

319/28605
Monday, December 09, 2024
2:21 PM

पावती

Original/Duplicate
नोंदणी क्र. : 394
Regn. 39M

दादाचे नाव: बाहिब
दस्तावेजाचा अनुक्रमांक: बवड2-28605-2024
दस्तावेजाचा प्रकार: सेल सर्टिफिकेट
सादर वारणाऱ्याचे नाव: मेहबूब बाशूमिया शेख

पावती क्र.: 31346 दिनांक: 09/12/2024

| | |
|-----------------------|-------------|
| नोंदणी फी | ₹. 30000.00 |
| दस्त हाताळणी फी | ₹. 2000.00 |
| पृष्ठांची संख्या: 100 | |
| एकूण: | ₹. 32000.00 |

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:39 PM ह्या वेळेस मिळेल.

बाजार मूल्य: ₹. 14533525.61/-
मोबदला ₹. 10811000/-
भरलेले मुद्रांक शुल्क: ₹. 726700/-

DELIVERED

Shakeel
सह दुय्यम निबंधक, मुंबई-2
सह. दुय्यम निबंधक
मुंबई शहर क्र. २

- 1) देयकाचा प्रकार: DHC रकम: ₹. 2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224094407898 दिनांक: 09/12/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012224388202425E दिनांक: 09/12/2024
बँकेचे नाव व पत्ता:

मेहबूब

DELIVERED



10/12/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2

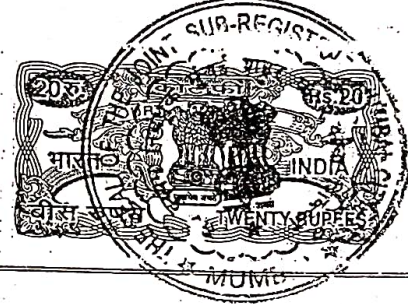
दस्त क्रमांक : 28605/2024

नोंदणी :

Regn:63m

गावाचे नाव : माहिम

| | |
|--|---|
| (1) विलेखाचा प्रकार | सेल सर्टिफिकेट |
| (2) मोबदला | 10811000 |
| (3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 14533525.61 |
| (4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: गाला नं. 107, माळा नं: 1 ला मजला, इमारतीचे नाव: समर्थ (माहिम) त्रिमायसेस को ऑप सो लि, ब्लॉक नं: प्रकाश नारायण कोटनीस मार्ग, रोड : माहिम, मुंबई - 400016 ((C.T.S. Number : 649, Final Plot No. 151 of T.P.S. II Mahim ;)) |
| (5) क्षेत्रफळ | 1) 63.43 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाः राचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- एसव्हीसी को ऑपरेटीव्ह बँक लिमिटेड तर्फे ऑथोराईज ऑफिसर रोहन राजीव पै वय:- 43; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एसव्हीसी टॉवर, नेहरू रोड, बाकोला, सांताक्रुझ पूर्व, मुंबई, ब्लॉक नं: -, महाराष्ट्र, MUMBAI. पिन कोड:- 400055 पॅन नं:- AAAAT0177C |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- मेहबूब बाशुमिया शेख वय:- 56; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी- 10, डी बिग, रूम नं. 1204, प्रिमियर एचडीआयएल प्रोजेक्ट, किरोळ रोड, कुर्ला, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:- 400070 पॅन नं:- BFJPS5106J |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 09/12/2024 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 09/12/2024 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 28605/2024 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 726700 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेर | |



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 बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily
It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 10/12/2024) to Municipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.



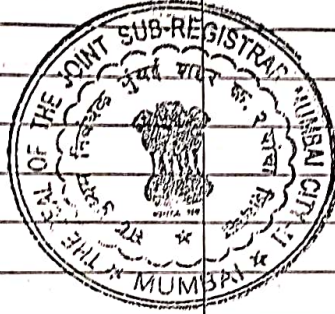
W. K. Kulkarni
सह. दुय्यम निबंधक
मुंबई शहर क्र. ३



CHALLAN
MTR Form Number-6



| | | | | | | | | |
|--------------------------------------|-------------------------------------|---------|-----------|--|-----------------------------|---------------------|---------|------|
| QRN | MH012240433202426E | BARCODE | [Barcode] | | Date | 09/12/2024-11:03:59 | Form ID | 25.2 |
| Department | Inspector General Of Registration | | | Payer Details | | | | |
| Type of Payment | Stamp Duty | | | TAX ID / TAN (If Any) | | | | |
| Office Name | BOM2_JT SUB REGISTRAR MUMBAI CITY 2 | | | PAN No.(If Applicable) | BFJP85106J | | | |
| Location | MUMBAI | | | Full Name | SHAIKH MEHBOOB BASHUMIYA | | | |
| Year | 2024-2025 One Time | | | Fla/Block No. | GALA NO 107, 1st FLOOR, THE | | | |
| Account Head Details | | | | Premises/Building | | | | |
| 0030045501 Sale of NonJudicial Stamp | | | | BAMARTH(MAHIM) PREMISES CO-OPERATIVE SOCIETY LTD | | | | |
| Amount In Rs. | | | | Road/Street | | | | |
| 144700.00 | | | | PRAKASH NARAYAN KOTNIS MARG, MAHIM | | | | |
| | | | | Area/Locality | | | | |
| | | | | MUMBAI | | | | |
| | | | | Town/City/District | | | | |
| | | | | PIN | | | | |
| | | | | 4 0 0 0 1 8 | | | | |
| | | | | Remarks (If Any) | | | | |
| | | | | PAN2=AAAT0177C--SecondPartyName=SVC CO-OPERATIVE BANK LTD- | | | | |
| Total | | | | Amount In | | | | |
| 1,44,700.00 | | | | One Lakh Forty Four Thousand Seven Hundred Rupees | | | | |
| | | | | Word* | | | | |
| | | | | Only | | | | |
| Payment Details | | | | FOR USE IN RECEIVING BANK | | | | |
| UNION BANK OF INDIA | | | | | | | | |
| Cheque/DD Details | | | | Bank CIN | | | | |
| | | | | Ref. No. | | | | |
| | | | | 02901792024120986616 | | | | |
| | | | | 528068135 | | | | |
| Cheque/DD No. | | | | Bank Date | | | | |
| | | | | RBI Date | | | | |
| | | | | 09/12/2024-11:05:19 | | | | |
| | | | | Not Verified with RBI | | | | |
| Name of Bank | | | | Bank-Branch | | | | |
| | | | | UNION BANK OF INDIA | | | | |
| Name of Branch | | | | Scroll No. , Date | | | | |
| | | | | Not Verified with Scroll | | | | |



Department ID : Mobile No. : 9821265593
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुर्यग निबंधक कार्यालयात नोंदणी करावयाच्या दस्तऐवजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तऐवजासाठी सदर चलन लागू नाही.

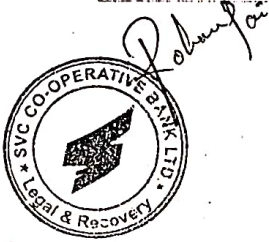
२६९०५

बबई - २
 २६९०५ २ ९००
 २०२४

The Sale of the scheduled property is strictly made on "AS IS WHERE IS AND AS IS WHAT IS BASIS".

DESCRIPTION OF THE IMMOVABLE PROPERTY

Gala Bearing No. 107, 1st Floor, The Samarth (Mahim) Premises Co-operative Society Ltd, Prakash Narayan Kotnis Marg, Mahim, Mumbai - 400 016, admeasuring (455.00 Sq. Ft. Carpet equivalent to 682.50 Sq. Ft. Built Up Area as per Valuation Report) Owned by Mr. Rajan Sukhramdas Gandhi.



MR. ROHAN R. PAI
SENIOR MANAGER & AUTHORISED
OFFICER
SVC CO-OPERATIVE BANK LIMITED
MUMBAI

Place: Mumbai

Date: 09/12/2024



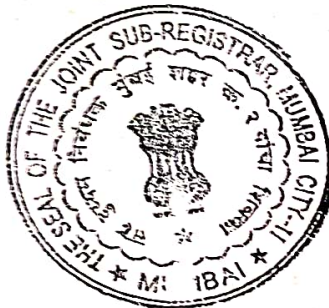
| | | |
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| बवई - २ | | |
| 2604 | ६ | 900 |
| २०२४ | | |

1. Mr. Shaikh Mehboob Bashumiya, having address at B - 10, D Wing, Room No. 1204, Premire HDIL Projector, Kiroil Road, Kurla, VTC, Kurla, Mumbai - 400 070 have purchased under Public Auction "Gala Bearing No. 107, 1st Floor, The Samarth (Mahim) Premises Co-operative Society Ltd, Prakash Narayan Kotnis Marg, Mahim, Mumbai - 400 016, admeasuring 455.00 Sq. Ft. Carpet equivalent to 682.50 Sq. Ft. (Built Up Area) Owned by Mr. Rajan Sukhramdas Gandhi, "AS IS WHERE IS AND WHATEVER THERE IS BASIS" for a total consideration price of Rs. 1,08,11,000/- (Rupees One Crore Eight lakhs Eleven Thousand Only) vide Sale Certificate dated 09/12/21 issued by the Authorized Officer of SVC Co-operative Bank Ltd., SVC Tower, Nehru Road, Vakola, Santacruz (East), Mumbai - 400 055.



1
श. ए. श. य.

Mr. Shaikh Mehboob Bashumiya



| | | |
|---------|---|-----|
| बका - २ | | |
| 26604 | 6 | 900 |
| २०२४ | | |

POSSESSION RECEIPT

Received the vacant and peaceful possession and in good condition the following property:

DESCRIPTION OF THE IMMOVABLE PROPERTY
Gala Bearing No. 107, 1st Floor, The Samarth (Mahim) Premises Co-Operative Society Ltd, Prakash Narayan Kotnis Marg, Mahim, Mumbai - 400 016, admeasuring 455.00 Sq. Ft. Carpet equivalent to 682.50 Sq. Ft. (Built Up Area) Owned by Mr. Rajan Sukhramdas Gandhi.

Possession of the secured asset
handed over pursuant to the
Sale Certificate dated 09/12/2024

Possession Received

शेखर

Mr. Shaikh Mehboob Bashumiya



Rohan Pai



AUTHORISED OFFICER
(MR. ROHAN RAJIV PAI)
SVC CO-OPERATIVE BANK LTD.
MUMBAI

| | | |
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| 107 - R | | |
| 268.04 | C | 900 |
| 2026 | | |

Witness

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Date: 09/12/2024

Date: 09/12/2024

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| बबई - २ | | |
| २६०५ | ९ | ९०० |
| २०२४ | | |

112P

11-10
11-10-24

ARTICLES OF AGREEMENT made at Bombay this _____

day of January in the Christian Year One
Thousand Nine Hundred and Seventy 1974 BETWEEN

(1) SHRI SHANKARRAO HARISHCHANDRA PARELKA, (2) SHRI
MANOHAR SHANKARRAO PARELKA, (3) SHRI YESHWANT SHANKARRAO
PARELKA and (4) SHRI HARIHAR SHANKARRAO PARELKA all of
Bombay, Indian Inhabitants, residing at Sita Sadan, 75
Keluskar Road (South), Dadar, Bombay-400 028 hereinafter
for brevity's sake referred to as "THE PARTY OF THE FIRST
PART" (which expression shall unless it be repugnant to
the context or meaning thereof mean and include their
respective heirs, executors, administrators and assigns)

112P

11-10
T. R. Raut

of the ONE PART AND SHRI/SMT/MESSRS S. K. R. S.
TRADING COMPANY of Bombay, Indian Inhabitant



residing at Block No 4, 2nd Floor, Jain Sadan,
Bhandargully, Bombay-400016 carrying on business
Shree Sai Baba Embroidery Work, Shop No 6
Kadri Wadi, L.J. Road, Bombay-400016 hereinafter

for brevity's sake referred to as "THE PARTY OF THE
SECOND PART" (which expression shall unless it be
repugnant to the context or meaning thereof mean and
be deemed to include his/her/their respective heirs,
executors, administrators and permitted assigns) of
the OTHER PART:



WHEREAS the Party of the First Part is seized
and otherwise fully and absolutely entitled to the land
Prakash Narayan Kotnis Marg being portion
Industry Plot of land admeasuring 1075 square
yards equivalent to 898.70 square metres or thereabouts
comprising Final Plot No.151 of Town Planning Scheme
Area forming part of the larger piece of
land admeasuring 2153 square yards equivalent to 1799.91
square metres or thereabouts situate lying and being Off
Cadell Road (now known as Veer Savarkar Marg) and Scotish
Orphanage Gully now known as Lt. Prakash Narayan Kotnis
Marg, Mahim, C.S.No.649 of Mahim Division (Part) Munici-
pal Ward 'G' Ward Nos.4802, 4803 and 4804 and Street
Nos.131, 132 and 19 in the Registration District and

| | | |
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| 2028 | | |
| 2604 | 90 | 900 |
| 2028 | | |

District of Bombay City and Bombay Suburban herein-
after to be referred to as "the said Property" described
in the First Schedule hereunder written;

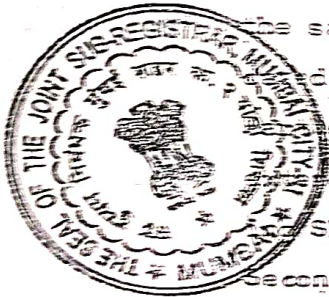


AND WHEREAS on the said property the Party
of the First Part has constructed partly a Building
known as "Shree Samarth Industry" consisting of part

nine Commercial Units according to the Plans that were approved by the Municipal Corporation of Greater Bombay hereinafter to be referred to as "the Corporation" under its No.413/8264 dated 19th July 1953 and 7th January 1956 respectively;

AND WHEREAS the Party of the First Part by entering into similar type of Ownership Agreements with individual unit purchasers sold the said nine Commercial Units referred in the preceding paragraph on what is popularly known as "Ownership Basis" to the various parties who are in use, occupation and possession of the said Commercial Units in pursuance of the said Ownership Agreements made and entered between the Party of the First Part and Individual Unit Purchasers;

AND WHEREAS the Party of the First Part in order to complete the development of the said property described in the First Schedule hereunder written submitted the plans for sanction to the Corporation which plans were approved by the Corporation for extension to the said Shree Samarth Industry under its No.23/8264 and 31st March 1978 whereby the Party of the First Part can construct further thirteen Commercial Units by extending the Ground Floor and First Floor of the existing Shree Samarth Industry and by constructing the Second Floor thereon;



| | | | | |
|--------|--|--|----|-----|
| 229.04 | | | 99 | 900 |
|--------|--|--|----|-----|

AND WHEREAS under the above mentioned extension granted by the Corporation for extension to the Shree Samarth Industry the Party of the First Part has commenced the construction of the extension of the Ground Floor and First Floor and of construction of the



seals the day and year (first hereinabove written).

SIGNED SEALED AND DELIVERED

by the withinnamed

(1) SHRI SHANKARRAO

HARISHCHANDRA PARELKAR,

(2) SHRI MANOHAR SHANKARRAO

PARELKAR, (3) SHRI YESHVIIT

SHANKARRAO PARELKAR and

(4) SHRI HARIHAR SHANKARRAO

PARELKAR in the presence of.

H.S. Parelkar

for self and C.A.

M.D. Parelkar

H.S. Parelkar

for self and C.A.
to Y. S. Parelkar

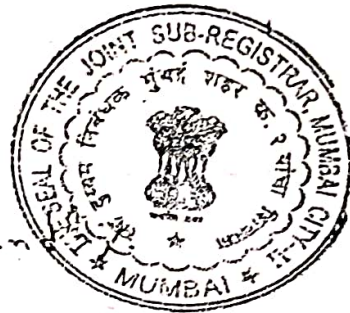
SIGNED SEALED AND DELIVERED

by the withinnamed

SHRI/ENT. MESSRS Sekharandas

Taladas Kumbhar

in the presence of.



B. T. ...

| | | |
|----------|----|-----|
| २६०९ - २ | | |
| २६०९ | ३६ | ९०० |
| २०२६ | | |

RECEIVED of and from the withinnamed

Party of the Second Part the sum of

Rs. 8170 (Rupees eight thousand

one hundred seventy only)

being the amount of earnest money to

be paid by the Party of the Second

Part to the Party of the First Part.

Rs. 8170

WITNESSES :

[Signature]

WE SAY RECEIVED

H.S. Parelkar

for self & others.

THE PARTY OF THE FIRST PART.

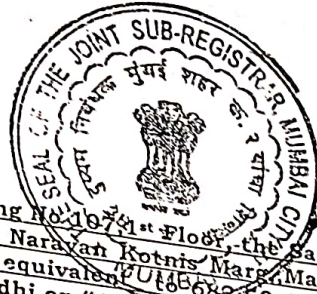
SVC CO-OPERATIVE BANK LTD. (Multi-State Scheduled Bank)
 (Formerly The Shamrao Vithal Co-op Bank Ltd.)

Ref. No.CO:L&R:GGN:RRP:2024-25 : 328

Date : 08.11.2024.

Mr. Shaikh Mehboob Bashumiya,
 B - 10, D Wing, Room No. 1204,
 Premire HDIL Projector, Kirol Road,
 Kurla, VTC, Kurla, Mumbai- 400070.

Dear Sir,



Re: Your offer for the purchase of Gala Bearing No. 107, 1st Floor, the Samarth (Mahim) Premises Co-Operative Society Ltd, Prakash Narayan Kotnis Marg, Mahim, Mumbai - 400016, admeasuring 455.00 Sq.Ft. Carpet equivalent 682.50 Sq. Ft. (Built Up Area) Owned by Mr. Rajan Sukhranddas Gandhi on "AS IS WHERE IS AND WHATEVER THERE IS BASIS."

With reference to the above, we have to inform you that the Bank has decided to accept your bid, subject to the terms & conditions specified in the Tender Document and the advertisement issued in the matter in general and the following terms & conditions in particular, your offer of Rs. 1,08,11,000/- (Rupees One Crore Eight Lakhs Eleven Thousand Only) as the Highest Bidder to you at the auction conducted on 08.11.2024 'ON AS IS WHERE IS AND WHATEVER THERE IS BASIS' subject to:-

- 1) You have to pay 25 % of the above offer amount i.e. Rs. 27,02,750/- (Rupees Twenty Seven Lakhs Two Thousand Seven Hundred Fifty Only/-) within 2 working days of the receipt of this letter, out of which you have paid Rs. 11,00,000/- (Rupees Eleven Lakhs Only/-) through Pay Order / Demand Draft subject to realization and we hereby acknowledge the receipt of the same.
- 2) The balance amount of Rs. 81,08,250/- (Rupees Eighty One Lakhs Eight Thousand Two Hundred Fifty Only/-) is to be paid by you within 15 days from the date of receipt of this letter. All payments should be by Pay Order / Demand Draft / Cheque drawn on a local Scheduled Bank. You may also pay through RTGS / NEFT in the following account
Account Number : 2000909480220013 IFSC Code : SVCB0000009 Account Name - SVC Co-operative Bank Ltd. Branch : Sleater Road Branch. Please note that on your failure to pay the balance amount or any part thereof within the time limits as aforesaid, the Bank shall forfeit the amount paid by you and to be paid by you.
- 3) The existing liabilities the past and the present, if any, and the liabilities which may arise in future in respect of the dues of all the concerned authorities for transfer of the property in question shall be payable by you.

| | |
|-----------|-----|
| 27,02,750 | 20 |
| 11,00,000 | 900 |



Legal & Recovery Department : SVC Tower, Nehru Road, Vakola, Santacruz (E), Mumbai - 400 055. 1
 Tel : +91 22 6699 9999 | www.svcbank.com