

324/1317

पावती

Original/Duplicate

Friday, January 24 ,2025

नोंदणी क्र. :39म

3:04 PM

Regn.:39M

पावती क्र.: 1425 दिनांक: 24/01/2025

गावाचे नाव: पी.एस.पहाडीगोरेगांव

दस्तऐवजाचा अनुक्रमांक: बरल-१ -1317-2025

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: विकास एल. तिवारी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
3:23 PM ह्या वेळेस मिळेल.


रु. निबंधक बोरीवली 1

वाजार मुल्य: रु.6117559.2 /-

मोवदला रु.8500000/-

भरलेले मुद्रांक शुल्क : रु. 510000/-

सह. दुय्यम निबंधक, बोरीवली क्र. १
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125240311995 दिनांक: 24/01/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014467430202425M दिनांक: 24/01/2025

बँकेचे नाव व पत्ता:

Registered Original Document
Delivered On 27 JAN 2025

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202501246247			24 January 2025,02:58:04 PM बरल ?	
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	57-पहाडी-गोरेगाव पश्चिम (बोरीवली)				
उप मूल्य विभाग	भुभाग : उत्तरेस गावाची हद्द, पुर्वेस लिंक रोड, दक्षिणेस गावाची सीमा व पश्चिमेस खाडी				
सर्व्हे नंबर /न. भू क्रमांक :	सि.टी.एस. नंबर#1				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
83650	163440	187950	204300	163440	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	39.4चौरस मीटर	मिळकतीचा वापर-	औद्योगिक गाळा	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्दवाहन सुविधा-	1-आर सी सी नाही	मिळकतीचे वय- मजला -	0 TO 2वर्षे	बांधकामाचा दर -	Rs. 50250/-
रस्ता सन्मुख - Sale Type - Resale	First Sale Date - 29/08/2018				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
प्रत्येक मजल्यासाठी ५% वजावट नुसार		= 95% apply to rate = Rs. 155268/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((155268-83650) * (100 / 100))+83650) = Rs. 155268/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 155268 * 39.4 = Rs. 6117559.2/-			
Applicable Rules		= .20,4			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेईनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनादळ = A + B + C + D + E + F + G + H + I + J = 6117559.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.6117559.2/-			



Home Print

(Signature)

सह. दुय्यम निबंधक, बोरीवली क्र. १
मुंबई उपनगर जिल्हा.

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CHALLAN
MTR Form Number-6



GRN	MH014467430202425M	BARCODE	[Barcode]		Date	16/01/2025-17:35:54	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty				
Office Name				BRL1_JT SUB REGISTRAR BORIVALI 1				
Location				MUMBAI				
Year				2024-2025 One Time				
Account Head Details				Amount In Rs.				
0030045501 Stamp Duty				510000.00				
0030063301 Registration Fee				30000.00				
Total				5,40,000.00				
Payment Details				PUNJAB NATIONAL BANK				
Cheque/DD No.				[Blank]				
Name of Bank				PUNJAB NATIONAL BANK				
Name of Branch				[Blank]				
Bank CIN				03006172025011601072				
Bank Date				17/01/2025-10:08:41				
Ref. No.				170125M10863				
RBI Date				Not Verified with RBI				
Bank-Branch				PUNJAB NATIONAL BANK				
Scroll No. , Date				Not Verified with Scroll				
Remarks (If Any) :				PAN2=AZTTK5544R~SecondPartyName=ABHISHEK KRISHNAN and Others-				
Amount In				Five Lakh Forty Thousand Rupees Only				
Words				[Blank]				
FOR USE IN RECEIVING BANK				[Blank]				



Department ID :

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 लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

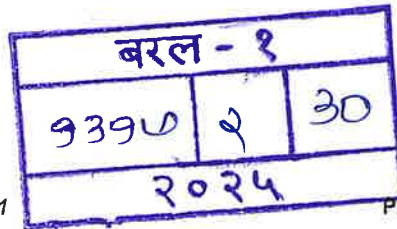
Mobile No. : 0000000000

Abhishek

Uda

MLK Krishnan

[Signature]



Shiwan



CHALLAN
MTR Form Number-6



GRN	MH014467430202425M	BARCODE	[Barcode]		Date	16/01/2025-17:35:54	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			PAN No.(If Applicable)	AHWPT6123E			
Location	MUMBAI			Full Name	VIKASH L TIWARI and KAVITA L TIWARI			
Year	2024-2025 One Time			Flat/Block No.	Unit No. 160, 1st Floor, D Wing, Oshiwara			
Account Head Details			Amount In Rs.	Premises/Building	Industrial Centre Premises CSL			
0030045501	Stamp Duty		510000.00	Road/Street	New Link Road			
0030063301	Registration Fee		30000.00	Area/Locality	Goregaon West, Mumbai			
				Town/City/District				
				PIN	4 0 0 1 0 4			
				Remarks (If Any)	PAN2=AZTTK5544R~SecondPartyName=ABHISHEK KRISHNAN and Others~			
				Amount In	Five Lakh Forty Thousand Rupees Only			
				Words				
Total			5,40,000.00					
Payment Details	PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	03006172025011601072	170125M10863	
Cheque/DD No.				Bank Date	RBI Date	17/01/2025-10:08:41	18/01/2025	
Name of Bank				Bank-Branch	PUNJAB NATIONAL BANK			
Name of Branch				Scroll No. , Date	1 , 18/01/2025			



Department ID :

Mobile No. : 0000000000

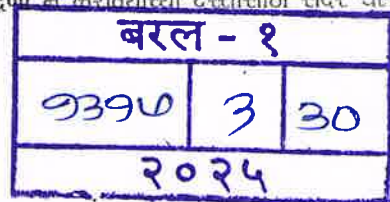
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी व करावयाच्या दस्त्यासाठी सदर चलान लागू नाही.

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURIES, MUMBAI 1
Date: 2025.01.18 16:34:01 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details



Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-324-1317	0008252491202425	24/01/2025-15:04:50	IGR190	30000.00
2	(IS)-324-1317	0008252491202425	24/01/2025-15:04:50	IGR190	510000.00
Total Defacement Amount					5,40,000.00

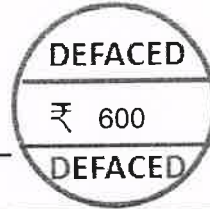


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0125240311995	Receipt Date	24/01/2025
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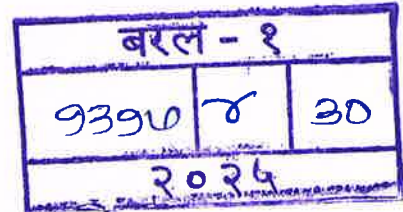
Received from DHC, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 1317 dated 24/01/2025 at the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIN	Payment Date	24/01/2025
Bank CIN	10004152025012411338	REF No.	CHS3175115
Deface No	0125240311995D	Deface Date	24/01/2025

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



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai, 24th
on this day of January, 2025 BETWEEN

MR. ABHISHEK KRISHNAN (INCOME TAX PAN: AZTPK5445R), **MR. LAKSHMANA KRISHNAN MAHADEVAN** (IT PAN NO. AAGPM3452N) AND **MRS. RADHA KRISHNAN** (IT PAN NO. AHEPK8955H) all three adults. Indian Inhabitants, presently having address at Flat No. 1602, on 16th Floor, A-Wing, PRAMLJKH HEIGHTS Co-operative Housing Society Ltd., Off. Veera Desai Road, Amboli Hill, Andheri (West), Mumbai — 400 053 hereinafter referred to as the 'TRANSFERORS' (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs executors, administrators and assign) of the FIRST PART.

AND



MR. VIKASH L. TIWARI (INCOME TAX PAN: AHWPT6123E), **MISS. KAVITA L. TIWARI**, (INCOME TAX PAN: AOVPT3780K), AADHAR NO. 5118 3896 1478, aged 38 years, Residing at C-502, Rushabh Apartment, Veera Desai Road, Near Police Station, Andheri (W), Mumbai- 400 058 AND **MISS. KAVITA L. TIWARI**, (INCOME TAX PAN: AOVPT3780K), AADHAR NO. 5118 3896 1478, aged 38 years, Residing at C-502, Rushabh Apartment, Veera Desai Road, Near Police Station, Andheri (W), Mumbai- 400058, hereinafter referred to as the 'TRANSFEREES' (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs executors, administrators and assign) of the OTHER PART.

बरल - १		
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WHEREAS:

i) AND WHEREAS the Transferors are the members of ~~Oshiwara~~ **Industrial Centre Premises Co-operative Society Ltd.**, a Society Registered with DY-Registrar of Co-operative Societies at Mumbai, under Maharashtra Co-operative Societies Act, 1960, under Registration No. BOM/W-P/GNL/(0)/1061/2004-2005 YEAR 2004 Dated 17.04.2004 (hereinafter referred to as the 'SAID SOCIETY') and by virtue of being the members of the said society, they are holding Unit No. 160, D-Wing, constructed AND situated on C.T.S. No. 1 (part), Opp. Oshiwara Bus Depot, New Link Road, Goregaon West, Mumbai District of the building known as **Oshiwara Industrial Centre Premises Cooperative Society Ltd.** situated, lying and being at opp. Oshiwara Bus Depot, New Link

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Road, Goregaon West, Mumbai 400 104 admeasuring 424 sq. ft. (built up) more particularly described in the schedule hereunder written (hereinafter referred to as 'THE SAID UNIT') on what is known as 'Ownership Basis'.

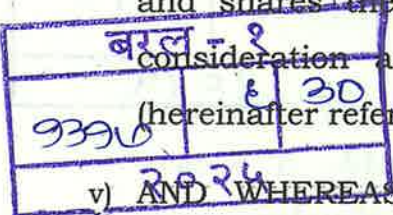
ii) AND WHEREAS M/S. Atul Enterprises, a registered partnership firm, then having it's office at 114, Shy am Kamal Building B, Agarwal Market, Vile Parle East, Mumbai - 400 057, develop all that piece and parcel of Plot of Land C.T.S. No. 1 (part), being lying and situated at Oshiwara Industrial Centre Premises Co-operative Society Ltd, New Link Road, Goregaon West, Mumbai- 400 104, (hereinafter referred to as the 'Said Plot') and constructed building thereon known and named as 'Oshiwara Industrial Centre' as per plans sanctioned by Municipal Corporation of Greater Mumbai and as per development rules prevailing at the relevant time

iii) AND WHEREAS vide an Agreement dated 7th day of December, 2001, Mr. Sanjay Kumar Banka and Mr. Sunit Kumar Banka purchased and acquired on Ownership basis of the industrial unit i.e. 160 D, Oshiwara Industrial Centre Premises Co-op Society Ltd, from M/S. Atul Enterprises for valid consideration and as per terms and conditions as contained thereunder (hereinafter referred to as the 'Said Unit').

iv) Vide an Agreement for sale dated 27 June, 2018 the said owner **Sanjay Kumar Banka** (ADEPB5333Q) and **Mr. Sunit Kumar Banka** (ADEPB5334K) transferred his right, title and interest in the said Unit and shares thereof to **M/S. Brij Fabrics Pvt Ltd** for the valuable consideration and on the terms and conditions contained therein, (hereinafter referred to as the said 'TRANSFERORS').

v) AND WHEREAS the various Unit owners in the said 'OSHIWAPA INDUSTRIAL CENTRE' formed Co-operative Housing Society under The Maharashtra Co-operatives Societies Act, 1960 in the name and style as the Oshiwara Industrial Centre Premises Cooperative Society Ltd., registered with Dy. Registrar of Conoperative Societies at Mumbai, under Registration No. MBM/W-P/GNL/(O) 1061/2004-2005 YEAR 2004 DATED 17/04/2004, (hereinafter referred to as the 'SAID SOCIETY').

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vi) AND WHEREAS M/S. BRIJ FABRICS PVT LTD were admitted as the members of the said society and they had been allotted ten fully paid up shares of Rs.50 each bearing distinctive number from 801 to 810 issue under share certificate No. 135 dated 21.08.2018 (the aforesaid shares are hereinafter referred to as the SAID SHARES') by the said society.

vii) AND WHEREAS thus the TRANSFERORS herein are presently Said Unit on Ownership basis.

viii) AND WHEREAS the TRANSFERORS has represented to the TRANSFEREES that they have complied with all the bye-laws of the abovesaid Society from time to time during their occupation of the said Unit and has also paid the requisite society dues as per it's bills, thus they are bonafide members of the above said Society and the said Unit is free from all encumbrances.

ix) AND WHEREAS the TRANSFERORS have represented the TRANSFEREES that they have been holding the above said Unit along with the TEN shares as stated hereinabove and being the members of the said society, they with the prior consent and NOC of the above said Society obtained by them vide letter dated 06/12/2024 are desirous of disposing off their right, title and interest of the TRANSFERORS in the said Unit and the membership of the said society and the TRANSFEREES herein subject to the consent and NOC of the society has agreed to acquire all the right, title and interest of the TRANSFERORS in the said Unit and the membership of the said Society on the following terms and conditions :



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x) Vide an Agreement for sale dated 29th day of August, 2018 BETWEEN M/S. Brij Fabrics Pvt Ltd AND MR. ABHISHEK KRISHNAN (INCOME TAX PAN: AZTPK5445R), MR. LAKSHMANA KRISHNAN MAHADEVAN (IT PAN NO. AAGPM3452N) AND MRS. RADHA KRISHNAN (IT PAN NO. AHEPK8955H) all three for the valuable consideration and on the terms and conditions contained therein.

xi) AND WHEREAS MR. ABHISHEK KRISHNAN (INCOME TAX PAN: AZTPK5445R), MR. LAKSHMANA KRISHNAN MAHADEVAN (IT PAN NO. AAGPM3452N) AND MRS. RADHA KRISHNAN (IT PAN NO.

AB

MLK

Radha

Shivan

AHEPK8955H) were admitted as the members of the said society and they had been allotted ten fully paid up shares of Rs.50 each bearing distinctive number from 801 to 810 issue under share certificate No. 135 dated (the aforesaid shares are hereinafter referred to as the 'SAID SHARES') by the said society.

NOW THIS AGREEMENT FOR SALE WITNESSETH AS FOLLOWS:

1) The Transferors hereby agreed to transfer and assign all their right, title and interest in the said UNIT being UNIT no. 160 D, OSHIWARA INDUSTRIAL CENTRE PREMISES CO-OP SOCIETY LTD, NEW LINK ROAD, GOREGAON (west), Mumbai-400 104, and the transferees herein have agreed to acquire all their right, title and interest in the said Unit and the membership of the said society.

2) The Transferors hereby agreed to transfer all their right, title and interest in the above Unit, said shares and the membership of the said Society for the total consideration of RS. 85,00,000/- (Rupees Eighty Five Lakhs only) has been deducted by the Transferees towards Income Tax TDS @ 1% of total consideration for which the TDS Certificate will be provided by the Transferees to the Transferors within 15 days after the execution of the agreement and the balance amount of Rs. 76,50,000/- (Seventy Six Lakh Fifty Thousand Only) will be paid by the Transferees to the Transferors and the Transferees has agreed to acquire the same on the payment of Rs.85,00,000/- (Rupees Eighty Five Lakhs only) out of which Rs. 50,000/- was paid on 3rd December, 2024 and a amount of Rs. 8,00,000/- (Rupees Eight Lakh only) paid on 5th December, 2024 and the balance amount of Rs. 76,50,000/- (Seventy Six Lakh Fifty Thousand Only) will be paid in the time period of 45 days and 15 days of grace time by obtaining loan from any banking institution.

3) The Transferors doth hereby declare that he has taken a loan of Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) from ICICI Bank out of which Approximate amount of Rs.19,00,000/- (Rupees Nineteen Lakh Only) is to be paid by the Transferrors and obtain NOC from



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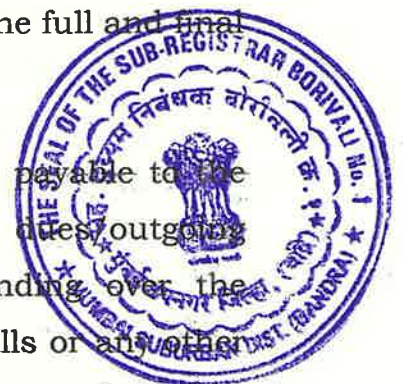
ICICI Bank. The said Unit is free from all encumbrances, claims and demands whatsoever and that they are fully entitled to deal with or dispose off the same and undertake to keep the Transferees indemnified in this behalf. The Transferors also agree to sign and execute all such transfer forms of the Transferees and will put the Transferees in quiet, vacant and peacefull possession of the said Unit on receipt of the full and final consideration mentioned hereinabove.

4) The Transferors will deliver to the Transferees the vacant and peaceful possession of the said Unit along with th fittings and fixtures on completion of the sale i.e. on receipt of the full and final consideration mentioned hereinabove.

5) The Transferors will pay and clear off the charges payable to the Society by way of Municipal Taxes and other dues/outgoing relating to the said Unit upto the date of handing over the possession to the Transferees as per the Society bills or any other dues in respect of the said Unit and hereby agree to keep the Transferees indemnified against any claim that may be made by the said Society or anyone else in respect of the said Unit for the above period at a later date.

6) The Transferees hereby agree to pay all the charges payable by way of Municipal Taxes and other dues/outgoing relating to the said Unit from the date of taking over the possession of the said Unit and hereby declares and confirms that they will abide by the bye-laws of the said Society, without any reservation whatsoever.

7) The Transferors hereby declare and confirm that the said Unit absolutely belongs to them and that they have not created any gift, pledge, lease, loan, mortgage, charge, lien or encumbrances on the said Unit and that these are free from any gift, pledge, lease, loan, mortgage, charge, lien or encumbrances or attachment of any Statutory Authorities or otherwise and there is no litigation, stay or any legal proceedings with regard to the said Unit in any Court of Law, Taxing Authority or with Municipality or Society authorities. The Transferors further undertake to indemnify the Transferees against any such claim laid by anyone at a later date.



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- 8) The Transferors hereby agreed to release, relinquish, give up and surrender all their right, title and interest in the membership of the said Society, the said Unit in favour of the Transferees forever on receipt of the full and final consideration mentioned hereinabove.
- 9) The Transferors shall on receipt of the full aid final consideration amount will hand over original Agreement/s, share certificate and all other related documents entered into by them with the concerned authorities/Society to the Transferees for their record.
- 10) The Transferors shall on receipt of the full and final consideration execute all the related papers required for the effective transfer of the said Unit and hereby undertake to cooperate in future with the Transferees and will execute all such further papers/ documents/ writings whatsoever for the effective transfer of the said Unit.



11) The society transfers charges/ fees will be paid by both parties in ratio of 50:50. However, Stamp-duty and Registration charges will be borne and payable by the Transferees. The Transferees indemnifies the Transferors from any such claim laid in the said unit at a later date.

12) Should there be any claim in respect of the said unit from any person or persons or any authority pertaining to any period prior to the transfer of the said Unit in the name of the Transferees, the transferors hereby agree to indemnify the Transferees against such

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claims by setting such claims from their own funds only and taking all the legal responsibilities upon them.

13) The Transferors hereby undertake and declare that in case any nomination, assignment, lien or charge in respect of the said Unit have been made and/or created by the Transferors and/or any one claiming through them prior to this day, in favour of any person or persons other than the said Transferees, the same shall after the execution of THESE PRESENTS , be deemed to be null and void, in operative, cancelled and deemed to be withdrawn and not binding upon the said Society and/or the Transferees.

14) Subject to provision of Clause No.2 above of this AGREEMENT FOR SALE, the Transferors agree to transfer said

[Handwritten signatures and initials]

shares and their interest in the said Unit to the Transferees and the Transferees are entitled to hold, possess, occupy and enjoy the said Unit without any interruption from the Transferors or anyone else claiming through them. The Transferors hereby further declare that they have full right and absolute authority to enter into this AGREEMENT FOR SALE and transfer the said Unit and that they have not done or performed contract, deed matter or things whatsoever whereby they may be prevented from entering into this AGREEMENT FOR SALE as entered to be done hereby or whereby the Transferees may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in their favour or whereby quiet and peaceful enjoyment possession of the Transferees in respect of the said Unit may be disturbed and in the event of it being found that the Transferors were not entitled to enter into this AGREEMENT FOR SALE and transfer their rights sought or purported to be transferred hereby and the Transferees are not able to enjoy quiet and peaceful possession on the said Unit due to any such reasons the Transferors shall be liable to compensate, indemnify and/or reimburse the Transferees all the loss or damage which the Transferees may suffer or sustain in this behalf.



15) The Transferors hereby undertakes to furnish any other documents, which may be required by the Transferees to make the title of the said Unit complete and absolute without claiming any extra charges or compensation.

बरेली - १		
९३९१०	९९	३०
of the Total		

16) Whereas it is agreed by both the parties that of the Total Consideration Amount of Rs. 85,00,000/- (Rupees Eighty Five Lakh Only) vide MR. ABHISHEK KRISHNAN is entitle for a share of Rs. 42,50,000/- (Rupees Forty two Lakh Fifty thousand Only), Mr. LAKSHMANA KRISHNAN MAHADEVAN is entitle for a share of Rs. 25,50,000/- (Rupees Twenty Five Lakh Fifty thousand Only) AND MRS. RADHA KRISHNAN is entitle for a share of Rs. 17,00,000/- (Rupees Seventeen Lakh Only), Subsequently the Tax deduction source will also be in the ration of MR. ABHISHEK KRISHNAN is entitle for a share of Rs. 42,500/- (Rupees Forty two Thousand Five Hundred Only), Mr. LAKSHMANA KRISHNAN MAHADEVAN is

[Signature]

[Signature]

[Signature]

[Signature]

entitle for a share of Rs. 25,500/- (Rupees Twenty Five Thousand Five Hundred Only) AND MRS. RADHA KRISHNAN is entitle for a share of Rs. 17,000/- (Rupees Seventeen Thousand Only).

17) This Agreement for Sale has been executed in Mumbai, the property is situated at Mumbai, and the payments are made in Mumbai, hence it is subject to jurisdiction of Mumbai Court of Law.



THE SCHEDULE OF THE UNIT ABOVE REFERRED TO:

All that right, title and interest in Unit being Unit No. 160, 1st Floor, D-Wing, Oshiwara Industrial Centre Premises Co-operative Society Ltd., New Link Road, Goregaon West, Mumbai 400 104, and along with ten fully paid-up shares of Rs. 50/- each bearing Distinctive Nos. from 801 to 810 (both inclusive) issued under Share Certificate No. 135, dated _____ constructed on the Plot CTS 1 (part), bearing Survey No. 161 (part) Village Pahadi Goregaon Taluka Borivali, admeasuring 424 Sq. Ft. built up Area, Registration Sub-district of Mumbai

बरल - १		
९३३०	९२	३०
२०२५		

TRANSFERORS NAMES	PAN No.
MR. ABHISHEK KRISHNAN	AZTPK5445R
MR. LAKSHMANA KRISHNAN MAHADEVAN	AAGPM3452N
MRS. RADHA KRISHNAN	AHEPK8955H
TRANSFEREES NAMES	PAN No.
MR. VIKASH L. TIWARI	AHWPT6123E
MISS. KAVITA L. TIWARI	AOVPT3780K

Abhishek

Ula

MLKishan

Kat.

Khwan

In witness whereof the parties hereto have hereunto set their respective hands their day and year first hereinabove written.

SIGNED AND DELIVERED

By the withinnamed "The Transferors"

MR. ABHISHEK KRISHNAN

Abhishek



MR. LAKSHMANA KRISHNAN MAHADEVAN

MLK Mahadevan



MRS. RADHA KRISHNAN

Radha



SIGNED AND DELIVERED

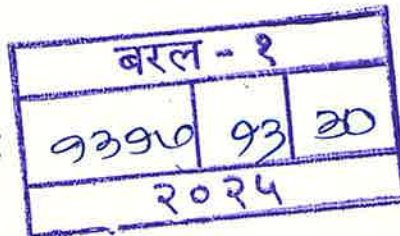
By the Withinnamed "The Transferees"

MR. VIKASH L. TIWARI

Vikash



Miss. KAVITA L. TIWARI



Witness

Kavita



1. Mohammed RAFIQ *RAFIQ*

2. Irfan Ansari *Irfan*




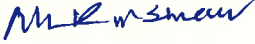

RECEIPT



RECEIVED from the withinnamed MR. VIKASH L. TIWARI
KAVITA L. TIWARI a sum of Rs. 26,30,000/- (Rupees Twenty Six Lakh
Thirty Thousand Only) as being the part payment/consideration of the
sale and transfer of the UNIT No. 160, 1st floor, D-Wing, Oshiwara
Industrial Centre Premises Co-operative Society Ltd., and along with ten
fully paid-up shares of Rs. 50/- each bearing Distinctive Nos. from 801 to
810 (both inclusive) issued under Share Certificate No. 135, dated
_____ situated at Opp. Oshiwara Bus Depot, New Link Road,
Goregaon (West), Mumbai — 400 104 as under:

Sr. No.	Pay Order / RTGS / Cheque No.	Dated	Drawn on	Amount
1.	NEFT HS92433S66487722 ICICIOSF0002	03.12.2024	ICICI Bank	50,000/-
2.	RTGS DL56583995	05/12/2024	ICICI Bank	8,00,000/-
3.	EA43307979	04/01/2025	ICICI Bank	15,00,000/-
4.	EAQ6782635	22/01/2025	ICICI BANK	1,95,000/-
5.	TDS Deduction 1% (Rupees Eighty Five Thousand)			85,000/-
	Total (Rupees Twenty Six Lakh Thirty Thousand Only)			26,30,000/-

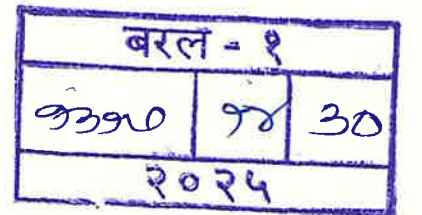
WE SAY RECEIVED


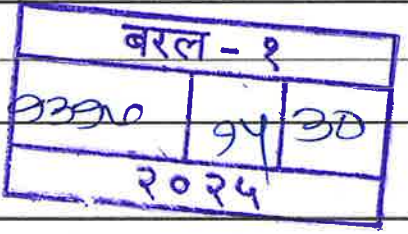
 Mr. ABHISHEK KRISHNAN	 MR. LAKSHMANA KRISHNAN MAHADEVAN	 MRS. RADHA KRISHNAN
---	--	---

Witness:-

1. Mohammed RAFIU

2. Irfan Ansoni



10042389	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 6
22-01-2025		दस्त क्रमांक : 10042/2018
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : 1) पी.एस.पहाडीगोरेगांव		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7200000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6927000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सह निबंधक नं. युनिट नं 160 डी-विंग, माळा नं: 1, इमारतीचे नाव: ओशिवारा इंडस्ट्रियल सेंटर को ओपी सोसाइटी लीमीटेड, ब्लॉक नं: गोरेगाव पश्चिम मुंबई 400104, रोड नं: न्यू लिंक रोड((C.T.S. Number : 1 A ;))	
(5) क्षेत्रफळ	1) 39.40 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:-मेसर्स/-ब्रिज फॅब्रिक्स प्राईवेट लीमीटेड चे संचालक साहिल बंका - - वय:-32; पत्ता:-युनिट नं 160 डी-विंग, 1, ओशिवारा इंडस्ट्रियल सेंटर को ओपी सोसाइटी लीमीटेड, गोरेगाव पश्चिम मुंबई 400104, न्यू लिंक रोड, बांगड नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400104 पॅन नं:-AAACB1487B	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अभिषेक - कृष्णन वय:-29; पत्ता:-युनिट नं 1602 ए-विंग, 16, प्रमुख हाइट्स सीएचएस लीमीटेड, अंबोली हील अंधेरी पश्चिम, ऑफ वीरा देसाई रोड, अन्धेरी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400053 पॅन नं:-AZTPK5445R 2): नाव:-लक्ष्मण कृष्णन महादेवन वय:-66; पत्ता:-प्लॉट नं: युनिट नं 1602 ए-विंग, माळा नं: 16, इमारतीचे नाव: प्रमुख हाइट्स सीएचएस लीमीटेड, ब्लॉक नं: अंबोली हील अंधेरी पश्चिम, रोड नं: ऑफ वीरा देसाई रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-AAGPM3452N 3): नाव:-राधा - कृष्णन वय:-61; पत्ता:-प्लॉट नं: युनिट नं 1602 ए-विंग, माळा नं: 16, इमारतीचे नाव: प्रमुख हाइट्स सीएचएस लीमीटेड, ब्लॉक नं: अंबोली हील अंधेरी पश्चिम, रोड नं: ऑफ वीरा देसाई रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-AHEPK8955H	
(9) दस्तऐवज करुन दिल्याचा दिनांक	29/08/2018	
(10)दस्त नोंदणी केल्याचा दिनांक	29/08/2018	
(11)अनुक्रमांक,खंड व पृष्ठ	10042/2018	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	360000	
(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.	

Certificate No. 081
Member's Regn. No. 160

SHARE CERTIFICATE

No. Of Shares 10



**OSHIWARA
INDUSTRIAL CENTRE
PREMISES CO-OP. SOCIETY LTD.**

10	20	49
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Regn. No.: MUM/W-P/GNL/(0)/1061/2004-2005 YEAR 2004 DT.17-04-2004
C.T.S.No. 161, Opp. Oshiwara Bus Depot, New Link Road, Goregaon (W), Mumbai - 400 104.
Tel. No.: 5625 95 93

Register No. 135

Unit No. 160

Date: 17-04-2004

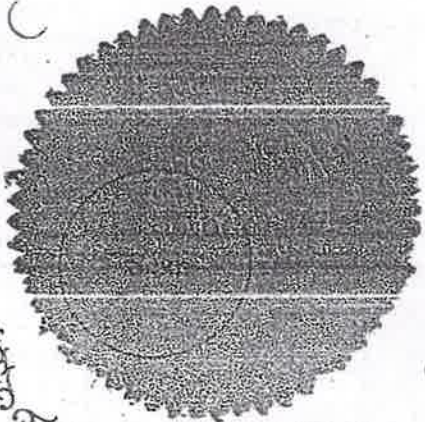
(AUTHORISED SHARE CAPITAL OF Rs. 500,000 DIVIDED INTO 10,000 SHARES OF Rs. 50/- EACH)

This is to certify that Mr. / M^{rs}. / Mess^{rs}. SANJAY KUMAR BANKA
& SUNIT KUMAR BANKA

is / are the registered Holder (s) of TEN fully paid-up shares of
Rs. 50 (FIFTY) each numbered from 801 to 810 (both inclusive) in
OSHIWARA INDUSTRIAL CENTRE PREMISES CO-OPERATIVE SOCIETY LTD.

Subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society on



This 30TH day of APRIL 20 06

Anshu
Chairman

Smriti
Hon. Secretary


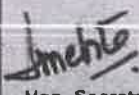

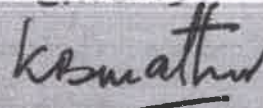

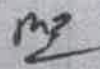

Ashu
Committee Member



बल - १		
९३९०	९६	३०
२०२५		



Memorandum of Transfers of within mentioned Shares

Sr. No. of Transfer	To Whom Transferred	Sr No. In the Share Register at which the transfer of Shares held by the Transferor are registered	Sr No. In the Share Register at which the name of the Transferee is recorded
1	2	3	4
1	21-08-2018 (mcm)  Chairman	M/S. BRIJ FABRICS PVT. LTD.  Hon. Secretary	313  Committee Member
2	30-08-2019 (mcm)  Chairman	MR. ABHISHEK KRISHNAN, MR. LAKSHMANA KRISHNAN MAHADEVAN MRS. RADHA KRISHNAN  Hon. Secretary	325  Committee Member
3	Chairman	Hon. Secretary	Committee Member
4	Chairman	Hon. Secretary	Committee Member
5	Chairman	 Hon. Secretary	Committee Member

बुरल - १
 ९३९० ९० ३०
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**OSHIWARA
INDUSTRIAL CENTRE
PREMISES CO-OP. SOCIETY LTD.**

Regn. No. MUM / W-P / GNL / (O)/1061 / 2004-2005 YEAR 2004 DT. 17-04-2004

Ground Floor, B Wing, Opp. Oshiwara Bus Depot, New Link Road, Goregaon (W), Mumbai - 400 104.
Tel.: 7304666414 Email : oicpremises@gmail.com / acc.oicpremises@gmail.com

Ref: OIC/094/2024-25

Date: 06.12.2024

To,
Mr. Abhishek Krishnan,
Mr. Lakshmana Krishnan Mahadevan &
Mrs. Radha Krishnan,
Unit No. - 160,
Oshiwara Industrial Centre
Premises Co-Op. Society Ltd.,
New Link Road,
Goregaon (west),
Mumbai -400104.

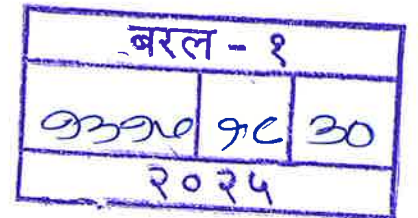


Sub: NOC for Sale of Unit No. 160

Dear Sir,

We are in receipt of your letter dt. - for Sale NOC, we are pleased to inform you that Society has no objection for you selling Unit No. 160 to Mr. Vikash Tiwari & Ms. Kavita Tiwari **subject to you will cancelling the lien of ICICI Bank by submitting the Original Lien removal letter addressed to Society from ICICI Bank, Borivali (East) Branch & provided you full fill following conditions.**

1. All earlier documents should be proper as per Bye-Laws & duly registered with proper stamp duty paid.
2. Xerox copy of agreement for sale, duly stamp duty paid & registered.
3. All the Payment receipts as per agreement value.
4. Form No. 20 (I) & 20 (II) duly signed by both buyer & seller.
5. Form No. 21 & 23 in duplicate.
6. Application form for membership in triplicate of each member.
7. Form No. 25 (1) on Rs.200/- Stamp paper, duly notarized.
8. Form No. 3 on Rs.200/- Stamp paper, duly notarized.
9. Indemnity bond on Rs.500/- stamp paper, duly notarized.
10. Cheque for Transfer Premium Rs.25000/- + GST.
11. Cheque for Transfer of Shares Rs.500/- + GST.
12. Cheque for Entrance Fee Rs.100/- + GST per Member.



**OSHIWARA
INDUSTRIAL CENTRE
PREMISES CO-OP. SOCIETY LTD.**

Regn. No. MUM / W-P / GNL / (O)/1061 / 2004-2005 YEAR 2004 DT. 17-04-2004

Ground Floor, B Wing, Opp. Oshiwara Bus Depot, New Link Road, Goregaon (W), Mumbai - 400 104.
Tel.: 7304666414 Email : oicpremises@gmail.com / acc.oicpremises@gmail.com

13. NOC Charges Rs.5000/- + GST.
14. Legal fees amount Rs.3000/- + GST.
15. Any other charges as applicable to be paid. (Request for Donation to Common Amenities Fund of Rs.100/- per Sq. Ft. + GST).
16. Six Months Maintenance charges payable in advance.
17. Nomination form in triplicate from each Member.
18. Letter of taking peaceful possession of the said unit from transferor to transferee.
19. Resignation letter of transferor.
20. Closing letter of mortgage loan.
21. Details of buyer / Bio-data for approval by Managing Committee.

This NOC is issued at specific request of the Member without any Risk or Liability for either the past / present / future MC Members. This NOC is valid only to whom it is issued and this cannot be transferred to anyone else.

Please note that non-compliance of any above points will render the NOC / Transfer invalid automatically.

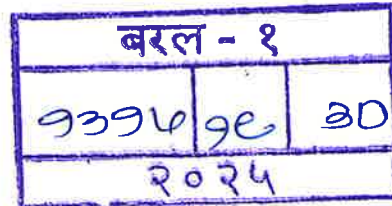
The above forms may kindly be sent as early as possible.

Thanking You,
Yours faithfully,


Hon. Secretary



C.C. to:- ICICI Bank, Borivali (e) Br.



ANNEXURE - B

माल-मत्तेच्या रजिस्टर कार्डातील उतारा

तालुका-बोरपली, जिल्हा - पुणे उबनगर, पुणे.

नंबर	दारवा बंदी	पत्ता प्रकार	सरकारचा परदेशी सा-वादा प्रवेश रजि. दारा प्रमाणित व तो कोणत्याही प्रकारचा बदल-६						
		२०	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; text-align: center;">२००४२</td> <td style="width: 20%; text-align: center;">२५</td> <td style="width: 20%; text-align: center;">५९</td> </tr> <tr> <td colspan="3" style="text-align: center;">२०१८</td> </tr> </table>	२००४२	२५	५९	२०१८		
२००४२	२५	५९							
२०१८									

माल-मत्तेच्या रजिस्टर कार्डाच्या प्रमाणित-
 तसेच माला धारकाला
 या वरून उपाहा लागला हो. पण



नंबर	धारक	व्याप्त	वर्णन
१	२	३	४
५००१३३३	मालमत्तेच्या रजिस्टर कार्डाच्या प्रमाणित- २०१२ दि. २५.१२.१८ माला धारकाला या वरून उपाहा लागला हो. पण	२०	कधीतही माला धारकाला या वरून उपाहा लागला हो. पण
	२०१२ २५.१२.१८	२०	२००६



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10-95-10,00,000

Office of the
Exec. Bldg. Prop. (V.S.I.P. & A. Wing)
E. Bhabha Road Ambedkar Market Area
Bandra (West), Bombay - 400 087.

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बृहन्मुंबई महानगरपालिका
BRIHANMUMBAI MAHANAGARPALIKA
No. CHE/6324/BP(WS)/AP

4 AUG 1997



Subject:- Permission to occupy the completed
Service Industrial Estate
plot bearing No. D/11
CIS No. 1 (Pt) of village
Goregaon, at Goregaon



Ref:- Your letter No. B/1117 dated 20/11/1997

The part development work of Service Ind. Estate
Gr+1+2 Pt. on plot D/11, situated at Goregaon
Road, Goregaon at City ST No. 1 (pt) completed under super-
vision of Lic. Surveyor Shri. H. A. Mehta, having Lic. No. M-53,
Structural Engr. Shri P. T. Gala, having Lic. No. STR-11 may
be occupied on the following conditions:-

That the certificate U/S 270 A of B.M.C. Act shall be
obtained from A.E.W.W. P. South and a certified copy of the
same shall be submitted to this office.

Yours faithfully,
[Signature]
Executive Engineer Bldg. Proposals (WS) P.



CERTIFIED TRUE COPY
[Signature]
H. A. MEHTA, B.E. (C) A.M.
Surveyor & Engineer



बदल-१०
1029/97

बदल - १		
9390	49	30
2024		

This L.O.D./C.C. is issued subject to the provisions of Urban Land Ceiling and Regulation Act 1974

बरेल - ६/१०१/०१		
१००४२	३९	५९
२०२६		

BRIHMAN MUMBAI MAHANAGARPALIKA

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
NO. CHE/ 6324 /BP (WS)/AP/22

- 8 JUN 1994

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act (Maharashtra Act No. XXXVII of 1961) to Shri N.B. Delvadia C.A. to R.C. Mehta & Others.

_____ APPLICANT, to the development work of Service Industries at premises at Skravada P.No.D-11, Survey No. _____ Hissa No. _____ CTS No. 1(Pt), _____ of Village Pahadi Goregaon situated at Goregaon (West), on the following conditions viz.:

1. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if (a) the Development work in respect of which permission is granted under this certificate is not carried out in accordance with the sanctioned plans (b) any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966, the Municipal Commissioner has appointed Shri G. K. Navak. Executive Engineer to exercise his powers and functions of the Planning Authority under sec. 45 of the said Act.

2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.

3. This commencement certificate is renewable every year but an extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.

4. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

5. This C.C. is valid upto plinth level only.

९३९०	२२	३०
२०२५		

For and on behalf of Local Authority
The Municipal Corporation of Greater Bombay

CERTIFIED TRUE COPY.

Executive Engineer Building Proposal (WS) P 5 2

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AHWPT6123E

नाम / Name
VIKASH TIWARI

पिता का नाम / Father's Name
LAL BAHADUR TIWARI

जन्म की तारीख / Date of Birth
15/08/1985

हस्ताक्षर / Signature

03092017

THE SEAL OF THE SUB-REGISTRAR BORIALL No. 1
मुंबई न्याय क्षेत्र, (बोरिवली का. १)
MUMBAI SUBURBAN DIST. (BANDRA)



भारत सरकार
GOVERNMENT OF INDIA



विकाश तिवारी
Vikash Tiwari
DOB: 15-08-1985
Gender: Male



6908 7499 1562

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

वडिनाचे/आईचे नांव: लाल बहादूर
तिवारी, सी-502 रूषभ अपार्टमेंट, विरा
देसाई रोड, पोलीस स्टेशन जवळ,
अंधेरी वेस्ट, मुंबई, अंधेरी रेल्वे स्टेशन,
मुंबई, महाराष्ट्र, 400058

S/o: Lal Bahadur Tiwari, C-502
Rushabh Apartment, Veera Desai
Road, Near Police Station, Andheri
West, Mumbai, Andheri Railway
Station, Mumbai, Mumbai,
Maharashtra, 400058



1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KAVITA L TIWARI

LALBAHADUR RAJNARAIN TIWARI

16/01/1986
Permanent Account Number
AOVPT3780K

Kavita Tiwari
Signature

19122011

बरल - १
9390 28 30
2024

Khwan

भारत सरकार
Government of India

आधार

Issue Date: 06/11/2011

Kavita Tiwari
Date of Birth/DOB: 16/01/1986
Female/FEMALE

5118 3896 1478
VID : 9139 1391 6137 8664

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

आधार

Download Date: 29/10/2021

Address:
C-502, RUSHABH APTS., VEERA DESAI ROAD,
NEAR POLICE STATION, ANDHERI WEST,
Mumbai, Mumbai Suburban,
Maharashtra - 400058

5118 3896 1478
VID : 9139 1391 6137 8664

1847 | help@uidai.gov.in | www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ABHISHEK KRISHNAN
KRISHNAN MAHAVEN
26/03/1989

Permanent Account Number
AZTPK5445R

Abhishek
Signature



Abhishek

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAGPM3452N


नाम/Name
LAKSHMANA KRISHNAN MAHADEVAN

पिता का नाम/Father's Name
KRISHNAN MAHADEVAN

जन्म की तारीख/
Date of Birth
09/04/1952

M. K. Mahadevan
हस्ताक्षर/Signature




M. K. Mahadevan

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RADHA KRISHNAN
LAKSHMINARAYAN IYER
24/01/1957

Permanent Account Number
AHEPK8955H

Radha
Signature



संख्याकरण - १		
9390	24	30
2024		

Radha

भारत सरकार
Government of India



अभिषेक कृष्णन
Abhishek Krishnan
जन्म तारीख/DOB: 26-03-1989
पुरुष/ MALE

XXXX XXXX 2425

माझे आधार, माझी ओळख

Download Date: 15/01/2024

Issue Date: 22/04/2013

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पता:
A 1602 Pramukh Heights Off Veera
Desai Road Andheri West, Opp
Oberoi Spring, Mumbai, Mumbai
Suburban,
Maharashtra, 400053

Address:
A 1602 Pramukh Heights Off Veera
Desai Road Andheri West, Opp
Oberoi Spring, Mumbai, PO: Azad
Nagar, Dist: Mumbai Suburban,
Maharashtra, 400053



XXXX XXXX 2425

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

Abhishek



भारत सरकार
Government of India

लक्ष्मणा कृष्णन महादेवन
Lakshmana Krishnan Mahadevan

जन्म तिथि / DOB: 09/04/1952
पुरुष / Male

7506 2425 0014

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पता: ए 1602 प्रमुख हाइट्स, ऑफ वीरा
देसाई रॉड, कंट्री क्लब के पीछे,
अंधेरी वेस्ट, मुंबई, आज़ाद नगर,
मुंबई सुबर्बान, महाराष्ट्र, 400053

Address: C/O, A 1602 Pramukh
Heights, Off Veera Desai Road,
Behind Country Club, Andheri
West, Mumbai, Azad Nagar,
Mumbai Suburban, Maharashtra,
400053

7506 2425 0014

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M. Krishna

बरल - १

9394	2E	30
2024		

भारत सरकार
Government of India

महिला कृष्णन
Mahila Krishnan

जन्म तिथि / DOB: 24/01/1957
महिला / Female

6937 4509 0794

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पता: ए 1602 प्रमुख हाइट्स, ऑफ वीरा
देसाई रॉड, कंट्री क्लब के पीछे,
अंधेरी वेस्ट, मुंबई, आज़ाद नगर,
मुंबई सुबर्बान, महाराष्ट्र, 400053

Address: C/O, A 1602 Pramukh
Heights, Off Veera Desai Road,
Behind Country Club, Andheri
West, Mumbai, Azad Nagar,
Mumbai Suburban, Maharashtra,
400053

6937 4509 0794

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Ula

भारत सरकार
GOVERNMENT OF INDIA




इरफान अंसारी
Irfar Ansari
DOB: 05-01-1976
Gender: Male



5788 9212 3894

आधार - आम आदमी का अधिकार

आधार
भारतीय विज्ञान प्रौद्योगिकी विभाग
भारतीय विज्ञान प्रौद्योगिकी विभाग OF INDIA

आत्मनः खुदाबक्श अंसारी, सी502,
वीरा देसाई रोड, वृष्ण एपीटी
सीएचएसएन अंधेरी, मुंबई, आज़ाद
नगर, मुंबई, मुंबई, महाराष्ट्र, 400053

Address:
S/o: Khudabaksha Ansari, C502,
Veera Desai Road, Rushabh Apt,
Chsl Andheri, Mumbai, Azad
Nagar, Mumbai, Mumbai,
Maharashtra, 400053



 1947
1999 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No. 1947
Bengaluru-560 019



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



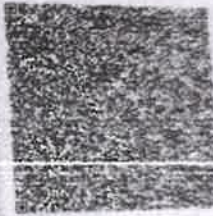
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AFHPM1104K


नाम / Name
RAFIK AHMED MOHAMMED

पिता का नाम / Father's Name
AHMED ABDULLAH MOHAMMED

जन्म की तारीख /
Date of Birth
04/06/1968



04/06/2019



हस्ताक्षर / Signature

Rafik

बरल - १		
०३९०	२०	३०
२०२५		



वरल - १		
९३९०	२८	३०
२०२५		

१-१०		

324/1317

शुक्रवार, 24 जानेवारी 2025 3:12 म.नं.

दस्त गोषवारा भाग-1

बरल-१

दस्त क्रमांक: 1317/2025

दस्त क्रमांक: बरल-१ /1317/2025

बाजार मूल्य: रु. 61,17,559/-

मोबदला: रु. 85,00,000/-

भरलेले मुद्रांक शुल्क: रु.5,10,000/-

दु. नि. सह. दु. नि. बरल-१ यांचे कार्यालयात

पावती:1425

पावती दिनांक: 24/01/2025

अ. क्र. 1317 वर दि.24-01-2025

सादरकरणाराचे नाव: विकास एल. तिवारी

रोजी 3:01 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकुण: 30600.00

दस्त हजर करणाऱ्याची सही:

दु.निबंधक बोरीवली 1

सह. दुय्यम निबंधक, बोरीवली क्र. १
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 24 / 01 / 2025 03 : 01 : 33 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 24 / 01 / 2025 03 : 03 : 01 PM ची वेळ: (फी)

सह. दुय्यम निबंधक, बोरीवली क्र. १
मुंबई उपनगर जिल्हा.

बरल - १
9396 25 30
२०२५

प्रतिज्ञापत्र
• मवर दस्ताऐवज नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे * दस्तातील संपूर्ण मजकूर, निष्पदक व्यहती, साक्षीकर व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, कोणता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.
लिहून देणारे :
लिहून घेणारे :

MLK mshar

Ushar





24/01/2025 3 09:17 PM

दस्त क्रमांक :बरल-१ /1317/2025

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:विकास एल. तिवारी पत्ता:प्लॉट नं: सी-502, माळा नं: -, इमारतीचे नाव: रुषभ अपार्टमेंट, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: वीरा देसाई रोड, नियर पोलीस स्टेशन, महाराष्ट्र, मुंबई. पॅन नंबर:AHWPT6123E	लिहून घेणार वय :-39 स्वाक्षरी:-		
2	नाव:कविता एल. तिवारी पत्ता:प्लॉट नं: सी-502, माळा नं: -, इमारतीचे नाव: रुषभ अपार्टमेंट, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: वीरा देसाई रोड, नियर पोलीस स्टेशन, महाराष्ट्र, मुंबई. पॅन नंबर:AOVPT3780K	लिहून घेणार वय :-38 स्वाक्षरी:-		
3	नाव:अभिषेक कृष्णन पत्ता:प्लॉट नं: 1602, माळा नं: 16 वा मजला, ए-विंग, इमारतीचे नाव: प्रम्लजेकेएच हाइट्स को-ऑप. हौ. सोसा. लि., ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: ऑफ. वीरा देसाई रोड, आंबोली हिल, महाराष्ट्र, मुंबई. पॅन नंबर:AZTPK5445R	लिहून देणार वय :-35 स्वाक्षरी:-		
4	नाव:लक्ष्मणा कृष्णन महादेवन पत्ता:प्लॉट नं: 1602, माळा नं: 16 वा मजला, ए-विंग, इमारतीचे नाव: प्रम्लजेकेएच हाइट्स को-ऑप. हौ. सोसा. लि., ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: ऑफ. वीरा देसाई रोड, आंबोली हिल, महाराष्ट्र, मुंबई. पॅन नंबर:AAGPM3452N	लिहून देणार वय :-72 स्वाक्षरी:-		
5	नाव:राधा कृष्णन पत्ता:प्लॉट नं: 1602, माळा नं: 16 वा मजला, ए-विंग, इमारतीचे नाव: प्रम्लजेकेएच हाइट्स को-ऑप. हौ. सोसा. लि., ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: ऑफ. वीरा देसाई रोड, आंबोली हिल, महाराष्ट्र, मुंबई. पॅन नंबर:AHEPK8955H	मान्यता देणार वय :-67 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:24 / 01 / 2025 03 : 06 : 17 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

- नाव:इरफान अन्सारी
वय:48
पत्ता:सी 502, रुषभ अपार्टमेंट सीएचएसएल, वीरा देसाई रोड, अंधेरी पश्चिम मुंबई
पिन कोड:400053
- नाव:रफिक अहमद मोहम्मद
वय:56
पत्ता:ओशिवरा सांदीपनी शिक्षक सीएचएसएल, न्यू लिक रोड, जोगेश्वरी पश्चिम मुंबई
पिन कोड:400102

स्वाक्षरी

स्वाक्षरी

छायाचित्र

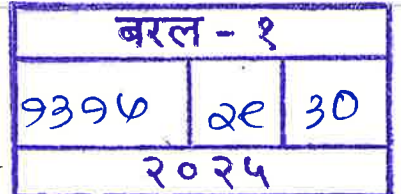
ठसा प्रमाणित



शिकका क्र.4 ची वेळ:24 / 01 / 2025 03 : 07 : 18 PM

दु.निबंधक बोरीवली 1

सह. दुय्यम निबंधक, बोरीवली क्र. १
मुंबई उपनगर जिल्हा.



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VIKASH L TIWARI and KAVITA L TIWARI	eChallan	03006172025011601072	MH014467430202425M	510000.00	SD	0008252491202425	24/01/2025
2		DHC		0125240311995	600	RF	0125240311995D	24/01/2025
3	VIKASH L TIWARI and KAVITA L TIWARI	eChallan		MH014467430202425M	30000	RF	0008252491202425	24/01/2025

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

1317 /2025

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बरल - १		
९३९५	३०	३०
२०२५		

प्रमाणित करपेत येते की, या दस्तामध्ये एकूण..३०..पाने आहेत.


सह. दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.



बरल-१/ ९३९५ /२०२५
पुस्तक क्रमांक १, क्रमांक.....बर
नोंदला. २७/०१/२०२५
दिनांक:


(श्रीम. एल. व्ही. पडवळ)
सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा



27/01/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 1317/2025

नोंदणी :

Regn:63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपटाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6117559.2
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: युनित नं. 160, पहिला मजला, डी-विंग, ओशिवरा इंडस्ट्रियल सेंटर प्रेमायसेस को-ऑप लि., न्यू लिंक रोड, गोरेगांव पश्चिम, मुंबई 400104 ((C.T.S. Number : 1 (part) ;))
(5) क्षेत्रफळ	1) 39.40 चौ.मीटर
(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:-अभिषेक कृष्णन वय:-35; पत्ता:-प्लॉट नं: 1602, माळा नं: 16 वा मजला, ए-विंग, इमारतीचे नाव: प्रमलजेकेएच हाइट्स को-ऑप. हौ. सोसा. लि., ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: ऑफ. वीरा देसाई रोड, आंबोली हिल, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AZTPK5445R 2): नाव:-लक्ष्मना कृष्णन महादेवन वय:-72; पत्ता:-प्लॉट नं: 1602, माळा नं: 16 वा मजला, ए-विंग, इमारतीचे नाव: प्रमलजेकेएच हाइट्स को-ऑप. हौ. सोसा. लि., ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: ऑफ. वीरा देसाई रोड, आंबोली हिल, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AAGPM3452N 3): नाव:-राधा कृष्णन वय:-67; पत्ता:-प्लॉट नं: 1602, माळा नं: 16 वा मजला, ए-विंग, इमारतीचे नाव: प्रमलजेकेएच हाइट्स को-ऑप. हौ. सोसा. लि., ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: ऑफ. वीरा देसाई रोड, आंबोली हिल, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AHEPK8955H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विकास एल. तिवारी वय:-39; पत्ता:-प्लॉट नं: सी-502, माळा नं: -, इमारतीचे नाव: रुषभ अपार्टमेंट, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: वीरा देसाई रोड, नियर पोलीस स्टेशन, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-AHWPT6123E 2): नाव:-कविता एल. तिवारी वय:-38; पत्ता:-प्लॉट नं: सी-502, माळा नं: -, इमारतीचे नाव: रुषभ अपार्टमेंट, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: वीरा देसाई रोड, नियर पोलीस स्टेशन, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-AOVPT3780K
(9) दस्तऐवज करून दिल्याचा दिनांक	24/01/2025
(10) दस्त नोंदणी केल्याचा दिनांक	27/01/2025
(11) अनुक्रमांक, खंड व पृष्ठ	1317/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	510000
(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 27/01/2025) to Municipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

सह. दुय्यम निबंधक, बोरीवली क्र. १
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VIKASH L TIWARI and KAVITA L TIWARI	eChallan	03006172025011601072	MH014467430202425M	510000.00	SD	0008252491202425	24/01/2025
2		DHC		0125240311995	600	RF	0125240311995D	24/01/2025
3	VIKASH L TIWARI and KAVITA L TIWARI	eChallan		MH014467430202425M	30000	RF	0008252491202425	24/01/2025

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

RECEIPT

RECEIVED from the withinnamed MR. VIKASH L. TIWARI & MISS. KAVITA L. TIWARI a sum of Rs. 58,70,000/- (Rupees Fifty Eight Lakh Seventy Thousand Only) as being the Full and Final consideration of the sale and transfer of the UNIT No. 160, 1st floor, D-Wing, Oshiwara Industrial Centre Premises Co-operative Society Ltd., and along with ten fully paid-up shares of Rs. 50/- each bearing Distinctive Nos. from 801 to 810 (both inclusive) issued under Share Certificate No. 135, dated _____ situated at Opp. Oshiwara Bus Depot, New Link Road, Goregaon (West), Mumbai — 400 104 as under:

Sr. No.	Pay Order / Cheque No.	RTGS /	Dated	Drawn on	Amount
	Total (Rupccs Fifty Eight Lakh Seventy Thousand Only)				58,70,000/-

WE SAY RECEIVED

Mr. ABHISHEK KRISHNAN	MR. LAKSHMANA KRISHNAN MAHADEVAN	MRS. RADHA KRISHNAN
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Witness:-

2.

3.