

THURSDAY, MAY 12, 2016

Thursday, May 12, 2016
11:48 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5130 दिनांक: 12/05/2016

गावाचे नाव: लोअर परेल

दस्तऐवजाचा अनुक्रमांक: बबई-4152-2016

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: जितेंद्र जीवराज शाह --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1020.00

पृष्ठांची संख्या: 51

एकूण:

रु. 31020.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:07 PM ह्या वेळेस मिळेल.

दुय्यम निबंधक, मुंबई-1

बाजार मूल्य: रु. 22840000/-

भरलेले मुद्रांक शुल्क: रु. 1200000/-

मोबदला: रु. 2400000/-

सह दुय्यम निबंधक
मुंबई शहर क्र. १

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000942069201617E दिनांक: 12/05/2016

देयकेचे नाव व पत्ता:

2) देयकाचा प्रकार: Cash रकम: रु. 1020/-





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुद्रांकन अहवाल सन 2015

1. दस्तावा प्रकार :- वैवाहिक अनुच्छेद क्रमांक _____

2. सादरकर्त्याचे नाव :- जिनेद किरान 2118

3. तालुका :- मुंबई / अंधेरी / बोरिवली / कुर्ना

4. गावाचे नाव :- लोखर परेळ

5. गारमुमापन क्रमांक/तह क./अंतिम मुदंड क्रमांक :- 1390 / 1390

6. मूल्य दरविभाग (जोन) :- 12 उपविभाग 99

7. मिळकतीचा प्रकार :- खुली जमीन निवाची कार्यालय दुकान

8. मूल्य प्रति चौ.मी. दर :- 1,11,600/- 2,47,300/-

9. दस्ता नमुद वे.ते.त्या मिळकतीचे क्षेत्रफळ :- 98.80 कार्गट / विल्ट अप चौ.मीटर 14.70

10. कार्यालय :- _____ गव्ही :- 1 पोटमाळा :- _____

11. मजता क्रमांक :- 7 वा उदवाहन सुक्या बळ / नाही - १

12. वायंकाम वर्ष :- 1997 घत्तारा :- 201

13. वायंकामाचा प्रकार :- आरआरसी / इतर पक्के / अवे पक्के

14. बाजारनुस्यदर तक्त्यातील मार्गदर्शक चुपना क्र. :- _____

15. लिखित अ-उ लायतत्तर्चा दस्त १-1. प्रतिमाह. नाडे रक्कम :- _____

निवाची / अनिवाची 2. अनानत रक्कम / आगादू भाडे :- _____

3. कालावधी :- _____

15. निर्धारित केतेले बाजारमूल्य :- 2,28,40,000/- 2,40,00,000/-

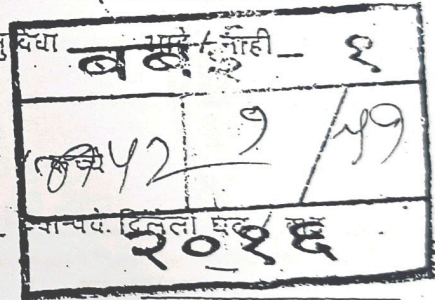
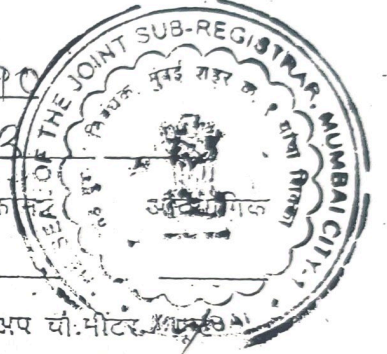
16. दस्तामये दरवितेती मोबदला :- 2,40,00,000/- 2,28,40,000/-

$$98.80 \times (247300 - 1,11,600) \times 0.80 + 1,11,600 \times 1.05 = 2,28,39,399$$

$$M) = 2,28,40,000/-$$

17. देय मुद्रांक शुल्क :- 12,00,000/- भरतेले मुद्रांक शुल्क :- 12,00,000/-

18. देय नोंदणी फी :- 30,000/-

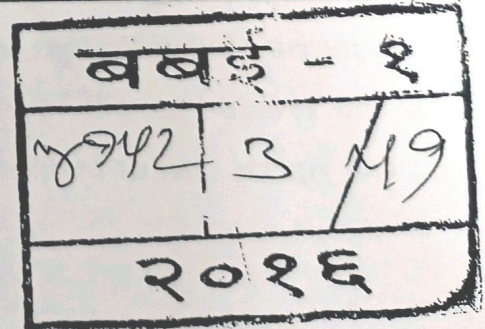




CHALLAN
MTR Form Number-6

GRN	MH000942069201617E	BARCODE			Date	12/05/2016-10:33:25	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty			TAX ID (If Any)						
	Registration Fee			PAN No. (If Applicable)	ABCPS5250R					
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR			Full Name	Mr Jitendra Jivraj Shah And Ot her					
Location	MUMBAI			Flat/Block No.	FLAT NO 701 7TH FLOOR A-WING DADAR					
Year	2016-2017 One Time			Premises/Building	MANISH MARKET CHS LTD					
Account Head Details		Amount In Rs.		Road/Street	AREA 1063 BUILT UP					
0030045501	Stamp Duty	1200000.00		Area/Locality	C.S.NO.1390 PT AND 1/1392 PT LOWER					
0030053301	Registration Fee	30000.00		Town/City/District	PAREL DIVISION DADAR WEST MUMBAI					
				PIN	4	0	0	0	2	8
				Remarks (If Any)	PAN2=AADPK4748E~SecondPartyName=Mrs Bharti Praveen Kanakia And Other-					
				Amount In	Twelve Lakh Thirty Thousand Rupees Only					
Total			1230000.00	Words						
Payment Details				FOR USE IN RECEIVING BANK						
BANK OF MAHARASHTRA				Bank CIN	REF No.	02300042016051268720	337410554			
Cheque-DD Details				Date	12/05/2016-10:32:28					
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

Mobile No. : Not Available



original documents of title which are in their possession as the same shall be required to deposit the same with the Bank/Financial Institution from which the Purchasers shall obtain the loan. The Vendors shall also co-operate the Purchasers to obtain the loan by the Purchasers on the said premises.

3. The Vendors do hereby declare that the amount, if any, lying deposited with the Dadar Manish Market Co-operative Housing Society Limited and/or Reliance Infrastructure Limited/BEST in respect of the said premises and said shares towards the Society charges, sinking fund, security deposits and also for other expenses such as entrance fees and share money or such other deposits towards maintenance charges, electricity connection deposits, etc. shall belong to the Purchaser/s only who shall be entitled for the credit of the same and also will be entitled for the refund of the same.

4. The Vendors herein shall, upon execution of this Agreement, hand over to the Purchasers and/or its Bankers the following:

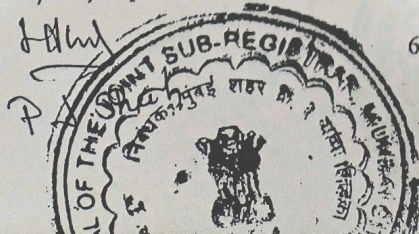
- a. The Original Agreement for Sale dated 4-7-1994 alongwith the Index II between Smt. Yashumati Kantilal Bafna & 2 ors. as the Vendors and Vendors herein as *The Purchaser* therein;
- b. The Original Share Certificate being No.025 bearing Distinctive Nos. 121 to 125 (both inclusive) issued by the said Society comprising the Five fully paid-up shares each of face value of Rs.50/- each;
- c. The duly executed share transfer forms prescribed under the Maharashtra Co-operative Societies Act, 1960 for the effective transfer of the said shares and the said premises to the Purchaser/s;
- d. The latest electricity bill in respect of the said premises together with proof of payment thereof;
- e. Receipt issued by the said Society for up-to date payment of all outgoings in respect of the said shares and the said premises.

5. The Vendors herein do hereby state, represent and warrant as under:
(a) The Vendors are the only owners of the said shares and as joint members of the said Society are entitled to use, occupy and possess the said premises exclusively;



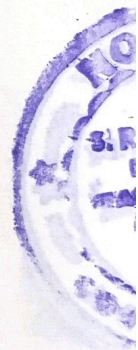
- (b) The Vendors have good right, full power and absolute authority to sell, convey, assign and transfer the said shares, the said premises to the Purchasers as contemplated in these presents;
- (c) The Vendors title to the said premises and said shares is clear and marketable without any encumbrances of any nature whatsoever;
- (d) The Vendors have not created any share, right, title, interest, charge or encumbrance of whatsoever nature in respect of the said shares and/or the said premises, whether by way of sale, exchange, mortgage, tenancy, lease, lien, gift, trust, possession or otherwise howsoever in favour of any person or persons;
- (e) The said shares and/or the said premises are not subject to any *lis-pendens* or attachment either before or after judgment or any other impediment of a like nature;
- (f) Vendors have duly complied with, observed and performed all the rules, regulations and by-laws of the said Society and have neither received any notice from the said Society for or in relation to any breach of any of the rules, regulations or by-laws of the said Society nor are there any actions or proceedings pending against them instituted by the said Society or any member of the said Society in respect of the said premises and said shares including any notice or action for expulsion or termination of their membership of the said Society;
- (g) No notice of acquisition or requisition has been received in respect of the said premises either from local authorities or from the Government or otherwise;
- (h) There is no action, suit or proceedings against the Vendors pending before any court of law or before any other tribunal, judicial, quasi-judicial or administrative authority, which might affect the sale and transfer of the said shares and said premises hereunder;
- (i) There are no income tax, wealth tax, sales tax, excise or other direct or indirect taxation proceedings whether for recovery or otherwise initiated by any taxation authorities or local authorities pending whereby the said premises or any part thereof is in any way affected and/or jeopardized;

बबई - २
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B.P.K.
M.P.K.



AND WHEREAS before the time of execution of these presents, the Purchaser/s have paid to the Vendors a sum of Rs.37,60,000/- (Rupees Thirty Seven Lacs Sixty Thousand Only), towards part payment of agreed consideration;

AND WHEREAS upon the application made by Vendors in that regard, the said Society has issued its No Objection Certificate dated 2nd May, 2016 for transfer of the said premises in the names of Purchasers;

AND WHEREAS the parties are accordingly desirous of executing these presents for the sale and absolute transfer of the said shares and the said premises, as hereinafter appearing.

NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. The Vendors hereby sell, convey, assign and transfer unto the Purchasers, and the Purchasers hereby acquire and purchase from the Vendors with the right of ownership, all that the Vendors' right, title and interest in:
- (a) FIVE Shares bearing Distinctive Nos.121 to 125 comprised in Share Certificate being No.025 standing in the joint name of Vendors, in **Dadar Manish Co-operative Housing Society Limited** situate at Senapati Bapat Marg (Formerly known as Tulsi Pipe Road), Dadar (West), Mumbai - 400 028, and
- (b) Residential Premises on the **Seventh** Floor viz. Flat No.701, admeasuring **1063 Sq. ft** Built Up Area, in the **A-Wing** of the **Dadar Manish Market Co-operative Housing Society Limited** situate at Senapati Bapat Marg (Formerly known as Tulsi Pipe Road), Dadar (West), Mumbai - 400 028, standing on the plot of land bearing Final Plot Nos.488 (part) and 489 (part), C.S. No.1390 (part) and 1/1392 (part), of Lower Parel Division, T.P.S. IV, Mahim, Assessed by the Assistant Assessor & Collector under G-Ward Nos.3251 (1-4) part, 3252 (1-2) part and 3275 (1) part in the Registration District and Sub-District of Mumbai City,

and more particularly described in the Schedule written hereunder along with the right of enjoying all the common amenities, for the total

[Signature]

P. J. [Signature]



3

B P K

M P K



बवई - २
 १५२२५/१९
 २०२६

बृहन्मुंबई महानगरपालिका
 MUNICIPAL CORPORATION OF GREATER BOMBAY

No. 13/9209/CR/A.

To:
 Shri. D.K. Shah C.I. Co
 Padmaohri Synthetic Pvt. Ltd.
 Mangrol Mansion, Gumber street,
 Fort, Mumbai. 400001.

Date:- 10/4/97 ✓

Sub: Redevelopment of property bearing P. No. 482 (B-1) T.P. Scheme-IV Mahim Division, Gumber Street Mangrol

Ref: Architect's letter dated 15.3.96.

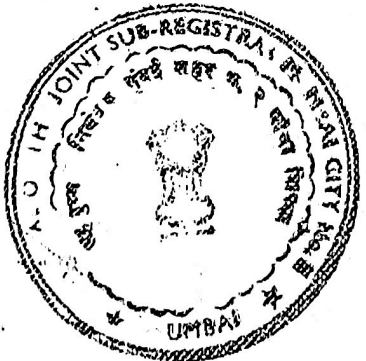
Sir,

WITHOUT PREJUDICE

With reference to above, I have to inform you that as far as this department is concerned, there is no objection to occupy the entire building under reference i.e. basement + ground floor + 1st + upper floor shopping area and 1st to 9 upper floors residential building on the above mentioned plot, completed under the supervision of Shri Ajit Ashokkar, Licensed Architect (Reg. No. CA/95/9095) and Shri Satish Naupolia, Lic. Structural Engineer (Reg. No. SER/D/4) subject to the following conditions:

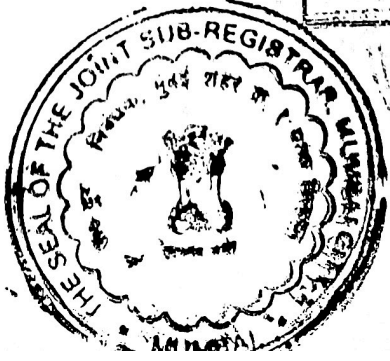
- 1) That the certificate under section 270-A of B.M.C. Act shall be submitted to this office before D.C.C.

For this occupation permission, you are requested to submit a copy of occupation permission duly signed and stamped as required hereon.



Yours faithfully,
 Lic. Engineer
 Planning Proposals

बवई - २
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 २००६





17/05/2016

सूची क्र.2

दुय्यम निबंधक : दु.नि.मुंबई शहर 1

दस्त क्रमांक : 4152/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) लोअर परेल

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	24000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	22840000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका क्र 701,7 वा मजला,दादर मनीष मार्केट को ऑप ह्री सो ली,ए विंग,मेनापती बापट मार्ग,दादर प मुंबई 400028,व इतर माहिती व मिळकतीचे वर्णन दस्तात नमूद केल्याप्रमाणे((C.T.S. Number : 1390,1/1390 ;))
(5) क्षेत्रफळ	1) 98.80 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-भारती प्रवीण कनाकिया -- वय:-75; पत्ता:-प्लॉट नं: 305, माळा नं: -, इमारतीचे नाव: आनंद भुवन , ब्लॉक नं: सिद्धा नगर समोर सी पी टँक गिरगाव मुंबई , रोड नं: 163/165 व्ही पी रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400004 पॅन नं:-AADPK4748E 2): नाव:-मालिनी प्रवीण कनाकिया -- वय:-55; पत्ता:-प्लॉट नं: 305, माळा नं: -, इमारतीचे नाव: आनंद भुवन , ब्लॉक नं: सिद्धा नगर समोर सी पी टँक गिरगाव मुंबई , रोड नं: 163/165 व्ही पी रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400004 पॅन नं:-ABBPK9624Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जितेंद्र जीवराज शाह -- वय:-50; पत्ता:-ए 85, -, पालन सोजपाल बिल्डींग , दादर प मुंबई , एस के बोले रोड , भवानी शंकर ङड , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400028 पॅन नं:-ABCPS5250R 2): नाव:-प्रिती जितेंद्र शाह -- वय:-43; पत्ता:-प्लॉट नं: ए 85, माळा नं: -, इमारतीचे नाव: पालन सोजपाल बिल्डींग , ब्लॉक नं: दादर प मुंबई , रोड नं: एस के बोले रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-AQUPS5896A
(9) दम्नऐवज करून दिल्याचा दिनांक	12/05/2016
(10)दम्न नोंदणी केल्याचा दिनांक	12/05/2016
(11)अनुक्रमांक,खंड व पृष्ठ	4152/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1200000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

iSarita v1.5.0



संगणक खरी प्रत,

सह दुय्यम निबंधक
मुंबई शहर क्र. १.

11

Dadar Manish Market Co-Operative Housing Society Limited

(Registered under M. C. S. Act. 1960)

Senapati Bapat Marg, Dadar (W.), Mumbai 400 028.
(Regd. No. Bom / W. G. N. / Hsg. / (T. C.) / 1824 / 1999 Dt. 16-11-1999)

No. 025

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

Member's Register No. 25 (TWENTY-FIVE) Share Certificate No. 25 (TWENTY-FIVE)

THIS IS TO CERTIFY that ~~Shri~~ / Smt. / M/s. BHARTI PRAVEEN KANAKIA

MALINI PRAVEEN KANAKIA.

of FLAT NO - 701 is the Registered Holder of Shares (Five) from No. 121 (HUNDRED & TWENTY-ONE)
to 125 (HUNDRED & TWENTY-FIVE) of Rupees Fifty Each (Rs. 50/- each).

in THE DADAR MANISH MARKET CO-OPERATIVE HOUSING SOCIETY LTD.

Senapati Bapat Marg, Dadar (W.), Mumbai 400 028. subject to the Bye-laws of the said Society

and that upon each of such Shares the sum of Rupees Two Hundred Fifty has been paid.

GIVEN under the Common Seal of the said Society at Mumbai this 24TH
day of DECEMBER 2000.



H.V. Solanki

Chairman

Chandresh

Hon. Secretary

Pravin

Member of the Committee

P. T. O.

Memorandum of the transfers of the within mentioned Shares

Sr. No.	Date of Transfer	Transfer No.	Share Regr. No. (Old)	To Whom transferred	Share Regr. No. (New)
1	18/09/2016	22	025	MR. JITENDRA JIVRAJ SHAH & MRS. PREETI JITENRA SHAH,	05
	<u>Sahabuddin</u> Chairman			<u>S.V. Qiz</u> Hon. Secretary 27-10-16	<u>D.A. Khan</u> Committee Member
2					
	Chairman			Hon. Secretary	Committee Member
3					
	Chairman			Hon. Secretary	Committee Member
4					
	Chairman			Hon. Secretary	Committee Member
5					
	Chairman			Hon. Secretary	Committee Member
6					

