILDING of ST. PIUS X CO-OPERATIVE HOUSING SOCIETY LIMITED, Bearing Registration No. BOM/HSG/2215 of 1969, having address at Plot No. 13, Nahur Road, Mulund (West), Mumbai - 400 080., Building without Lift and Ground + Three floors, constructed in the year 1970, Bearing C.T.S. No. 551/58 of Village Nahur, Taluka Kurla, Registration District and Sub-District of Mumbai City and Mumbai Suburban respectively, Assessed under the 'T' Ward of Municipal Corporation of Greater Mumbai.

T. Pinto

करल ४		
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बदर-७
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IN WITNESSES WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

SIGNED SEALED & DELIVERED BY)
THE WITHINNAMED "TRANSFEROR")
MRS. THERESA PINTO,)
IN THE PRESENCE OF STEPHEN P. PINTO) T. T. Pinto
.....)

SIGNED, SEALED & DELIVERED BY THE)
WITHINNAMED "TRANSFEREES",)
MRS. DELIA S. PEREIRA)
& MR. CRISPIN P. PEREIRA)
IN THE PRESENCE OF Harshad R. Thakkar)
.....)

RECEIPT

Received on or Before the day and year first hereinabove written of from MRS. DELIA S. PEREIRA & MR. CRISPIN P. PEREIRA, the withinnamed the 'TRANSFEREES', a sum of Rs. 5,25,000/= (Rupees Five Lacs Twenty Five Thousand Only), By Cheque Bearing No. Dated 11.01.02. Drawn on CANARA BANK MLND. (W). Branch, Being Full & Final consideration money, under the terms of this Agreement for Sale. ch. No. 958538) Rs. 5,25,000/=

Rs. 2.25.000/5
Rs. 3.00.000/5
CANARA BANK
Cheque No. 958540
Dated. 29.01.02

I SAY RECEIVED Rs. 5,25,000/=

T. Pinto

MRS. THERESA PINTO.
TRANSFEROR

WITNESSES :-

1. HARSHAD R. THAKKAR
2. Ankush B. Thakkar

अनुक्रम नंबर बदर-७/५९/२००२

सन २००२ ..... चे ... महीनातील ... २० ... तारखेस ... २२ प ... ९ ... वाजण्याचे दरम्यान सह. दुय्यम निबंधक कुर्ला-२ (संपूर्ण) कार्यालयात हाजर ऐजा.

सालील प्रमाणे फी मिळाली

	रु.	पैसे
नोंदणी फी :-		
फोटो फी :-	५२५०	
एकाळ फी :-	८०	
एकूण	५३३०	

बदर-७		
५९१	५५६	
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सह. दुय्यम निबंधक, कुर्ला-२
मुंबई उपनगर जिल्हा.

सह. दुय्यम निबंधक, कुर्ला-२
मुंबई उपनगर जिल्हा.

(१) श्रीमती. फ्रेरेला पिंटो - वय - ६०, गृहिणी रा० बी/१/२३ सेंट पायस, नाहूर रोड, मुंबई ५७ मुं. ८०

(२) श्रीमती. डेलीया एल. परेरा - वय - ३९, नोकरी

(३) श्री. क्रिस्पिन पी. परेरा वय - ४४, नोकरी

रा० वरील १ प्रमाणे

करल ४		
६६२	२१	४८
२०२१		

.....दस्तऐवज करून देणार तथाकथित .....दस्तऐवज करून दिल्याचे कबूल करतात.

(१) (२) (३)

T. Pinto

(१) एडवर्ड आर. थक्कर - ८/अ कोळीवाडा निवास मुंबई ५७ मुं. ८०

(२) देवेंद्र कोटक - ५ मुकुलानी इस्टेट रोड मुंबई ५७ मुं. ८०

हे दोघे वरील दस्तऐवज करून देणाऱ्यास ओळखत असल्याचे सांगतात व त्याची ओळख देतात.

(१) (२)

३०/९/२००२

सह. दुय्यम निबंधक, कुर्ला-२
मुंबई उपनगर जिल्हा.

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२०२१		

बदर-७	
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THE SEAL OF THE SUB REGISTRAR KURLA
MUMBAI SUBURBAN DIST. (BANDRA)

दिनांक 6/9/2002

दिनांक 30/9/2002

THE SEAL OF THE SUB-REGISTRAR KURLA No. 4
MUMBAI SUBURBAN DIST. (BANDRA)

ST. PIUS X Co-Operative Housing Society Ltd.

REGISTERED NO. BOM/HSG/2215 DATED 6/11/1969
4-Anand, Nahur Village, Mulund (W), Mumbai - 400 080. Mob.: 9222244776

REF: SPX 52/D3-13/2020-21

DATE: 25.11.2020

करल ४
६६२ | २३ | ४८
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TO WHOMSOERVER IT MAY CONCERN

This is to certify that Mrs. Delia S. Pereira & Mr. Crispin P. Pereira are the member and co- member respectively of our society and owner of Flat No. 13, admeasuring 350 sq.ft carpet area on the third floor of the building no. D-3 known as Shanti of St. Pius X Co-op. Hsg. Soc.Ltd., situated at Nahur Village, (West), Mumbai – 400 080 and holding Share Certificate No.173 and shares bearing No. 861 to 865 (both inclusive).

The said Owners/ Members have informed us that they intend to sell the said flat to the intending purchaser Mrs. Vanita Albina Fernandes.

We confirm as follows:

1) The said building is constructed in the year 1973
2) They have paid society taxes and maintenances charges up to date.
3) As per the records of the society the said flat and shares are not mortgaged to any Bank or Financial Institute.

THE SEAL OF THE SUB-REGISTRAR KURLA No. 4 MUMBAI SUBURBAN

The society has no objection for transfer of the said flat & shares in the name of the intending purchaser Mrs. Vanita Albina Fernandes.

Yours Faithfully

For and on behalf of the Managing Committee
For St. Pius X C.H.S.L.

Secretary

फारल ४

EE2	28	86
9029		

Certificate No. 173 Shares Five

ST. PIUS X CO-OP. HOUSING SOCIETY LIMITED

MULUND, BOMBAY-80

Registration No. BOM/HSG/2215 of 1969

Registered under the Maharashtra Co-op. Societies Act, 1960 Maharashtra Act. XXIV of 1961, on 6th November 1969.

SHARE CERTIFICATE

Membership No. 178 Share Ledger Folio No. 173

This is to Certify that

Shri/Smt./Miss. J. G. PINTO

of Bombay is the registered holder of Five fully paid up shares of Rupees Fifty each numbered from Eight hundred seventy one to Eight hundred seventy five both inclusive in the St. Pius X Co-operative Housing Society, Limited, subject to the Bye-laws of the above named Society.

Given under the Common Seal of the said Society at Bombay, this 20th day of September 1973

For and on behalf of St. Pius X Co-op. Housing Society Ltd.

Rs. 250/-

Chairman, Treasurer, Hon. Secretary

THE SEAL OF THE SUB-REGISTRAR MULUND NO. 4 MUMBAI SUBURBAN DIST. (BANDRA)

करल ४		
६६२	२५	४८
२०२१		

Memorandum of the transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Share Regd. No. old	To whom Transferred	Share Regd. No. New
8-3-2001	381	173	M[redacted]heresa Pinto	381.
4-4-2002	389	381	Mrs. Delia S. Pereira & Mr. Crispin P. Pereira	

THE SEAL OF THE SUB-REGISTRAR KURLA No. 4 MUMBAI SUBURBAN DIST. (SHORA)

Chairman Treasurer Hon. Secretary

बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

मालमत्ता लेखा क्रमांक	मालमत्ता करवर्ष	देयक क्रमांक	देयक दिनांक
TX0316870030000	2018-2019	201810BIL07280460 201820BIL07280461	18/05/2018

धारकाचे नाव व पत्ता : SECY ST PIUS X CO OP H S LTD 4 ANAND,GR FL NAHUR VILLAGE,MULUND WESTMUMBAI NO 400080

प्रेषक - सह. क. व सं. / विभाग : Asslt. Assessor & Collector. T Ward Municipal Office , Ground Floor,Room No.3,7 Lala Devidayal RoaD, Mulund(Wesl). Mumbai 400 080.

मालमत्ता क्रमांक,सदनिका क्रमांक, इमारतीचे नाव / विंग,सी.टी.एस. क्र./ प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याचे नावे :
T-3575 (130C)/NAHOOR VILLAGE BLDG NO D-3 ST PIUS X CO OP HOUSING SOCIET Y LTD

EE2 28-8C

प्रथम करनिर्धारण दिनांक : 01/02/1973 | मत्तगोठ्याचे क्रमांक :

एकूण भांडवली मूल्य : ₹ 13483040

अक्षरी : One Crore Thirty-Four Lac. Eighty-Three Thousand Forty Only

देयक तयार करतेवेळी ३१/०३/२०१० या तारखेपर्यंतची थकबाकी ₹ 0 ०१/०४/२०१० या तारखे नंतरची थकबाकी ₹ 0

देयक कालावधी : 01/04/2018 ते 31/03/2019

(सर्व रक्कम रुपयांमध्ये)

कराचे नाव :	01/04/2018 ते 30/09/2018	01/10/2018 ते 31/03/2019
सर्वसाधारण कर	1716	1716
जल कर	0	0
जलाशयकर	1077	1077
मलनिःसारण कर	0	0
म.न.पा. शिक्षण उपकर	667	667
राज्य शिक्षण उपकर	624	624
रोजगार हमी उपकर	545	545
वृक्ष उपकर	0	0
जप्तकर	32	32
रद्दबातल देयक रक्कम	780	780
कलम १८२ अ नुसार दंडाची रक्कम	5441	5441
परताव्यावरील व्याजाची वसुली	0	0
अर्ली बर्ड योजनेनुसार लाभाची रक्कम	0	0
अर्ली बर्ड-व्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम	0	0
आकस्मिक अधिदानाचे समायोजन	48	0
भरावयाची निव्वळ रक्कम	5393	5441
३०.०६.२०१८ पर्यंत भरावयाची निव्वळ रक्कम	5296	5246
३१.०७.२०१८ पर्यंत भरावयाची निव्वळ रक्कम	5344	5295
३१.०७.२०१८ नंतर भरावयाची निव्वळ रक्कम	5393	5441
अक्षरी रुपये	Five Thousand Three Hundred Ninety-Three Only	Five Thousand Four Hundred Forty-One Only
अंतिम देय दिनांक	26/08/2018	31/12/2018

"To make payment through NEFT:
IFSC – SBIN0COLLEC, Beneficiary A/C No:- BMCPOTX0316870030000 , Name-MCGM Property Tax.
Please note, payment done through NEFT will be collected against oldest bills first."

*अर्ली बर्ड इन्सेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे.

मालमत्ता लेखा क्रमांकामधील पहिले ११ अंक इमारतीची यू. आइडी. (यूनिक आइडेंटिटी) असून, प्रत्येक इमारतीच्या दर्शनी भागावर यू. आइडी. स्टीकर लावण्याचा प्रकल्प महापालिकेने हाती घेतला आहे. त्यामुळे महापालिकेच्या कोणत्याही कामासंबंधातील पत्रव्यवहारात सदर यू. आइडी.क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद घ्यावी.

स्वच्छ भारत एक कदम स्वच्छता की ओर

देविदास शि. श्रीरसागर
करनिर्धारक व संकलक (प.)

SUB REGISTRAR KURLA No. 5 MUMBAI SUBURBAN DIST. (MAHARAS)

EE2 24 78

2029

BRMEP—7959-70-500 Bks. of 100 Lvs.

F.C. 106

MUNICIPAL CORPORATION OF GREATER BOMBAY

No. CE/593/BS III/A/T. /of

To Shri M.V.Vyomkesan, Architect,
C/o Studiarch, 121-127 H.G. Road,
Fa Chatkopar, Bombay-400077.

Subject: Building D-3 on plot No.13 a Nahur, Mulund(West).

SIR,

Reference:

The Completion Certificate submitted by you on 21st Feb.1974 for the above work, is hereby accepted. subject to obtaining certificate under Sec.270A from Hydraulic Engineer. Please note that building should not be occupied till 270A certificate is submitted.

Yours faithfully,

Sd

Executive Engineer, Bldg. Proposals,
Zone 5 Ward

No. CE/593/BS III/A/T. 20/5/74

Copy forwarded for information to—

(1) W.O. T. Ward. (2) Dy. A. & C.

(3) E. E. V. (4) D. E. H. O.

(5) Owner Shri Cyril Lobo, Secretary, St.Pius X Co-Op.Housin Society Ltd.

6) The City Survey Officer.

GVJ/20/5/74/-

Executive Engineer, Bldg. Proposals,
Zone Ward

THE SEAL OF THE SUB-REGISTRAR
मुंबई उपनगर जिल्हा (वांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

मालमत्ता पत्रक

गाव -- नाहूर

तालुका/न.भू.मा.का. -- मुलुंड

जिल्हा -- मुंबई उपनगर जिल्हा

	१७९६.४	

[पोट्टा] [मनपा डिलार्ट प्रा.लि.]
[मा. उप जिल्हाधिकारी भूंधर यांचे कडील]

[आदेश क्र. डी एल एन /एल-[illegible] डी/बी ७३]
[दि. ५-३-९६ अन्वये पोट हस्तांतर मंजूर]

[प्रारंभ पत्रक.]

बदर--७
२४८/१२/१८
२०२९

बदर--७
१४१२/१८

व्यवहार

(धारक)

पोट पायमुख [illegible] को.ज.ह.सो.

१७/०२/१९८४
न.भू.अ.
मुलुंड

खरी नकलेत -

मुलुंड

सत्य - प्रतिलिपी.

अधिक्षक भूमि अभिलेख मुंबई
उपनगर जिल्हा मुंबई

THE SEAL OF THE SUB REGISTRAR KURLA 2 MUMBAI SUBURBAN DISTRICT

THE SEAL OF THE SUB REGISTRAR KURLA 2 MUMBAI SUBURBAN DISTRICT

पान नं.-- 1

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आयकर विभाग
INCOME TAX DEPARTMENT
DELIA A PEREIRA
JOHN GEORGE
01/05/1962
Permanent Account N
AIIPP9786C
Signature

THE SEAL OF THE SUB-REGISTRAR KURLA No. 4
भाग उपनिबंधक कुर्ला - ४
मुंबई उपनगर जिल्हा (महा.)
MUMBAI SUBURBAN DIST. (MAHA.)

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrollment No.: 0647/02544/10716

To
डेलिया ए पेरेरा
Delia A Pereira
W/O: Plus Crispin Pereira,
S1, Plus X Soc, Shanti Building 3rd Floor, Room no 13,
Nahur Road,
Mulund West,
VTC: Mumbai,
PO: Mulund West,
Sub District: Mumbai, District: Mumbai,
State: Maharashtra,
PIN Code: 400080,
Mobile: 9870555428

399988824

MF399988824FI

आपला आधार क्रमांक / Your Aadhaar No. :

9962 7790 0711

माझे आधार, माझी ओळख

[redacted]

Issue Date : 16/04/2013

डेलिया ए पेरेरा
Delia A Pereira
जन्म तारीख / DOB : 01/05/1982
स्त्री / Female

9962 7790 0711

माझे आधार, माझी ओळख

THE SEAL OF THE SUB-REGISTRAR KURLA No. 4 MUMBAI SUBURB

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२०२१

भारत गणराज्य REPUBLIC OF INDIA

P L6937880

PEREIRA

DELIA ANNA SUSAN

INDIAN F 01/05/1962

MUMBAI, MAHARASHTRA

MUMBAI

24/01/2014 23/01/2024

P<INDPEREIRA<<DELIA<ANNA<SUSAN<<<<<<<<<<<<<<

L6937880<0IND6205014F2401232<<<<<<<<<<<<<<<

THE SEAL OF THE SUB REGISTRAR KURLA No. 4 * MUMBAI SUBURBAN DIST (BANDRA) * THE SEAL OF THE SUB REGISTRAR KURLA No. 4 * MUMBAI SUBURBAN DIST (BANDRA)

JOHN GEORGE PINTO

TREZA MARY PINTO

PIUS CRISPIN PEREIRA

SHANTI BLDG,D3/ R.NO.13,NAHUR ROAD

MULUND WEST,MUMBAI

PIN:400080,MAHARASHTRA,INDIA

A7250059 04/02/1999 MUMBAI

B0307738800661 3

U0937850

REDMI 9 PRIME
AI QUAD CAMERA

करल ४		
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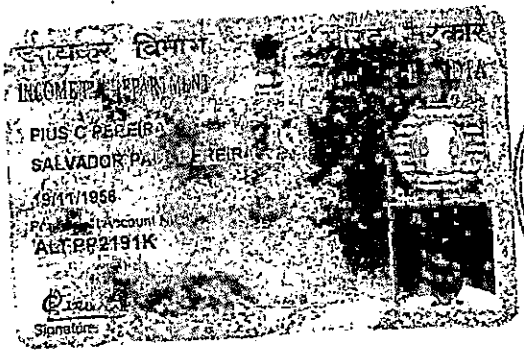
२०२१		



[redacted]

पिउस क्रिस्पिन पेरेइरा
Pius Crispin Pereira
जन्म वर्ष / Year of Birth : 1956
पुरुष / Male

8746 3085 5498

आधार - सामान्य माणसाचा अधिकार

करला ४		
६६२	३४	४८
२०२१		

THE SEAL OF THE SUB-REGISTRAR KURLA NO. 4 MUMBAI SUBURBAN DIST. (R.O. KURLA)
मुंबई उपनगर जिल्हा (कुर्ला)

आधार [redacted] प्राधिकरण
[redacted] Authority of India

पत्ता: S/O: क्रिस्पिन पेरेइरा, स्ट, पिउस एक्स सोक, शांति बिल्डिंग 3 फ्लोर, रूम नो 13, नाहूर रोड, मुलुंड वेस्ट, मुंबई, मुलुंड वेस्ट, महाराष्ट्र, 400080

Address: S/O: Crispin Pereira, St, Pius X Soc, Shanti Building 3rd Floor, Room no 13, Nahur Road, Mulund West, Mumbai, Mulund West, Maharashtra, 400080

8746 3085 5498

1947 1800 300 1947 | help@uidai.gov.in | www.uidai.gov.in

भारत गणराज्य REPUBLIC OF INDIA

P IND F6614300

PEREIRA

CRISPIN PIUS

INDIAN M 19/11/1956

MAHIM KUDRU KS

MUMBAI

13/02/2006 12/02/2016

P<INDPEREIRA<<CRISPINKPIUS<<<<<<<<<<<<<<<<<<<<

F6614300<1IND5611193M1602<<<<<<<<<<<<<<<<<<<<

FEDI PERIRA

ROSA DE GAMERA

दस्त क्र.	६६२	३५	२८
	२०२१		

THE SEAL OF THE SUB-REGISTRAR KURLA No. 4 MUMBAI SUBURBAN DIST. (BANDRA)

PEREIRA SALVADOR

PEREIRA JEFERIN

PEREIRA DELTA

D-03/13, SHANTI, ST. PIUS X SOC,

NAHUR ROAD, MULUND WEST,

MUMBAI - 400080 MS

A0724181 23/05/1996 MUMBAI

BOEL00052906 OLD PPT OLD & RETURNED

REDMI CAPTURE

REDMI 9 CAMERA

कुरला 8

EE2 | 36 | 96

2039

THE SEAL OF THE SUB-REGISTRAR KURLA No. 4 ☆ (BANDRA) ☆ MUMBAI SUBURBAN DIST.

RNI No. MAHBIL/2009/31874
Reg. No. MH/MR/South-325/2010-12

करल ४
६२ | ३५ | २८

महाराष्ट्र शासन राजपत्र

भाग दोन—नाव, वय व धर्म बदलण्याच्या जाहिरातींचा विभाग २१

वर्ष ४, अंक २१(१६)] गुरुवार ते बुधवार, जुलै १९-२५, २०१२/आषाढ २८-श्रावण ३, शके १९३४ [पृष्ठे ८, किंमत : रुपये १५.००

सूचना.—" कोणतीही पडताळणी न करता अर्जदारांनी अर्जात सादर केलेल्या माहितीवर आधारित सदर जाहिरात असल्यामुळे जाहिरातीत असलेल्या मजकुराबाबतच्या 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
Rameshwar Rampyare Kowant. (U-14505)	Rameshwar Rampyare Nishad RB/I/196, Room No. 08, Bhawan Chawl, Thakurli (W.), Dist. Thane 421 202.
Michelle Siddhart Khanna. (U-14506)	Michelle Robert A/1103, Daffodils Chs. Ltd., Kanderpapda Link road, Dahisar (W.). Mumbai 400 068.
Hardik Nandkumar Padave. (U-14507)	Hardik Nandkumar Padave Vasudeo Chawl, R. No. 12, Sahar Road, Andheri (E.), Mumbai 400 069.
Sonali Sanjeev Vaidya (U-14508)	Sonali Sanjiv Vaidya 68/Harishchandra Niwas, Shrikrishna Nagar, Borivali, Mumbai 400 066.
Aaditya (U-14509)	Aaditya Seetharama Shetty C/o. Namita Shetty, I-601, Army Co.Op.Hsg. Society, Sector-9, Nerul, Navi Mumbai 400 706.
Sunny Rajendraprasad Biharilal. (U-14510)	SunnyRajendraprasad Jaiswal Rly. Qtr. No. D-207, Guard Line, Near low office, Bhusawal, Dist. Jalgaon 425 201.
वैशाली दत्तात्रय इंगळे (यू-१४५११)	अनन्या अमित पतंगे संतवाणी को. ऑप. हौ. सो. लि., बी विंग, ४था मजला, जिजाई नगर, गोग्रासवाडी, डोंबिवली (पूर्व) ४२१ २०१.
Nadeem Akhtar Moinuddin Shah. (U-14512)	Nadim Moinuddin Shah 666, Municipal Transist Camp, Chawl No. 9, R. No. 1, 2 B. J. Marg, Mumbai 400 011.
चमन विठ्ठल बाघरी (यू-१४५१३)	चमन विठ्ठल मिठापरा संत जलाराम बापू नगर, वसई (पू.), जि. ठाणे.
Haleema Shareef Kazi (U-14514)	Haleema Mudassir Ansari B-401, Evergreen Apts., 7 Belveder Hill Road, Mazgaon, Mumbai 400 010.
Dipika Sanjay Kharade (U-14515)	Dipika Navodit Gujar Dipmal, Zenda Bazar Road, Tal. Vasai, Dist. Thane 401 201.
Kishore Raban Pujari (U-14516)	Kishore Ramchandra Hamble 27, Saraubh Bldg., 3rd F B. B. Lane, Gamdevi, Mumbai 400 007.
Fouzia Shakikhat Waghoo. (U-14517)	Fauziya Mudassar Waghoo 628/Ahmed Suleman Chawl, 2nd Floor, Room No. 2, Hand Road, Satrasta, Mumbai 400 011.
Delnavaz Safraz Muncherjee. (U-14518)	Dilnavaz Safraz Muncherjee 1102, Cinerama, Venkatesh Flora-II, Mundhwa, Pune 411 036.
[illegible] विनायक लोके (यू-१४५१९)	वैदेही विनायक गांवकर रूम नं. ५, माऊली निवास, कोकण नगर, भांडुप (प.), मुंबई ४०० ०७८.
पोशिला जयंत केसरकर (यू-१४५२०)	अनघा अभय घाटकर २/३, शास्त्रीनगर, पंचम निवास, ज. म. रोड, भांडुप (प.), मुंबई ४०० ०७८.
सोनाली प्रभाकर गांवकर (यू-१४५२१)	अनघा आनंद देवजी रूम नं. ७, माऊली निवास, कोकण नगर, भांडुप (प.), मुंबई ४०० ०७८.
उज्वला चंद्रकांत गुरव (यू-१४५२२)	जान्हवी सुनिल घांडी २/५, ज्ञानामृत सोसायटी, समर्थनगर, ग्वारी रोड, योगेश मिटर सहिसजवळ, भांडुप (प.), मुंबई ४०० ०७८.

करल ४
६६२ | ३८ | २८
२०२१

जुने नाव व नोंदणी क्रमांक / OLD NAME WITH REGISTRATION No.	नवीन नाव व पत्ता / NEW NAME AND ADDRESS
श्रवण सुनिल धोतरे (यू-१४५४७)	श्रवण संजय धावरे द्वारा.—संजय रावजी धावरे, घर नं. डी २११, शिवाजीनगर झोपडपट्टी नं. १, जुना शिळफाटा बस स्टॉपजवळ, रेल्वे स्टेशन रोड, पनवेल, ता. पनवेल, जि. रायगड.
योगिता नारायण गायकवाड (यू-१४५४८)	योगिता जनार्दन सावळे बी.एम.सी. स्टाफ कॉटर्स, डी-१४, रूम नं. ७, विक्रोळी पार्क साईट, विक्रोळी (प.), मुंबई ४०० ०७९.
Malatibai Manikrao Bhandwalkar. (U-14549)	Malti Sambhaji Zanzane Shiv-Samarth Nagar, Opp. S. T. Depot, Khed, Dist. Ratnagiri 415 709.
Rahulkumar Rameshkumar Jaiswal. (U-14550)	Rahulkumar Rameshkumar Jaiswar. R. No. 230/03, Narayan Shet Ki Chawl, Kalwa, Thane 400 605.
Mohamadrafik Kadar Shaikh. (U-14551)	Yusuf Kadar Shaikh Aarey Milk Colony, U. No. 31, Mali Nagar, Goregaon (E.), Mumbai 400 065.
कु. दर्शना नरेंद्र शेलार (यू-१४५५२)	सौ. मंजिरी मंजित राऊत रा. अकलोली, पो. पद्मानगर, ता. भिवंडी, जि. ठाणे ४२१ ३०२.
Ashok Kumar Shardaprasad Tripathi/Tiwari. (U-14553)	Ashok Kumar Shardaprasad Tiwari. Soham Shivam Apartment, Building No. 55-3, Second Floor, Room No. 204, Bhiwandi 421 302.
Arumugom Nayagom (U-14554)	Arumugam Virayya G Sector, K Line, Room No. 6, Cheeta Camp, Trombay, Mumbai 400 088.
Rajendra Gajanan Raut. (U-14555)	Rajesh Gajanan Raut At Pasthal, Po. T.A.P.P. Colony, Boisar, Tal. Palghar, Dist. Thane 401 504.
Bipin Alex Correa (U-14556)	Bipin Alex Correia Post Arnala Calyx House, Old Koliwada Road, Samant Wadi, Virar (W.), Dist. Thane 401 302.
Manish Alex Correa (U-14557)	Manish Alex Correia Post Arnala Calyx House, Old Koliwada Road, Samant Wadi, Virar (W.), Dist. Thane 401 302.
संतोष चंद्रकांत यादव (यू-१४५५८)	संतोष चंद्रकांत माळी टाईप II, ३०१, बी.एस.एन.एल. कॉलनी, एम.एच.बी. कॉलनीजवळ, गोराई रोड, बोरीवली (प.), मुंबई ४०० ०९१.

जुने नाव व नोंदणी क्रमांक / OLD NAME WITH REGISTRATION No.	नवीन नाव व पत्ता / NEW NAME AND ADDRESS
Kanda Govind Swami (U-14559)	Govind Kanda Swami Babulal Pandey Chawl, Room No. 2, Prabhat Colony, Santacruz (E.), Mumbai 400 055.
Crispin Pius Pereira (U-14560)	Pius Crispin Pereira St. Pius Cross Soc., D 3-13, Nahur Rd., Mulund (W.), Mumbai 400 080.
सोनल सुरेश रामाणे (यू-१४५६१)	सोनल योगेश डोंगरे २०६/२, श्री रेसीडेन्सी, प्लॉट नं. ५० व ५१, सेक्टर २४, जुईनगर, नवी मुंबई ४०० ७०५.
Urvashi Dinesh Gungaliya. (U-14562)	Urvashi Dinesh Jain 15, Husaini House, J. W. Road, Opp. Retail Shop, Parel, Mumbai 400 012.
Bhavisha Dinesh Gungaliya. (U-14563)	Bhavisha Dinesh Jain 15, Husaini House, J. W. Road, Opp. Retail Shop, Parel, Mumbai 400 012.
Baby Egidio Sebastin Rodricks. (U-14564)	Antoinette Jenvive Egidio Sebastin Rodricks. C/41, Flat No. 102, Sector-2, Shanti Nagar (E.), Thane 401 107.
Hasina Mohd. Siddique Bahlim. (U-14565)	Hasina Junurain Khatri B/503, Chouhan Classic, Agarwal Estate, Capt. Samant Marg, S. V. Road, Jogeshwari (W.), Mumbai 400 102.
जुनैद फैजानूल्लाह सय्यद (यू-१४५६६)	जुनैद फैजानूल्लाह शाह ४५८/२, इकबाल शेठची चाळ, विठ्ठलनगर, भिवंडी ४२१ ३०५.
जावेद फैजानूल्लाह सय्यद (यू-१४५६७)	जावेद फैजानूल्लाह शाह ४५८/२, इकबाल शेठची चाळ, विठ्ठलनगर, भिवंडी ४२१ ३०५.
Arshad Husain Shah (U-14568)	Arshad Husain Abdul Rahim Shah. C/o.—Abdul Rahim Abdul Rahiman Shah, Flat No. B/1, Rehman Nagar, Devlali Camp, Nashik 422 401.
जनाबाई जानू राणे (यू-१४५६९)	जानकीबाई रामचंद्र राणे अनुबाई यंत्र चाळ, जवाहर नगर, शांतीलाल कंपाऊंड, खार (पू.), मुंबई ४०० ०५५.
कु. राणी प्रदिप शिन्दे (यू-१४५७०)	सौ. सायली अमित पवार ए/४०५, एस. आर. ए. गृहनिर्माण संस्था, ४था मजला, रूम नं. ४०५, न्यू जायफळवाडी, ताडदेव, मुंबई ४०० ०३४.
Mohsoon Ilyas Khan (U-14571)	Mohsin Ilyas Khan 102 A, Vrindavan CHS Ltd., Haidari Chowk, Mira Road (E.), Dist. Thane 401 107.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VANITA ALBINA FERNANDES

JOHN BAPTIST CRASTO

22/12/1976

Permanent Account Number

AAQPF4475Q

Signature

कुर्ला ४
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भारत सरकार
GOVERNMENT OF INDIA

Vanita Fernandes
जन्म तिथि / DOB: 22/12/1976
महिला / FEMALE
Mobile No.: 9867489537

2566 8708 6554

मेरा आधार, मेरी पहचान

THE SEAL OF THE SUB-REGISTRAR KURLA No. 4
मुंबई उपनगर जिल्हा (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
W/O Glenn, near H D F C bank, 6 shanti bldg nahur road st, plus colony, Mulund (West), Mumbai, Maharashtra - 400080

पता:
W/O ग्लेन, नजदीक एच डी एफ सी बैंक, 8 शांति भवन नहर रोड एस, प्लस कॉलोनी मुलुंड (पश्चिम), मुंबई, महाराष्ट्र - 400080

Generation Date: 20/11/2011

2566 8708 6554

Just now

आपका आधार क्रमांक / Your Aadhaar

9855 7582 0284

REGISTRAR KURLA No.4
GURGAON DIST (BAHDRA)

करल ४		
६६२	४२	४८

भारत सरकार

शाहीन अयुब
Shaheen Ayub
जन्म वर्ष / Year of Birth : 1984
स्त्री / Female

8135 3979 4863

सामान्य आपसाठी अधिकार

Shaheen

आधार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: मेहुल सिनेमा, नाहुर रोड, फ्लॅट न. १५, शांती बिल्डींग, सेंट पीयुष कॉलनी, मुलुंड वेस्ट म.ओ., मुंबई, महाराष्ट्र, 400080

Address: Mehul Cinema, Nahur Road, Flat no.15, Shanti Building,ST.Pius Cloy, Mulund West S.O, Mumbai, Maharashtra, 400080

करल ४		
९९२	४२	०८
२०२१		

CHALLAN
MTR Form Number-6

GRN MH009396346202021E	BARCODE	Date 30/12/2020-16:09:15	Form ID 25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4	Full Name	VANITA ALBINA FERNANDES
Location	MUMBAI		
Year	2020-2021 One Time	Flat/Block No.	FLAT NO 13 BLDG NO D-3 SHANTI
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Stamp Duty	149500.00	Road/Street	NAHUR MULUND WEST
0030063301 Registration Fee	30000.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 8 0
		Remarks (If Any)	SecondPartyName=DELIA A PEREIRA
Total	1,79,500.00	Amount In Words	One Lakh Seventy Nine Thousand Five Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332020123028578	2651674742
Cheque/DD No.		Bank Date	RBI Date	30/12/2020-16:09:54	31/12/2020
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		101 , 31/12/2020	

Department ID : Mobile No. : 9867489537

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Validity unknown

Digitally signed by SDS VIRTUAL TREASURY MUMBAI 03
Date: 2021.01.12 15:15:03 IST
Reason: SelfDocument
Location: India

Challan Defaced, Deta

Sr. No.		Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-391-662	0004620896202021	12/01/2021-15:14:35	IGR200	30000.00
2	(IS)-391-662	0004620896202021	12/01/2021-15:14:35	IGR200	149500.00
			Total Defacement Amount		1,79,500.00

DEFACED ₹179500.00 DEFACED

THE SEAL OF THE SUB-REGISTRAR KURLA NO-4 MUMBAI SUBURBAN

Print Date 12-01-2021 03:15:02

Vanita

करल ४		
६६२	८३	४८
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REGISTRAR KURLA No. 4 MUMBAI SUBURBAN DIST.

करल ४
६६२ | ४० | २८
२०२१

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

Receipt of Document Handling Charges

PRN	1101202105295	Receipt Date	12/01/2021

Received from VANITA ALBINA FERNANDES, Mobile number 9867489537, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered on Document No. 662 dated 12/01/2021 at the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.

DEFACED
₹ 960
DEFACED

Payment Details

Bank Name	IBKL	Payment Date	11/01/2021
Bank CIN	10004152021011104762	REF No.	2659136926
Deface No	1101202105295D	Deface Date	12/01/2021

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

SUB REGISTRAR KURLA No. 4
मुंबई उपनगर जिल्हा (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

करला ४

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THE SEAL OF THE SUB-REGISTRAR KURLA No. 4

MUMBAI SUBURBAN DIST. (BANDRA)

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

391/662
मंगळवार,12 जानेवारी 2021 3:14 म.नं.

दस्त गोषवारा भाग-1

करल4
दस्त क्रमांक: 662/2021

दस्त क्रमांक: करल4 /662/2021

बाजार मुल्य: रु. 49,37,295/- मोबदला: रु. 74,75,000/-

भरलेले मुद्रांक शुल्क: रु.1,49,500/-

दु. नि. सह. दु. नि. करल4 यांचे कार्यालयात
अ. क्रं. 662 वर दि.12-01-2021
रोजी 3:12 म.नं. वा. हजर केला.

पावती:723 पावती दिनांक: 12/01/2021

सादरकरणाराचे नाव: वनिता अल्बीना फर्नांडीस

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 960.00
पृष्ठांची संख्या: 48	
एकुण:	30960.00

दस्त हजर करणाऱ्याची सही:

सह दु.निबंधक कुर्ला - 4

सह दु.निबंधक कुर्ला - 4

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 12 / 01 / 2021 03 : 12 : 47 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 12 / 01 / 2021 03 : 13 : 25 PM ची वेळ: (फी)

THE SEAL OF THE SUB-REGISTRAR KURLA No. 4
सह दुय्यम निबंधक कुर्ला - ४
मुंबई उपनगर जिल्हा (महा.)
MUMBAI SUBURBAN DIST. (MAHARA)

Summary-2(दस्त गोषवारा भाग - २)

12/01/2021 3 18:53 PM

दस्त गोषवारा भाग-2

करत4
दस्त क्रमांक:662/2021

दस्त क्रमांक :करत4/662/2021
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:डेलिया ए. परेरा उर्फ डेलिया एस. परेरा पता:प्लॉट नं: फ्लॅट नं.13, माळा नं: तिसरा मजला, बील्डींग नं.डी-3, इमारतीचे नाव: शांति बील्डींग, ब्लॉक नं: मुलुंड पश्चिम, रोड नं: नाहूर विलेज, महाराष्ट्र, MUMBAI. पॅन नंबर:AIIPP9786C	लिहून देणार वय :-58 स्वाक्षरी:-		
2	नाव:पायस क्रिस्पीन परेरा पता:प्लॉट नं: फ्लॅट नं.13, माळा नं: तिसरा मजला, बील्डींग नं.डी-3, इमारतीचे नाव: शांति बील्डींग, ब्लॉक नं: मुलुंड पश्चिम, रोड नं: नाहूर विलेज, महाराष्ट्र, MUMBAI. पॅन नंबर:ALFPP2191K	लिहून देणार वय :-64 स्वाक्षरी:-		
3	नाव:वनिता अल्बीना फर्नांडीस पता:प्लॉट नं: फ्लॅट नं.8, माळा नं: दुसरा मजला, इमारतीचे नाव: शांति बील्डींग, ब्लॉक नं: मुलुंड पश्चिम, रोड नं: नाहूर विलेज, महाराष्ट्र, मुंबई. पॅन नंबर:AAQPF4475Q	लिहून घेणार वय :-44 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा या दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:12 / 01./ 2021 03 : 16 : 24 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविलात

अनु क्र.	पक्षकाराचे नाव व पता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:राधाकृष्णन - नायर वय:60 पता:सी-9/101,वीणा नगर, एल बी एस मार्ग, मुलुंड पश्चिम पिन कोड:400080	स्वाक्षरी		
2	नाव:शाहीन - अयूब वय:36 पता:फ्लॅट नं.15 शांति बील्डींग, सेंट पायस कॉलनी, मुलुंड पश्चिम पिन कोड:400080	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:12 / 01 / 2021 03 : 17 : 07 PM

शिक्का क्र.5 ची वेळ:12 / 01 / 2021 03 : 17 : 34 PM नोंदणी पुस्तक 1 मध्ये

सह दु.निबंधक कुर्ला - 4

THE SEAL OF THE SUB-REGISTRAR KURLA No. 4
सह दुय्यम निबंधक कुर्ला - ४
मुंबई उपनगर जिल्हा (वांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

iSarita v1.5.0

Summary-2(दस्त गोषवारा भाग - २)

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VANITA ALBINA FERNANDES	eChallan	69103332020123028578	MH009396346202021E	149500.00	SD	0004620896202021	12/01/2021
2		DHC		1101202105295	960	RF	11012021052950	12/01/2021
3	VANITA ALBINA FERNANDES	eChallan		MH009396346202021E	30000	RF	0004620896202021	12/01/2021

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

662 /2021

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करल ४		
९९२	४	४
२०२१		

THE SEAL OF THE SUB-REGISTRAR KURLA No. 4 * MUMBAI SUBURBAN DIST. (BANDRA) * सह दुय्यम निबंधक कुर्ला - ४ मुंबई उपनगर जिल्हा (बांद्रा)

प्रमाणित करण्यात येते की या दस्तामध्ये एकूण अठ्ठावीस पाने आहेत. (२८)
करल-४/ ९९२ / २०२१
पुस्तक क्रमांक १ क्रमांकावर नोंदला.
दिनांक 22/01/2021

आदिती दि. म्हसकर
सह. दुय्यम निबंधक कुर्ला-४
मुंबई उपनगर जिल्हा

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Index-2(सूची - २)

12/01/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4
दस्त क्रमांक : 662/2021
नोंदणी :
Regn:63m

गावाचे नाव : नाहूर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	7475000
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	4937295
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: फ्लॅट नं.13, माळा नं: 3रा मजला,बिल्डिंग डी-3, इमारतीचे नाव: शांती,सेंट पायस एक्स को ऑप ही सोसा ली, ब्लॉक नं: मुलुंड पश्चिम मुंबई 400080, रोड : नाहूर विलेज, इतर माहिती: सदर दस्तात मिळकतीचे क्षेत्र 350 चौ फुट कारपेट आहे.((C.T.S. Number : 551/58 ;))
(5) क्षेत्रफळ	1) 39.03 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-डेलिया ए. परेरा उर्फ डेलिया एस. परेरा वय:-58; पत्ता:-प्लॉट नं: फ्लॅट नं.13, माळा नं: तिसरा मजला, बील्डींग नं.डी-3, इमारतीचे नाव: शांति बील्डींग, ब्लॉक नं: मुलुंड पश्चिम, रोड नं: नाहूर विलेज, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AIIPP9786C 2): नाव:-पागस क्लिप्पीन परेरा वय:-64; पत्ता:-प्लॉट नं: फ्लॅट नं.13, माळा नं: तिसरा मजला, बील्डींग नं.डी-3, इमारतीचे नाव: शांति बील्डींग, ब्लॉक नं: मुलुंड पश्चिम, रोड नं: नाहूर विलेज, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-ALFPP2191K
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वनिता अन्वीना फर्नांडीस वय:-44; पत्ता:-प्लॉट नं: फ्लॅट नं.8, माळा नं: दुसरा मजला, इमारतीचे नाव: शांति बील्डींग, ब्लॉक नं: मुलुंड पश्चिम, रोड नं: नाहूर विलेज, महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-AAQPF4476Q
(9) दस्तऐवज करुन दिल्याचा दिनांक	30/12/2020
(10)दस्त नोंदणी केल्याचा दिनांक	12/01/2021
(11)अनुक्रमांक,खंड व पृष्ठ	662/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	149500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(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.

THE SEAL OF THE SUB-REGISTRAR KURLA No. 4 MUMBAI SUBURBAN DIST. (BANDRA)

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VANITA ALBINA FERNANDES	eChallan	68103332020123028578	MH009396346202021E	149500.00	SD	0004620696202021	12/01/2021
2		DHC		1101202105295	980	RF	1101202105295D	12/01/2021
3	VANITA ALBINA FERNANDES	eChallan		MH009396346202021E	30000	RF	0004620696202021	12/01/2021

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

THE SEAL OF THE SUB-REGISTRAR KURLA No. 4 MUMBAI SUBURBAN DIST. (BANDRA)

THE SUB-REGISTRAR ... Rs.20 TWENTY RUPEES MUMBAI SUBURBAN DIST. (BANDRA)

खरी प्रत

सह. दुय्यम निबंधक कुर्ला-४
मुंबई उपनगर जिल्हा

श्री ...नागेश्वर सदन...
यांना त्यांचे ता. 22/9/2023
वर्षानुसार नक्कल दिली.
दिनांक :- 23/9/2023

सह दुय्यम निबंधक कुर्ला-४
मुंबई उपनगर जिल्हा

नोंद क्र. 49/2023
पावती क्र. 1083/2023