

318/1109

पावती

Original/Duplicate

Friday, February 05, 2021

नोंदणी क्र.: 39M

3:08 PM

Regn.: 39M

पावती क्र.: 1433 दिनांक: 05/02/2021

गावाचे नाव: गिरगाव

दस्तावेजाचा अनुक्रमांक: बचइ1-1109-2021

दस्तावेजाचा प्रकार: सेल डीह

सादर करणाऱ्याचे नाव: चिरम तुलसीभाई मेल्लिया

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

एकूण:

रु. 30540.00

आपणास मूळ दस्त, थंडनेल प्रिंट, सूची-२ अंदाजे

3:27 PM ह्या वेळेस मिळेल.

दुय्यम निबंधक, मुंबई-1

बाजार मूल्य: रु. 7099500/-

मोबदला रु. 7100000/-

भरलेले मुद्रांक शुल्क : रु. 142000/-

सह दुय्यम निबंधक
मुंबई शहर क्र. १]

1) देयकाचा प्रकार: By Cash रक्कम: रु 540/-

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

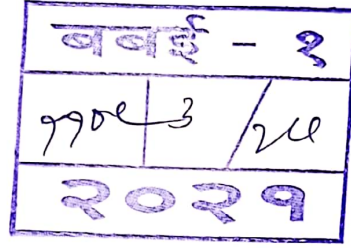
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009437335202021E दिनांक: 05/02/2021

द्वैकेचे नाव व पत्ता:

DELIVERED
99/24/2021

TRANSFEROR





Bansi

Chirag

SALE-DEED

THIS AGREEMENT made at Mumbai this 30th day of December 2020 Year Two Thousand Twenty Between **SHREE BALKRISHNA EXPORTS (PAN - AAKFS6519E)** a Partnership Firm registered under the Indian Partnership Act, 1932 through its Partner **Mr Bansi Narsibhai Meruliya**, Adult, age 27 Years, Indian Inhabitant, (PAN - **BVVPM8571R**) Adhar No - 9032 6491 7378, having address at 7, Bhagat Nagar Society, Near D. K. Nagar Society, Katargam, Surat - 395 004 hereinafter called "Transferor" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its heirs, executors, administrators, and assignees) of the FIRST PART AND

Mr Chirag Tulsibhai Meruliya, Adult, age 36 Years, Indian Inhabitant, (PAN - **AKRPM8543M**), Adhar No 8189 2454 7719, having address at **89, Hari ^{Har}Om Society, B/H Ananth Ashram, Katargam Surat, Gujrat 395 004**, hereinafter called "Transferee" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assignees) of the SECOND PART

Chirag

Bansi

Bansi

Chirag

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		05 February 2021 12:14:43 PM	
Valuation ID	202102052635		
मूल्यांकनाचे वर्ष	2020		
जिल्हा	मुंबई(गेन)		
मूल्य विभाग	6 गिरगांव डिव्हिजन		
उप मूल्य विभाग	6/55 प्रभाग : पूर्वस जगन्नाथ शंकरशेट मार्ग, पश्चिमेस पश्चिम रेल्वे लाईन, उत्तरेस सरदार वल्लभ भाई पटेल रोड (वरेरकर बीज), दक्षिणेस विभागांची हद्द		
सर्व्हे नंबर/न. भू. क्रमांक :	इतर #		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
116790	231900	385100	417400
चांधीव क्षेत्राची माहिती		औद्योगिक	मोजमापानाचे एकक
बांधकाम क्षेत्र(Built Up)-	21.42 चौरस मीटर	मिळकतीचा प्रकार-	चौरस मीटर
बांधकामाचे वर्गीकरण-	1-आर सी सी	मूल्यदर बांधकामाचा दर	
उद्भवान स्विधा-	आहे	बांधील	Rs. 385100
संश्लेष वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - No			
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ		= 100% apply to rate = Rs.385100/-	
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर			
= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा यानुसार टक्केवारी) + खुल्या जमिनीचा दर			
= ((385100-116790) * (80 / 100)) + 116790			
= Rs.331438/-			
A) मुख्य मिळकतीचे मूल्य			
= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
= 331438 * 21.42			
= Rs.7099401.96/-			
एकत्रित अंतिम मूल्य			
= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + गेझॅन्डन मजला क्षेत्र मूल्य + लगतच्या मज्जीचे मूल्य + वरील मज्जीचे मूल्य + बाहेर बांधील तळाचे मूल्य + खुल्या जमिनीवरील बांधील तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बाहेर बांधील			
= A + B + C + D + E + F + G + H + I			
= 7099401.96 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
= Rs.7099401.96/-			

Home Print

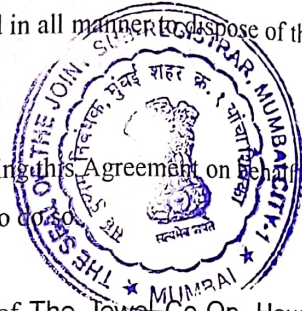


बवई - ३
 ११०९२ / २८०
 २०२१

WHEREAS by an Agreement for Sale dated 09th January 2003, vide Registered Doc No BBEL/241/2003, between M/S. Amaryllis Constructions Private Limited a company incorporated under the provisions of the companies Act, 1956 (therein referred to as the Promoter) and Shree Balkrishna Exports (therein referred to as The Purchaser), the Promoters therein sold to the Purchaser Office Unit No 411 on the 4th Floor in the project known as The Jewel now known as The Jewel Co-Op. Housing Society Ltd. situated at Division - Girgaon, C. S. No 6/1487 Taluka Mumbai, Mumbai - 400 004.

WHEREAS the Transferor herein is the sole and rightful owner of Office Unit No 411 on the 4th Floor in the project known as The Jewel now known as The Jewel Co-Op. Housing Society Ltd. situated at Mama Parmanand Marg, Opera House, Mumbai-400 004, admeasuring 17.85 sq. mtrs carpet area (hereinafter referred to as "the said Office") and is this day fully seized and possessed of and entitled in all manner to dispose of the said Office under this Agreement.

WHEREAS Mr Bansi Narsibhai Meruliya is signing this Agreement on behalf of the firm as he is authorized by the other partners of the firm to do so.



AND WHEREAS the Transferor is a members of The Jewel Co-Op. Housing Society Ltd, registered under Registration No. MUM / WUD / GEN / 0 / 8249 Dated 19.01.2006 and having its registered address at, Mama Parmanand Marg, Opera House, Mumbai-400 004. (hereinafter referred to as "the said society").

AND WHEREAS as such being the member the Transferor have the absolute owner of ten shares of face value of Rs. 50/- each in the capital of the said society, bearing distinctive Nos. 0581 to 0590 of the aggregate value of Rs. 500/- (Rupees Five Hundred Only)

hereinafter referred to as "the said shares", under Share Certificate No. 071 issued by the said Society and which share certificate stand in the name of the Transferor.

AND WHEREAS the Transferor has sold, transferred, assigned and conveyed unto the Transferee and the Transferee have purchased and acquired from the Transferor the said shares in the capital of the said society and as incidental hereto, all the beneficial right, title and interest of the Transferor in the said Office and in capital and property of the society, and all the benefits of the Transferor in the said society and all the contributions of the Transferor to the various funds of the said society including the consent of the society vide NOC dated 24/12/2020 in the Office together with the rights of use and occupation of the Office for a total consideration of **Rs. 71,00,000/- (Rupees Seventy Lakh Only)** on the terms and conditions contained herein.

Bansi
Meruliya

AND WHEREAS the parties thereto are desirous of recording the terms and conditions of this Agreement in writing.

Bansi

Meruliya



NOW THEREFORE THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties thereto as under :-

1. The Transferor hereby sell, transfer, assign and convey to the Transferee and the Transferee hereby purchase and acquire from the Transferor and accept the transfer of the ten shares of the face value of Rs. 50/- (Rupees Fifty only) each bearing distinctive Nos. 0581 to 0590 (both inclusive) aggregating to a total of Rs. 500/- (Rupees Five Hundred Only) in the capital of the said Society under Share Certificate No. 071 issued by the said Society and standing in the name of the Transferor in the records of the said Society and all the contributions of the Transferor to the various Funds of the said society for a total consideration of **Rs. 71,00,000/- (Rupees Seventy Lakh Only)**
2. As incidental to transfer of the said ten shares as stated in PARA-1 above, the Transferor hereby transfers all his beneficial right, title and interest in and upon the said Office Unit No 411 on the 4th Floor in the project known as The Jewel now known as The Jewel Co-Op. Housing Society Ltd. situated at Mama Parmanand Marg, Opera House, Mumbai-400 004. admeasuring 17.85 sq. mtrs carpet area including the use and occupation of the said Office and also in the capital and property of the society.
3. The Transferor has assured the Transferees that the said Office has not been mortgaged and is free from all types of encumbrances.

बचत - २
११०८९ / २६
२०२१

* **MR CHIRAG TULSIBHAI MERULIYA**

DATE	CHEQUE/UTR NO	BANK'S NAME & BRANCH	AMOUNT RS
02/02/2021	UTIBRS20210202003666	AXIS BANK, BOB, BANDRA(E) MUMBAI	70,46,750/-
	TDS	-	53,250/-
		TOTAL	71,00,000/-

* **Total Sales Consideration**
(Less) TDS @ 0.75%



Rs.70,46,750/-

Rs.53250/-

Rs.71,00,000/-

* Less TDS u/s 194 I A @ 0.75%. Shall be deducted by the purchaser and shall be paid to the government treasury and in turn TDS Certificate shall be presented to the vendor in due course.

Chirag

Chirag

Handwritten signature
* The TDS as applicable u/s. 194IA @0.75% on the total sale consideration i.e. Rs. 53,250/- shall be returned by the transferor after receiving the TDS certificate from transferee.

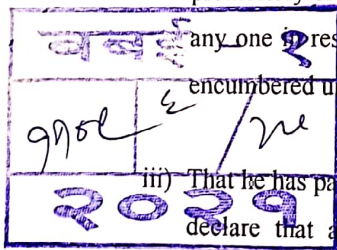
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4. On receipt of the said consideration from the Transferee the Transferor will
 - (a) Hand over to the Transferees all the Forms duly executed by him for the transfer of their right, title and interest in the said Office and in the said shares the said society.
 - (b) Hand over to the Transferee all the original documents of title of the Transferor and their predecessors for the purchase of the said Office and the original share certificate issued by the society.
 - (c) Hand over possession of the said Office to the Transferee.

5. The Transferor do hereby declare and say as follows :-

- i) That he has the absolute owner of the said 10 (ten) shares and of the beneficial Right, Title and Interest upon and upon the said Office hereby transferred by the Transferor to the Transferees as also of the capital and property of the society and no other person/persons has any right, title or interest into and upon the said Shares of the said Office by sale, charge, mortgage, lien, gift, trust, inheritance, lease, license, easement or otherwise, however and that he, the Transferor has good right and full power and authority to sell and transfer the same to the Transferee.

- ii) That he has not created any charge or encumbrances of whatsoever nature upon the said Shares or upon the said Office and the same or any of him is not the subject matter of any litigation or stay order nor is the same subject matter of any attachment whether before or after the judgement or any attachment or any prohibitory order and he has not created an adverse right, whatsoever in favour of any one in respect of the same or any of them shall likewise keep the same unencumbered until the completion of the sale.



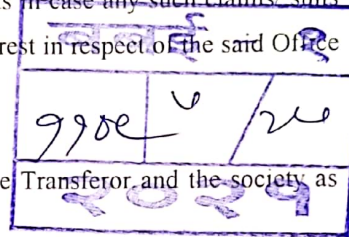
- iii) That he has paid to the society upto date his contribution and all out standings and declare that as on date there are no arrears of any contributions outgoings remaining to pay to the society. Further, if any arrears are still left outstanding, the Transferor agrees to pay the same.



From the date of execution of this Sale Deed the Transferee shall be entitled peaceably to hold, possess and enjoy the occupation of the said Office without any interference by or from the Transferor but subject to the provision of Maharashtra Co-operative Societies Act, the Rules framed there under and bye-laws of the Society.

Handwritten signature

- v) The Transferor do hereby declare that the said Office and the said shares are free from any encumbrance, Claims, Demands whatsoever and that Transferor has full power and absolute authority to deal with and dispose off the same and the Transferor agrees and undertake to indemnify and keep the Transferee indemnified saved harmless and defended for and against any loss or claim that may be suffered by the Transferees on account of any such claim, demand etc. by any third party.
- vi) The Transferor agrees and undertakes to keep the Transferee free and indemnified from all action, charges claims, demands and suits ~~in case any such claims/ suits~~ have been filed by any person/s claiming any interest in respect of the said Office referred as above.



The Transferee hereby agree and covenants with the Transferor and the society as under;

- i) From and after the date of completion of this sale, to regularly pay to the said society the monthly outgoings in respect of the said Office .
- ii) On being admitted as members of the said society, to perform and abide by the Rules, Regulations and bye-laws of the said society from time to time in force.

6. The Transfer Charges payable to the said Society shall be paid in equal shares by Transferor & Transferee. The Stamp duty & Registration charges to be paid in respect to this Sale Deed shall be entirely borne by the Transferee.

7. The parties hereto shall sign and execute all further and necessary documents, papers, forms and writings as may be necessary for completing the transfer and the sale on execution of this Deed.

8. Where is Mr Banshi Narsibhai Meruliya who is one of the partner of M/S. SHREE BALKRISHNA EXPORTS as introduced the Said Premises that is Unit No - 411. On the 4th Floor of the Jewel co-operative society limited. Situated at Mama Parmanand Marg, Opera House, Mumbai – 400 004. M/S. SHREE BALKRISHNA EXPORTS Partner Mr Banshi Narsibhai Meruliya has been authorised by the other partners of M/S. SHREE BALKRISHNA EXPORTS to execute. The said premises SALE DEED on behalf of M/S. SHREE BALKRISHNA EXPORTS. The decision to sale the said premises is taken unanimously and Mr Banshi Narsibhai Meruliya was represent on behalf of other partners of the firm namely M/S. SHREE BALKRISHNA EXPORTS and do all the needful acts so as to complete the sale transaction.



बबई - २
 ११०६ / २४
 २०२१

SCHEDULE

Office Unit No. 111 on the 4th Floor in the project known as The Jewel now known as The Jewel Co-Op. Housing Society Ltd., Registered under No MUM / WUD / GEN / 0 / 8249 Dated 19.01.2006 situated at Mama Parmanand Marg, Opera House, Mumbai-400 004 on bearing corresponding C.S. No. 6/1487, of Division Girgaon, Taluka Mumbai, Mumbai District, and assessed by Municipal Corporation of Greater Mumbai,

Garvi

Carpet Area of the said Office : 17.85 Square Meters
 Year of Construction : 2005
 Type of Construction : R.C.C.
 Numbers of Floor : Stilt + 4 Upper Floors

Amhi

IN WITNESS WHEREOF THE PARTIES thereto have thereunto set and subscribed their respective hands and seals the day and year first herein above written.

SIGNED SEALED AND DELIVERED

by the within named Transferor

SHREE BALKRISHNA EXPORTS

THROUGH ITS PARTNER

MR BANSI NARSIBHAI MERULIYA

PAN - AAKFS6519E

In the presence of.....



For Shree Balkrishna Exp

Garvi

Part

1) *Garvi*

2) *Amhi*

SIGNED SEALED AND DELIVERED

By the within named Transferee

MR CHIRAG TULSIBHAI MERULIYA

(PAN—AKRPM8543M)



Amhi

1) *Garvi*

2) *Amhi*



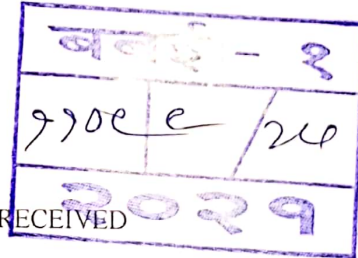
RECEIPT

Received with thanks from the Transferee **MR CHIRAG TULSIBHAI MERULIYA** a sum of Rs. 71,00,000/- (Rupees Seventy One Lakh Only) as full and final consideration for the sale of Office Unit No 411 on the 4th Floor in the project known as The Jewel now known as The Jewel Co-Op. Housing Society Ltd., situated at Mama Parmanand Marg, Opera House, Mumbai-400 004 on bearing corresponding C..S. No. 6/1487, of Division Girgaon under this Sale Deed.

MODE OF PAYMENT

MR CHIRAG TULSIBHAI MERULIYA

Date	Particulars	Vch No.	Credit
-	Dr	-	-
-	Dr	-	-
-	Dr	-	-
-	Dr	-	-



SHREE BALKRISHNA EXPORTS
THROUGH ITS PARTNER
MR BANSI NARSIBHAI MERULIYA

For Shree Balkrishna Exports

Bansi
Transferor

Partner



POSSESSION LETTER

From:- SHREE BALKRISHNA EXPORTS
THROUGH ITS PARTNER
MR BANSI NARSIBHAI MERULIYA

Transferor

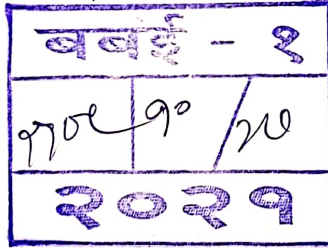
To :- MR CHIRAG TULSIBHAI MERULIYA


Transferee

Sir,

This is to confirm that in pursuance of our Sale Deed dated 30th December 2020, I have today the 30th December 2020 handed over to you vacant and peaceful possession of Office Unit No 411 on the 4th Floor in the project known as The Jewel now known as The Jewel Co-Op. Housing Society Ltd., situated at Mama Parmanand Marg, Opera House, Mumbai-400 004, kindly sign the copy hereof in token of having received vacant and peaceful possession of the above said Office. .

Yours faithfully,




SHREE BALKRISHNA EXPORTS
THROUGH ITS PARTNER
MR BANSI NARSIBHAI MERULIYA

For Shree Balkrishna Exports

Transferor *Partner*

RECEIVED VACANT AND PEACEFUL
POSSESSION OF THE SAID OFFICE UNIT NO 107.


MR CHIRAG TULSIBHAI MERULIYA,

Transferee



THE JEWEL PREMISES CO-OP. SOCIETY LIMITED

(Regd. No. MUM/WUD/GEN/O/8249 Dated 19-01-2006)
"The Jewel", Mama Parmanand Marg, Opera House, Mumbai - 400 004.
Tel: 2363 8184, 2366 8184

Date _____

Date: 24/12/2020

TO WHOMSOEVER IT MAY CONCERN

This is to certify that M/s. Shree Balkrishna Exports is a member of our society in respect of unit no. 411 and is the holder of 10 shares bearing distinctive no. 0581 to 0590 (both inclusive) comprised in share certificate no. 071 dated 01.07.2007, and that this society has no objection if the subject member transfers his right, title and interest aforesaid to any other person or entity, subject however to compliance with requisite rules, regulations and guidelines as applicable. This is further to certify that all dues in respect of the subject member till 31.12.2020 have been paid to the society.

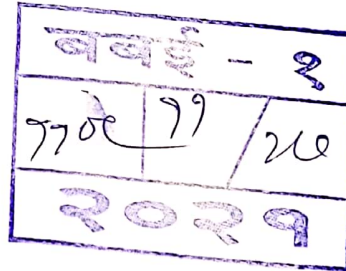
This certificate is issued at the specific request of the subject member vide his letter dated 18.12.2020. Intending transferees are however advised to make their own inquiries on matters which are not explicitly covered by this certificate.

For The Jewel Premises Co-Operative Society Ltd.,

A. S. J. J. J.

Secretary

Mumbai, Dated 24th December 2020.



Regd No
MUM. WRO. GEN. C. 8249
Dt. 19-01-2006

THE
JEWEL
Premises Co-operative Society Ltd.

Regd Office
"The Jewel" Mang. Harmandir Marg,
Dorm House, Mumbai 400 004

Share Certificate No.

071

Member's Folio No.

JP-59

Authorized Share Capital Rs. 1,00,000
Divided into 2,000 Shares of 50/- each

SHARE CERTIFICATE

This is to certify that Shri. / Smt. / Mr. Shree Babakerishna
Exports of 411
is the Registered Share Holder of 10 Shares from No. 0581 to 0590
both inclusive, in "THE JEWEL PREMISES CO-OPERATIVE SOCIETY LTD." subject to the Bye-laws of the said
Society that upon each of the such Shares, the sum of Rupees Fifty has been fully paid

Given under the Common Seal of the Society at Mumbai this

1st

day of July 20 07

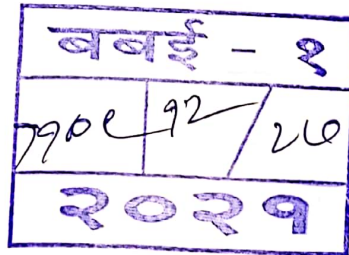
FOR "THE JEWEL PREMISES CO-OPERATIVE SOCIETY LTD."

[Signature]

[Signature]

[Signature]

Hon. Treasurer



Sr. No	Date of General Body / Managing Committee Transfer was approved	To Whom Transferred	Transferor's Folio No.	Transferee's Folio No.
1	2	3	4	5
1	Chairman	Hon. Secretary		Hon. Treasurer
2	Chairman	Hon. Secretary		Hon. Treasurer
3	Chairman	Hon. Secretary		Hon. Treasurer
4	Chairman	Hon. Secretary		Hon. Treasurer
5	Chairman	Hon. Secretary		Hon. Treasurer



वर्ष - २	
११/०८/१३	/२०
२०२१	

The Jewel
Premises Co-operative Society Limited
 (Regn. No. MUM/WUD/GEN/O/8249 Dated 19.01.2006)
 Mama Parmanand Marg, Opera House, Mumbai 400 004. Tel.No. : 2363 8184 / 4003 8184

Bill for the Period October-2020 to December-2020
 Name : **M/S SHREE BALAKRISHNA EXPORTS**

Bill No. : 00871
 Bill Date : 11/11/2020
 Due Date : 10/12/2020
 Builtup Area : 280 Sq. Feet

Unit No. **411**
 Member's GSTIN : 27AAKFS6519E1Z0

GST INVOICE

Particulars	SAC Code	Amount (in Rs.)
PART A : GST NOT APPLICABLE ITEMS	Total of Part A :	17,878.00
Property Tax	N.A.	14,811.00
Sinking Fund	N.A.	84.00
Arrears Property Tax	N.A.	0.00
Loft Charges	N.A.	2,983.00
PART B : GST APPLICABLE ITEMS	Total of Part B :	6,300.00
Maintainance Charges	999599	5,040.00
Sub-letting Charges	999599	504.00
Repair Fund	999599	756.00
Parking Charges	999599	0.00
Permission Charges	999599	0.00
Interest on Arrears	999599	0.00
SGST 9%		567.00
CGST 9%		567.00
Principal Amount Dues :	Total :	25,312.00
Accumulated Interest 0.00	Arrears / Advance	0.00
Rs. Twenty Five Thousand Three Hundred Twelve only.	Grand Total :	25,312.00

बवई - २
 ११/११/२०
 २०२१

Notes :

1. Please inform the Society Office in case of any discrepancies in this Bill within 30 days.
2. Please mention your Bill No./ Unit No. on the reverse of the cheque.
3. Interest @ 21 % p.a. will be charged on Outstanding Dues.
4. Society's Bank Details:

Bank Name: Kotak Mahindra Bank
 A/c No.: 7012851408

Branch & IFSC Code: New Marine Lines & KKBK0001350

PAN NO. AAFAT0461J
 GSTIN 27AAFAT0461J1ZE

State : MAHARASHTRA
 State Code : 27

Receipt No.: 1578

RECEIPT

Date : 01/09/2020

for Previous Bill

Received with thanks from **SHREE BALAKRISHNA EXPORTS**

411

Rs. Twenty Five Thousand Three Hundred Twelve only.

Vide Cash/Chq.

Rs. **25,312.00**

NEFT SBIN420246008949

Subject to Realisation of Cheque





बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

बेस्ट भवन, पो.बॉ.नं.१९२, बेस्ट मार्ग, कुलाबा, मुंबई - ४०० ००१

Ward Office Address:

Customer Care 'D' Ward B.E.St. Undertaking, New Administrative Bldg, 3rd Floor, Tardeo Complex, R.S.Nimkar Marg, Tardeo Mumbai-400008 Tel No-2326757

Name : SHREE BALKRISHNA EXPORTS Mobile No:99XXXXX401 Email ID:XXXXXXXXXXXX@gmail.com	Bill For : Dec-2020 Date of Bill : 04/12/2020 Invoice No. : 012445600015
Billing Address : 411,FLOOR-4,PLOT-16,ROXY CHAMBERS,MAMA PARMANAND MARG,OPERA HOUSE,GIRGAON,MUMBAI-400004	Book Folio No. : 445600 Consumer No. : 445-600-015*5 Cycle : 03 C.A.No. : 1426842 Type of Supply : 3P Bill Period : 27/10/2020 - 26/11/2020 Service No : 196231-X-X Installation No. : 0228481 Tariff : LT II A Sanctioned Load : 8.120 KW Category : COMMERCIAL Security Deposit : 15000.00 Ward : D
Power Supply Address : 411,FLOOR-4,PLOT-16,ROXY CHAMBERS,MAMA PARMANAND MARG,OPERA HOUSE,GIRGAON,MUMBAI-400004	Last Payment Received ₹ 0.00 Last Payment Received Date 24/02/2020

Current Bill Amount ₹	Past Dues ₹	Due Date *	Bill Amount Before Due Date ₹	Bill Amount After Due Date ₹ **
498.54	2713.79	23/12/2020	3210.00	3218

* Due date valid only for current bill amount ** Interest will be levied on arrears as applicable

Important Contact Details	Fuse Control/Off Supply 23094242 8828871647	Billing Complaints 23026757/58/13	Electricity Theft/ Unauthorised use South-22814996	Fault Control 22066611	For Street Lighting Complaints 8291554242 / 8657491117
---------------------------	---	--------------------------------------	--	---------------------------	---

Internal Grievances Redressal Cell	Consumer Grievances Redressal Forum
Assistant Admin. Manager, Customer Care 'D' Ward, New Administrative Bldg, 2nd Floor, Tardeo Complex, R.S.Nimkar Marg, Tardeo, Mumbai - 400008. Tel No -23092365, 23026761. Email : igrcdw@bestundertaking.com	Ground Floor, Multistoried Annex Bldg, Accomodation Road, Colaba, Mumbai - 400001. Visit : www.cgfrbest.org.in Email : decgrf@bestundertaking.com

Bill Collection Centers in your area

Kamethipura : Near Panchsheel Bldg, Manaji Raju Marg, Mumbai 400008
 Tardeo : Pande Compound, Tardeo
 Nana Chowk : Jobanputra Compd., Municipal 'D' Ward, Nana Chowk, Mum-7
 Grant Road : Near Super Cinema, Shaikat Ali Rd, Mumbai
 Gol Devul : Sant Sena Maharej Marg, 2nd Kumbharwada, Mumbai 400004
 Tardeo BusStation : Near Navjeevan Society, R.S.Nimkar Marg, Mumbai
 Khelwadi : Near Alankar Cinema, S.V.Patel Marg, Mumbai 400 004
 Walkeshwar : Best House, Walkeshwar Bus Station, Mumbai

Your Electricity Help!
miBEST

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Past Consumption

Bar Graph Unit kWh Month
Meter No - N182108

8	Nov-20
0	Oct-20
1	Sep-20
0	Aug-20
0	Jul-20
0	Jun-20
4	May-20
4	Apr-20
4	Mar-20
1	Feb-20
7	Jan-20

Units Consumed	KWH
Dec-20	2
Dec-19	18

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<https://play.google.com/store/apps/details?id=com.best.miBEST.Droid&hl=en>

Best Undertaking official app

miBEST

Available on the App Store | GET IT ON Google Play

for details & more information - www.bestundertaking.com

(Dr. R D Patsule)
Chief Engineer Customer Care

During Mansoon give Off-supply messages in brief so that the telephone lines and personal will be available for attending other consumer also.

"Consolidated Stamp Duty paid to General Stamp Office, Mumbai vide Order No. MUDRANK SHULK NUMBER. CSD/400/2019/1594/19 dated 03.04.2019."

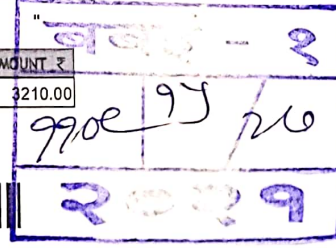
Crossed Cheque ** / D.D. Should be in Favour of " BEST Consumer 445600015*5

D / W / CY	CONSUMER NUMBER	BILL DATE	DUE DATE	BILL AMOUNT ₹
S/D/03	445-600-015*5	04/12/2020	23/12/2020	3210.00

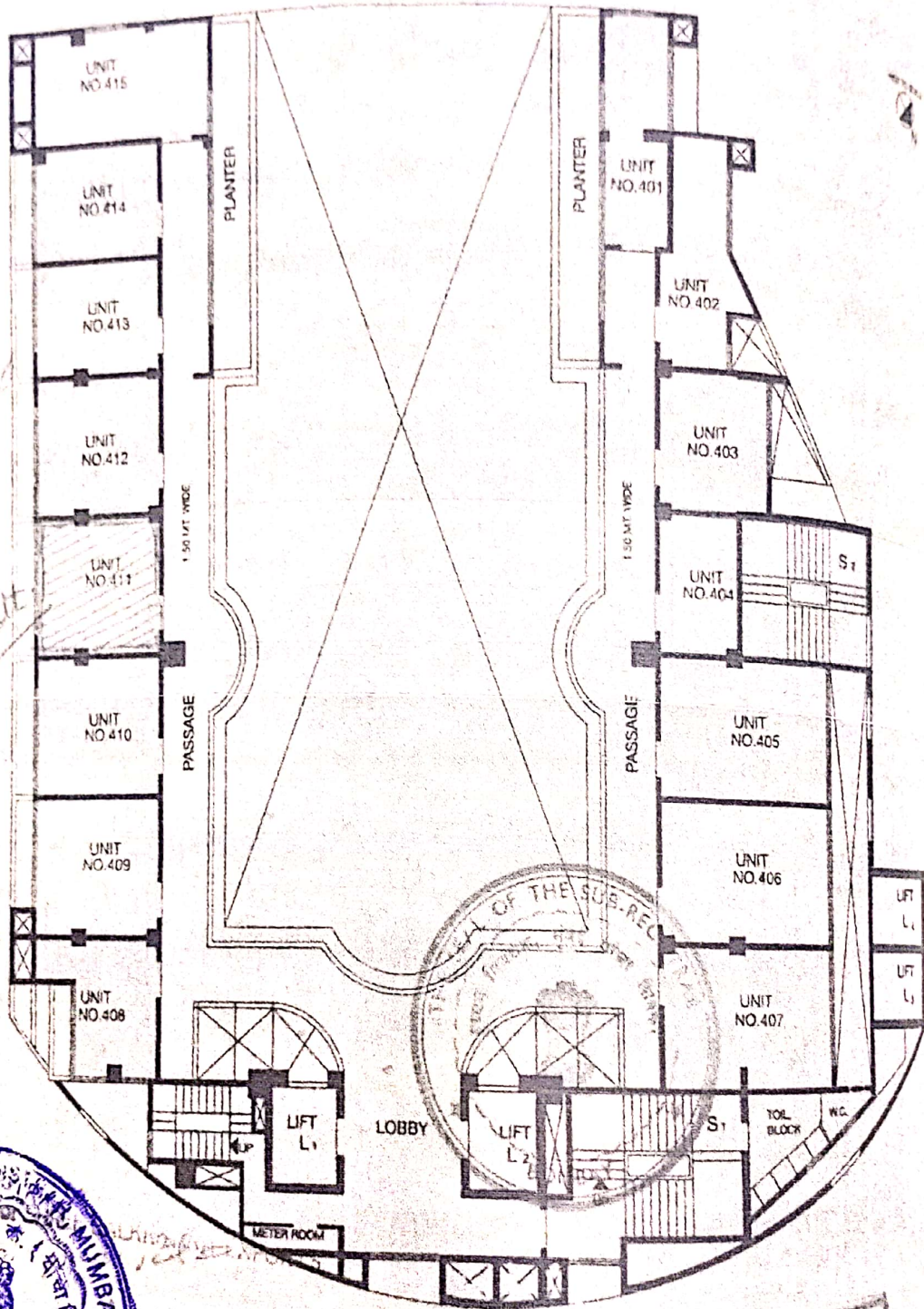
If you have paid Arrears of , Please bring the paid bill and pay

** Payment by made cheque is subject to realization

Barcode: 2012000445600015500000231000NN231000M00001426842



The JEWEL



Partner

FOURTH FLOOR PLAN

Handwritten notes and numbers in a rectangular box, including '401-1', '279 371', and '683'.

1725

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. EB/4056/D/A 15/10/01



To,
Shri Vinod Dharap,
Architect,
Damodar Niwas,
B-Cabin Road, Nawpada,
Thane (West)

Sub :- Full occupation permission for proposed building comprising of Basement + Ground + 4 upper floors + 5th (Pt) upper floors on plot bearing C.S.No.6/1487, Mama Parmanand Marg, 'D' Ward, Mumbai.

Sir,

The full development work of building situated at Mama Parmanand Marg, C.S.No.6/1487 of Girgaon division, completed under the supervision of Architect, Shri Vinod Dharap (Lic No. CA/66/9828) may be occupied on following conditions:

1. That the certificate under Section 270-A of the M.M.C. Act shall be submitted within 3 months.
2. That the theatre shall not be run unless specific N.O.C. from P.W.D. is obtained and copy of the same is submitted to this office
3. That the N.O.C. to B.C.C. from Asslt. Commissioner (Estates) shall be submitted to this office before asking for C.C.
4. That the conditions mentioned in Police Commissioner N.O.C. dated 24-8-2001 shall be complied with.
5. That the conditions mentioned in P.W.D. N.O.C. dated 20-6-2001 shall be complied with.
6. That Cinema user in the Theatre under reference shall be commenced within one year from date hereof

A set of certified completion plans is returned herewith

This full permission is granted without prejudice to rights of M.C.G.M. to

take action under Section 305, 353-A of M.M.C. Act. if found necessary in future

Yours faithfully,

[Signature]
22/10/01

[Signature]
Dy. Chief Engineer,
(Building Proposals) City.

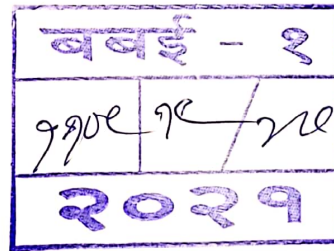
Acc: Plan

[Handwritten notes]
22-10-2001
St. BP (170)
Not to issue till

CG is submitted. 22/10/01
COPY OF THE DOCUMENTS ISSUED UNDER BY OFFICE OF EEBP (CITY)

गावाचे नाव : गिरगाव

(1) विवेकाचा प्रकार	करारनामा
(2) मोबदला	रु. 4000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 3534300
(4) भूमापन, पोटहिस्सा व घरक्रमांक (असल्यास)	पालिकेचे नाव: इतर वर्णन : सि एस नं 6/1487 ज्वेल मामा परमानंद मार्ग गिरगाव मुं 4 विभागाचे नाव - गिरगाव डिव्हीजन, उपविभागाचे नाव - 6/55 - भूभाग : उत्तरेस सरदार वल्लभ भाई पटेल मार्ग, पूर्वेस जगन्नाथ शंकरशेट रोड, दक्षिणेस बाबासाहेब जयकर मार्ग, पश्चिमेस नेताजी सुभाष मार्ग. सदर मिळकत सि.टी.एस. नंबर - 6/1487 मध्ये आहे.
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 21.42 चौ.मी. आहे.
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- शांतीलाल शेठ डायरेक्टर अमरिलिस कन्स्ट्रक्श प्रा लि तर्फे ज मु अतुल महिद्र शाह वय:- 44 पत्ता:- ९ केमॉक्स हाऊस पिन कोड:-. पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2): नाव:- मेसर्स श्री बाळकृष्ण एक्सपोर्ट तर्फे भागिदार नरसिभाई मेघजीभाई पटेल वय:- 36 पत्ता:- ९ गायत्री सो. पिन कोड:-. पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	09/01/2003
(10) दस्त नोंदणी केल्याचा दिनांक	09/01/2003
(11) अनुक्रमांक, खंड व पृष्ठ	241/2003
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	400000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	20000
(14) श्रेता	-



आयकर विभाग
INCOME TAX DEPARTMENT
CHIRAGBHAI T MERULIYA
TULSIBHAI MEGHJISHAI MERULIYA
20/06/1984
Permanent Account Number
AKRPM0543M
Signature
भारत सरकार
GOVT. OF INDIA
01102013

Buyer

Amulya



वर्ष - २	
990020	20
2029	



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SHREE BALKRISHNA EXPORTS

28/01/1999

Permanent Account Number
AAKFS6519E

03030011

For Shree Balkrishna E
[Signature]
Partner



बबई - १	
११०८	२१ / १०
२०२१	


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BANSI NARSIBHAI MERULIYA
NARSIBHAI MEGHJIBHAI MERULIYA

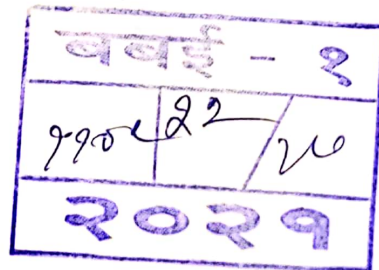
12/06/1993
Permanent Account Number
BVVPM8571R

Bansi
Signatures



Seller

Bansi



भारत सरकार
GOVERNMENT OF INDIA

किरण नारायण पाटील
Kiran Narayan Patil
जन्म तारीख/DOB: 04/01/1990
पुरुष/ MALE

2262 4142 3998

मारी आधार, मारी ओजप

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH01 20160000636 DOI 14-12-2015
Valid Till 13-12-2035 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV DOI
LMV 14-12-2015
MCWG 14-12-2015

DOB 14-11-1986 BG A+

Name CHETAN KANCHAN
S/D/W of KISAN
Add R/4 GRD FLR 110/114 JAGANATH CHAWL
FANAS WADI KALBADEVI MUMBAI

FIN 400002
Signature & ID of Issuing Authority MH01 2016192

FORM 7
RULE 14 (2)

Signature/Thumb Impression of Holder

Patil

Patil

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

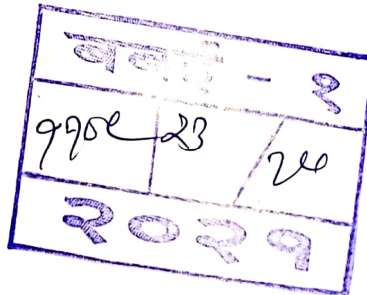
संलग्नता :
30, लक्ष्मी नगर सोसायटी, वेड रोड, कटारगाम, सुरत सिटी, सुरत, गुजरात - 395004

Address :
30, Laxmi Nagar Society, Ved Road, Katargam, Surat City, Surat, Gujarat - 395004

Download Date: 04/10/2017
Generation Date: 01/10/2017

2262 4142 3998

1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bangalore-560 001

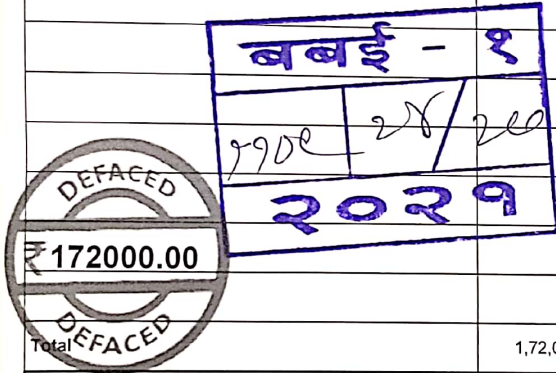




CHALLAN
MTR Form Number-6



GRN	MH009437335202021E	BARCODE			Date	30/12/2020-19 40 26	Form ID	25 2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BBE3_JT SUB REGISTRA MUMBAI CITY 3			PAN No.(If Applicable)				
Location	MUMBAI			Full Name	Chirag Tulsibhai Meruliya			
Year	2020-2021 One Time			Flat/Block No.	Unit No 411, 4th Floor, The Jewel Chsl			
Account Head Details		Amount In Rs.		Premises/Building				
0030045501	Stamp Duty	142000.00		Road/Street	Mama Parmanand Marg			
0030063301	Registration Fee	30000.00		Area/Locality	Opera House Mumbai			
				Town/City/District				
				PIN	4 0 0 0 0 4			
				Remarks (If Any)	SecondPartyName=Shree Balkrishna Exports~			
				Amount In	One Lakh Seventy Two Thousand Rupees Only			
				Words				
Total	1,72,000.00							
Payment Details				FOR USE IN RECEIVING BANK				
IDBI BANK								
Cheque-DD Details				Bank CIN	Ref. No.	69103332020123037698 2651641996		
Cheque/DD No.				Bank Date	RBI Date	30/12/2020-19 42 20 31/12/2020		
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	101 , 31/12/2020			



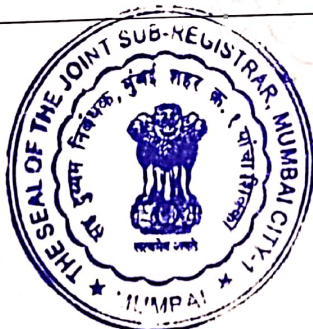
Department ID : Mobile No : 9869706162
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दर्याग निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS
VIRTUAL TREASURY

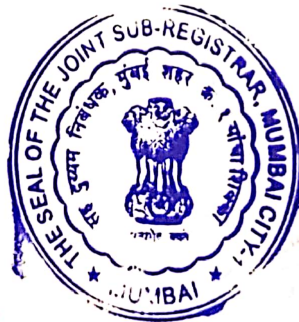
Challan Defaced
 MUMBAI 03
 Date: 2021.02.10
 16:06:50 IST
 Reason: Secure
 Do Reman
 Location: India

Sr. No.	Defacement No.	Defacement Date	Userld	Defacement Amount	
1	(IS)-318-1109	0005231050202021	05/02/2021-15:08:22	IGR182	30000.00
2	(IS)-318-1109	0005231050202021	05/02/2021-15:08:22	IGR182	142000.00
Total Defacement Amount					1,72,000.00



3 - 1/2
P.S.O.S

बबई - १	
११०८२५/२०	२०
२०२१	



318/1109

शुक्रवार, 05 फेब्रुवारी 2021 3:08 म.नं.

दस्ता गोपबारा भाग-1

बबड1

2420

दस्ता क्रमांक: 1109/2021

दस्ता क्रमांक: बबड1 /1109/2021

बाजार मूल्य: रु. 70,99,500/- मोबदला: रु. 71,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,42,000/-

दु. नि. सह. दु. नि. बबड1 यांचे कार्यालय

पावती: 1433

पावती दिनांक: 05/02/2021

अ. क्रं. 1109 वर दि.05-02-2021

मादरकरपाराने नाव: चिराग तुलसीभाई मेरुनिया

रोजी 3:05 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्ता हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

एकूण: 30540.00

दस्ता हजर करणाऱ्याची सही:

दुय्यम निबंधक, मुंबई-1

दुय्यम निबंधक, मुंबई-1

दस्ताचा प्रकार: सेल डीड

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

शिक्का क्रं. 1 05 / 02 / 2021 03 : 05 : 55 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 05 / 02 / 2021 03 : 07 : 23 PM ची वेळ: (फी)

प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा 1906 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी इतर निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

लिहून घेणारे :





05/02/2021 3 09:45 PM

दस्तावेजाचा क्रमांक 2

पृष्ठ 1
दस्तावेजाचा क्रमांक 1109/2021

दस्तावेजाचा प्रकार : मेल डीए

अनु क्र.	पदाकाराचे नाव व पत्ता	पदाकाराचा प्रकार	व्यायाचित्र	प्रमाणाचा दस्त
1	नाव: चिराग तुलसीभाई मेरुलिया पत्ता: फ्लॉट नं: 89, माळा नं: -, उमावतीचे नाव: हरी हरी सोसायटी, ब्लॉक नं: सी/एच अलंभ आश्रम, कस्तूरबाग, रोड नं: सुरत, म्हाझरी- गुजरात 395004, गुजरात, सुरत. पिन नंबर: AKRPM8543M	विहून देणार वय :- 36 व्याझरी:- <i>Kumbhar</i>		
2	नाव: श्री बाळकृष्ण एकस्पॉर्ट तर्फे: शागींदार बन्नी नरंगीभाई मेरुलिया पत्ता: फ्लॉट नं: 7, माळा नं: -, उमावतीचे नाव: भगत नगर सोसायटी, ब्लॉक नं: डी के नगर सोसायटी जवळ, कस्तूरबाग, रोड नं: सुरत, गुजरात 395004, गुजरात, सुरत. पिन नंबर: AAKFS6519E	विहून देणार वय :- 27 व्याझरी:- <i>Zansi</i>		

वरील दस्तऐवज करून देणार तथा कर्तीत मेल डीए वा दस्त ऐवज करून दिल्याचे प्रत्येक करणात.
शिक्का क्र.3 ची वेळ: 05 / 02 / 2021 03 : 08 : 15 PM

ओळख:-
व्यालील इतम अगे शिक्केरीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीग: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पदाकाराचे नाव व पत्ता	पदाकाराचा प्रकार	व्यायाचित्र	प्रमाणाचा दस्त
1	नाव: चेतन - कांचन वय: 34 पत्ता: चार प मुंबई 52 पिन कोड: 400052	व्याझरी <i>Chetan</i>		
2	नाव: चिराग पाटिल वय: 31 पत्ता: सुरत गुजरात पिन कोड: 395004	व्याझरी <i>Chirag</i>		

प्रमाणित करणेत येते की या
दस्तामध्ये एकूण... 2... पाने आहेत.
पुस्तक क्र. २१, मध्ये ववई-१... ०५/०२/२०२१
अन्वये नोंदला. - 5 FEB 2021
दिनांक
Chirag

शिक्का क्र.4 ची वेळ: 05 / 02 / 2021 03 : 08 : 44 PM

Chirag
दुय्यम निबंधक, मुंबई-1

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	डिमांड क्र. व ववई	शिक्केरीत Date
1	Chirag Tulsibhai Meruliya	eChallan	69103332020123037698	MH009437335202021E	142000.00	SD	0005231050202021	05/02/2021
2		By Cash			540	RF		
3	Chirag Tulsibhai Meruliya	eChallan		MH009437335202021E	30000	RF	0005231050202021	05/02/2021

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