

3

AGREEMENT FOR SALE

TRANSFERORS

MR. NIRANJAN NARSIDAS DATTANI

MRS. HANSA NIRANJAN DATTANI

MR. JITEN NIRANJAN DATTANI

TRANSFeree

MRS. ANILA SHAILESH BHISE

PREMISES

Flat No. H/101, area admeasuring 418 Sq. ft. Carpet, on the 1st Floor, in the 'H' Wing, in the Building known as "Gokul Nagari" of Gokul Nagari - II (H) Co-operative Housing Society Limited, situated at Surya Village, Western Express Highway, Kandivali (E), Mumbai - 400 101.

MADHAVI PROPERTIES

REAL ESTATE CONSULTANT

Shop No.33, Gokul Nagari II, Thakur Village, Kandivali (East), Mumbai - 400 101

SHANTARAM SHINDE: 9029995293/9369146852

SMITA R. GHADI

Advocate & Legal Advisors

Stamp Duty, Registration, Adjudication of Documents, Society Opinion,
Formation and Conveyance

Online Leave and Licence Agreement registration facility available

Shop No. 76/EMP-75/Phase4, Evershine Millennium Paradise, Thakur Village,
Kandivali (E), Mumbai - 400 101.

Cell No. 9967519204

Email : smita.ghadi@gmail.com

11.36
04/12/2024

36721407

पावती

Original/Duplicate

Friday, December 27, 2024

नोंदणी क्र.: 39M

9:39 AM

Regn.: 39M

पावती क्र.: 23000 दिनांक: 27/12/2024

याबाबचे नाव: पोसलर

दस्तावेजाचा अनुक्रमांक: बरल-2-21407-2024

दस्तावेजाचा प्रकार: करारनामा

सावर करणाऱ्याचे नाव: अनिला शैलेश भिसे -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1080.00

पृष्ठांची संख्या: 54

एकूण:

₹. 31080.00

आपघाल मूळ दस्त, संभलेल प्रिंट, सूची-२ अंदाजे
9:57 AM ह्या वेळेस मिळेल.

सह दु. वि. क्र. बोरीवली-२

बाजार मुद्रांक: ₹. 7906006.08/-

मोबदला ₹. 8000000/-

भरलेले मुद्रांक शुल्क: ₹. 400000/-

सह, दुय्यम नोंदणीक बोरीवली-२,
मुंबई उपनगर जिल्हा.

1) देवक्याचा प्रकार: DHC रकम: ₹. 1080/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1224272000829 दिनांक: 27/12/2024

बँकेचे नाव व पत्ता:

2) देवक्याचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013151107202425E दिनांक: 27/12/2024

बँकेचे नाव व पत्ता:

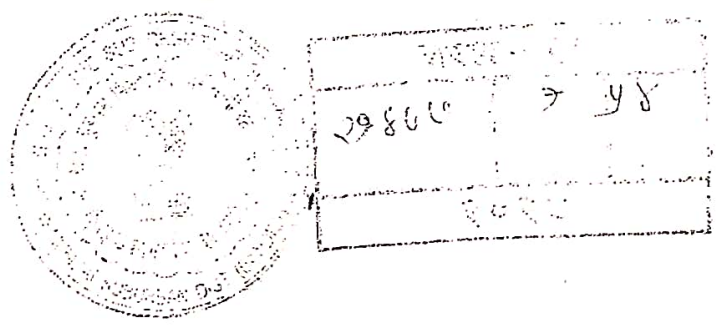
मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank
2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

Aishu

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON. 27 DEC 2024

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	2024122411	21 December 2024 (24:58)			
मूल्यांकनचे वर्ग	2024				
जिल्हा	मुंबई, उपनगर				
नगर पंचायत	75, पोर्बंदर (बांधीवली)				
चा मूल्यांकन	रस्ता दुकानती महामार्ग				
सर्वे नंबर व अ. क्रमांक	सि टी एत नंबर 2024				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुल्या जमिनीचे मूल्य दर	18240	कार्यालय	दुकान	अवार्गिक	मालमालाचे एकक चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम श्रेणी (Plot Type)	40x62 मीटर	मिळकतीचा वापर	अवार्गिक	मिळकतीचा प्रकार	वरील
वापरकामाचे वर्गीकरण	1. आर सी सी	मिळकतीचे दर	18240	अवार्गिकमाध्यम	Rs. 182400
इंधनपत्र संपत्ती	आह	मजरी	18240		
रस्ता संपत्ती					
Sale Type - Resale					
First Sale Date - 02/01/2018					
Sale Resale of built up Property constructed after circular dt:02/01/2018					
मजरी मिळकतीचा दर		100% apply to rate - Rs. 82400/-			
घसा.यानुसार मिळकतीचा प्रति वा मीटर मूल्यदर		= (वार्षिक मूल्यदर * खुल्या जमिनीचा दर / घसा.यानुसार टक्केवारी) * खुल्या जमिनीचा दर			
		= ((18240*100/100) / 185) * 18240 (Meters)			
		Rs. 169584/-			
A) मूळ मिळकतीचे मूल्य	वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	169584 * 40x62				
	Rs. 70000608/-				
Applicable Rules	100%				
एकत्रित अंतिम मूल्य	मूळ मिळकतीचे मूल्य, जलसाधन मूल्य, मजरीमूल्य, नगर मूल्य, अचल संपत्ती मूल्य, इतर संपत्ती मूल्य, बांधीव मूल्य, इतर मूल्य, शुद्ध अंतिम मूल्य (अंतिम मूल्य) (आवृत्त मालमालाचे एकक) चौरस मीटर प्रति मिळकतीचे मूल्यदर * मिळकतीचे क्षेत्र * 100% = अंतिम मूल्य A * B * C * D * E * F * G * H * I * J 70000608 * 100% * 100% * 100% * 100% * 100% * 100% * 100% * 100% * 100% * 100% Rs. 70000608/-				



CHALLAN
MTR Form Number-6



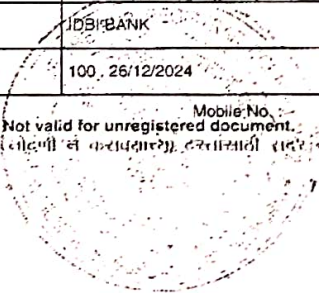
GRN	MH013151107202425E	BARCODE	[Barcode]		Date	24/12/2024-17:38:23	Form ID	959
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty				
Office Name				BRL2_JT SUB REGISTRAR BORIVALI 2				
Location				MUMBAI				
Year				2024-2025 One Time				
Account Head Details				Amount In Rs.				
0030045501 Stamp Duty				40000.00				
0030063301 Registration Fee				30000.00				
Total				4,30,000.00				
Payment Details				IDBI BANK				
Cheque/DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank C/IN Ref. No. 69103332024122419766 2905880088				
Name of Bank				Bank Date RBI Date 24/12/2024-17:40:11 Not Verified with RBI				
Name of Branch				Bank Branch IDBI BANK Scroll No. , Date 100, 26/12/2024				

430000.00

Remarks (If Any)
PAN2=AAAPD7654H-SecondPartyName=NIRANJAN NARSIDAS
DATTANI AND OTHERS-

Amount In Four Lakh Thirty Thousand Rupees Only
Words

Department ID : Mobile No. 9967519204
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
अनुद्वय विवेक केवल दस्तावेज पंजीयन के लिये ही प्रयोज्य है। अनपंजीयन के लिये प्रयोज्य नहीं है। (नोट:- अनपंजीयन के लिये प्रयोज्य नहीं है।)

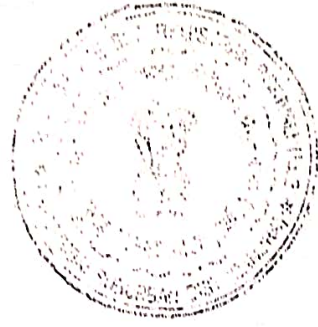


CHALLAN Form Number 2-3-3

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-367-21407	0007318467202425	27/12/2024-09:39:21	IGR191	30000.00
2	(iS)-367-21407	0007318467202425	27/12/2024-09:39:21	IGR191	40000.00
Total Defacement Amount					4,30,000.00

Print Date 27-12-2024 09:40:33

29100 3 40



Datta H.M.
M. Datta
M. Datta
Abhishek

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at Mumbai this *27th* day of DECEMBER 2024;

BETWEEN

1) MR. NIRANJAN NARSIDAS DATTANI age 77 Years, 2) MRS. HANSA NIRANJAN DATTANI age 72 Years, Indian Inhabitants of Mumbai, AND 3) MR. JITEN NIRANJAN DATTANI age 48 Years, all adults, address at, Flat No. H/101, Gokul Nagari - II (H) CHS Ltd., Surya Village, Western Express Highway, Kandivali (E), Mumbai - 400 101, hereinafter referred to as "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators, legal representatives and permitted assigns) of the **ONE PART;**

27800 E 40

AND

MRS. ANILA SHAILESH BHISE, age 46 Years, an adult, Indian Inhabitant of Mumbai, address at, Flat No. 202, Prathamesh Vihar Building No.1C, Thakur Complex Near Hotel Surabhi Borivali (E), Mumbai - 400 066, hereinafter referred to as "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators, legal representatives and permitted assigns) of the **OTHER PART;**

Shalini
M. Datta

Datta H.M.

Abhishek

WHEREAS: -

1. Vide an Agreement for Sale dated 12th March 1997 duly stamped and registered with the office of Sub Registrar of Assurances at Mumbai bearing Registration Serial No. PBDR2-S28-97 dated 01.04.1997 made and executed by and between **M/S. DHARTI ESTATES**, therein referred to as "**PROMOTER**" of the One part **AND 1) MR. R. K. SHARMA AND 2) MRS. PREETI R. SHARMA**, therein referred to as "**THE FLAT PURCHASER/S**" of the Other Part, the Promoters therein agreed to sell and sold to the Purchaser, the residential Premises on ownership basis being Flat No. H/101, area admeasuring 418 Sq. ft. Carpet, on the 1st Floor, in the 'H' Wing, in the Building known as "Gokul Nagari" situated at Surya Village, Western Express Highway, Kandivali (E), Mumbai - 400 101 (hereinafter referred to as "**the said Flat**") and more particularly described in the Schedule hereunder written, for the consideration and on the terms and conditions stated therein.

Upon the formation of Gokul Nagari-II (FGH) Co-operative Housing Society Limited a Society duly registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/(WR)/HSG/TC/9893/97-98 (hereinafter referred to as "**the said Society**") the said **1) MR. R. K. SHARMA AND 2) MRS. PREETI R. SHARMA** became the registered members of the said Society and the said society issued its 5 fully paid up Shares of Rs.50/- each aggregating to Rs.250/- bearing distinctive Nos. 341 to 345 (both inclusive) comprised in the Share Certificate No. 69 (hereinafter referred to as "**the said Shares**"). The said share certificate is still valid and subsisting and not forfeited by the said Society or any concerned Authority.

3. Vide Agreement for Sale dated 13th August 1998 duly stamped and registered with the office of Sub Registrar of Assurances at Borivali under Registration serial no. BBJ-3397-1998 dated 25.08.1998 the said **1) MR. R. K. SHARMA AND 2) MRS. PREETI R. SHARMA** sold and transferred all their right, title, share and interest in the said Flat and the said Shares to **1) MR. NIRANJAN NARSIDAS DATTANI AND 2) MRS. HANSA NIRANJAN DATTANI** for the consideration and on the terms and conditions mentioned therein. Consequently the said Society transferred the said Flat and said Shares in the name of **1) MR. NIRANJAN NARSIDAS DATTANI AND 2)**

Whasla
Madala Datta - A.M.

Ashtak

9. The Transferors have agreed to sell by way of transfer, the said Flat along with the right to the said Shares in respect of the said Flat together with all the deposits in the said Society and made to other authorities/bodies for a total consideration of **Rs.80,00,000/- (Rupees Eighty Lakh Only)** and the parties hereto have agreed upon the various terms and conditions and are desirous of recording them into writing.

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

1. The Transferors hereby agree to sell and the Transferee agrees to purchase all the share, right, title and interest of the Transferors in the premises being Flat No. H/101, area admeasuring 418 Sq. ft. Carpet, on the 1st Floor, in the 'H' Wing, in the Building known as "Gokul Nagari" of Gokul Nagari - II (H) Co-operative Housing Society Limited, situated at Surya Village, Western Express Highway, Kandivali (E), Mumbai - 400 101 (hereinafter referred to as "the said Flat") at and for a total consideration of **Rs.80,00,000/- (Rupees Eighty Lakh Only)** payable by the Transferee to the Transferors as follows:

- a. A sum of **Rs.1,11,000/- (Rupees One Lakh Eleven Thousand Only)** has been paid by the Transferee to the Transferors as and by way of part Consideration as mentioned in the receipt hereto towards the purchase of the said Flat on or before registration of this presents; the Transferors hereby admit and acknowledge the receipt of the part consideration and give valid discharge to that part hereof;
- b. A sum of **Rs.30,17,000/- (Rupees Thirty Lakh Seventeen Thousand Only)** has been paid by the Transferee to the Transferors as and by way of part Consideration as mentioned in the receipt hereto towards the purchase of the said Flat on or before registration of this presents; the Transferors hereby admit and acknowledge the receipt of the part consideration and give valid discharge to that part hereof;
- c. A sum of **Rs.8,72,000/- (Rupees Eight Lakh Seventy Two Thousand Only)** shall be payable by the Transferee to the concerned authority on behalf of the Transferor No. 1 & 2 is the tax deduction at source @1% on of Rs.40,00,000/- and @ 20.8 on Rs.40,00,000/- of Transferor No. 3, Since Transferor No. 3 is NRI, as per the

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M. Datta

William H.M.

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MRS. HANSA NIRANJAN DATTANI and made an endorsement to that effect on back leaf of the Share Certificate No. 69.

4. Vide a Gift Deed dated 20th January 2016 duly stamped and registered with the office of Sub Registrar of Assurances under serial no. BRL-3-514-2016 dated 20.01.2016, 1) **MR. NIRANJAN NARSIDAS DATTANI** AND 2) **MRS. HANSA NIRANJAN DATTANI** gifted their undivided 25% each right, title, share and interest in the said Flat and the said shares to **MR. JITEN NIRANJAN DATTANI** for the consideration and on the terms and conditions mentioned therein. Consequently the said Society transferred undivided 50% right, title interest in the said Flat and said Shares in the name of **MR. JITEN NIRANJAN DATTANI** and made an endorsement to that effect on back leaf of the Share Certificate No. 69.

5. Vide order dated 04.09.2006 the name of the society has been changed from Gokul Nagari – II (FGH) Co-operative Housing Society Limited (Registration No. BOM/(WR)/HSG/TC/9893/97-98) to Gokul Nagari – II (H) Co-operative Housing Society Limited (Registration No. MUM/WR/HSG/TC/13562/2006-07). The said 1) Mr. Niranjn Narsidas Dattani 2) Mrs. Hansa Niranjn Dattani And 3) Mr. Jiten Niranjn Dattani became the registered members of the said Gokul Nagari – II (H) Co-operative Housing Society Limited, however the said society has not yet issued the Share Certificate to its members.

6. By virtue of the aforesaid facts, the Transferors herein are absolutely possessed of and seized of and otherwise well and sufficiently entitled to the said Flat and the said Shares.

The Transferee is desirous of acquiring rights of the said Flat along with all deposits and contributions made by the Transferors with various concerned local authorities including Adani Energy/Tata Power Ltd./MGL for the beneficial enjoyment and occupation of the said Flat, for the consideration and on the terms and conditions hereinafter appearing.

8. The Transferors had obtained No Objection Certificate and no dues certificate from the said Society for the purpose of transfer of the said Flat and the said Shares to and in favour of the Transferee.

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Dattani H. M.

Abhishek

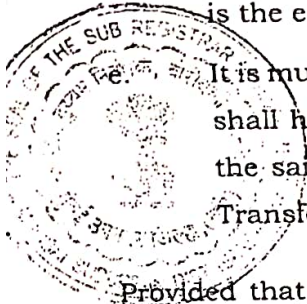
- b) That the Transferors have not created any charge or encumbrance of whatsoever nature on the said Flat and the said Shares nor is the subject matter of any litigation or stay order nor is the subject matter of any attachment whatsoever (whether before or after judgment) or any prohibitory order under any law and the Transferors have not created any tenancy or any right whatsoever in favour of any one in respect of the said Flat.
- c) The Transferors undertake to indemnify and keep indemnified the Transferee against any loss, costs, charges and expenses the Transferee may incur or suffer on account of any claim being made and established by any person or persons or institute found interested in the said Flat and the said Shares and further undertake to bear all costs, charges and duties that the Transferee may suffer or incur on account of defending such claim in respect of the said Flat or any part thereof.
- d) The Transferors further indemnify the Transferee against any stamp duty, penalty, registration fees payable with respect to the said Flat and said Shares prior to the execution of this presents and if any claim arise in future with respect to the stamp duty and/or registration fee paid by the Transferors, the Transferors shall bear the same.
- e) That the Transferors shall whenever required to do so from time to time and at all time hereafter, execute and sign or caused to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing, assuring and effectually transferring the said Flat and the said Shares unto and to the use of the Transferee forever.
- f) The Transferors shall be liable to pay property taxes, any tax liability, outgoings, maintenance charges and other statutory expenses payable in respect of the said Flat till handing over the vacant and peaceful physical possession of the said Flat to the Transferee.
- g) That the Transferee, upon possession of the said Flat, shall be entitled to peacefully hold, possess, occupy and enjoy the said Flat without any claim or demand whatsoever from the Transferors or any person or any persons lawfully or equitably claiming by, from, under or in trust for the Transferors.

22/10/2018
Datta: H. H.

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applicable rates under the Income Tax Act, 1961, the Transferee shall issue the TDS Challan within 7 (seven) days from the date of registration of this presents. The Transferee shall issue necessary documentation as applicable under Income Tax Act.

- d. And a balance sum of **Rs.40,00,000/- (Rupees Forty Lakh Only)** shall be payable by the Transferee to the Transferors towards the Purchase of the said Flat by availing housing loan from a Bank/Financial Institution or by self on or before 31st January 2025, provided the Transferors produce all the original title deeds/documents (as and when demanded by the Transferee's Bank), Mortgage NOC issued by society and any other documents required by the Transferee for availing housing loan from bank. Time is the essence of this contract



It is mutually agreed by and between the parties that the Transferors shall hand over vacant, quiet, peaceful and physical possession of the said Flat on full and final consideration amount made by the Transferee.

Provided that in the event the Transferee herein fails to pay the balance consideration as mentioned in para 1 (d), then the Transferee is liable to pay interest @18% p.a on the balance consideration amount till realization of the full and final consideration amount into the Transferor's Bank Account.

Provided that in the event the Transferors herein fail to handover the vacant and peaceful physical possession of the said Flat after receiving full and final consideration amount, then the Transferors are liable to pay interest @18% p.a. on the entire consideration till handing over the vacant and physical possession of the said Flat.

2. **The Transferors hereby covenants with the Transferee as follows:-**

- a) That the Transferors are entitled to the beneficial interest in and upon the said Flat and the said Shares hereby agreed to be transferred and sold and no other person/s has/have any share, right, title, interest, claim or demand of any nature whatsoever in and upon the said Flat and the said Shares and the Transferors have good right, full power and absolute authority to transfer and sell the same to the Transferee.

Handwritten signatures and names of the Transferors.

Handwritten signature of the Transferee.

h) The Transferors shall give full co-operation to the Transferee to get the approval of the said society for transfer of the said Flat and the said Shares in the name of the Transferee and the admission of the Transferee as member of the said society.

2. The Transferee hereby covenant with the Transferors as follows:

i) From and after the date of taking over possession of the said Flat, the Transferee shall regularly pay to the said society his contribution of all taxes and outgoings including electricity/MGL charges payable in respect of the said Flat.

ii) On being admitted as member of the said society to duly observe, perform and abide by the rules, regulations and bye-laws of the said society from time to time in force.

4. The Transferors shall handover all the Original Documents/Title Deeds pertaining to the said Flat against payment made as mentioned in Para 1 (d).

5. The Transferors shall handover vacant, quiet, peaceful and physical possession of the said Flat to the Transferee herein as mentioned in Para 1 (e).

6. The Transferors shall apply and inform in the prescribed forms to the said Society for transferring the said Flat and the said Shares to the Transferee on receiving the full and final consideration.

7. It is agreed by and between the parties hereto that the Transferee alone shall be liable to pay stamp duty and registration charges for the purchase of the said Flat in her favour and the Transferors shall not be liable to pay any such expenditure.

8. The transfer charges payable to the said Society for the purpose of transfer of the said Flat to and in favour of the Transferee shall be borne and paid by the Transferors and the Transferee in equal proportions.

9. It shall be lawful for the Transferee from time to time and at all times, on payment of full and final consideration as stated above to peacefully and quietly hold, enter upon, have, occupy, possess and enjoy the said Flat hereby granted and transferred with its appurtenances and receive the

M. Datta
D. Datta

Datta H. & C

Asst. Secy

profits thereof and of every part thereof to and for Transferee own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Transferors or by any person or persons lawfully or equitably claiming by, from, under or in trust for Transferors.

10. The Transferee shall not be called upon by the Transferors to make additional payment of any other sum of money other than that have been expressly agreed upon in this presents.

11. The Transferee shall lodge the present agreement before the concerned Registrar of Assurances and the Transferors shall admit their signature on the said agreement before the said Authority within the prescribed time limit as per law.

12. This Agreement shall operate as Sale Deed upon payment of the full and final consideration made by the Transferee to the Transferors.

13. The Transferee is woman hence liable to avail 1% stamp duty as per order passed by Revenue & Forest Department, under serial No. Mudrank-2021/UOR.12/CR.1071M-1 (Policy) on dated 31st day of March, 2021.

14. This Agreement for Sale has been executed in Mumbai as the property is situated in Mumbai and the payments are made in Mumbai hence it is subject to Mumbai Jurisdiction only.

THE SCHEDULE ABOVE REFERRED TO:

Flat No. H/101, area admeasuring 418 Sq. ft. Carpet, on the 1st Floor, in the 'H' Wing, in the Building known as "Gokul Nagari" of Gokul Nagari - II (H) Co-operative Housing Society Limited, situated at Surya Village, Western Express Highway, Kandivali (E), Mumbai - 400 101, on the land bearing C.T.S. No. 799-C of Village Poisar, Taluka Borivali, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

Mudalali
Mudalali
Dattam H.M.

Asst. Secy

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands, the day, month and year first hereinabove written.

SIGNED SEALED AND DELIVERED
By the withinnamed TRANSFERORS
MR. NIRANJAN NARSIDAS DATTANI
P.A.No. AAAPD7654H

N. Dattani



MRS. HANSA NIRANJAN DATTANI
P.A.No. AJLPD8220D

Dattani H.N



MR. JITEN NIRANJAN DATTANI
P.A.No. AFPPD4380N
Through his Constituted Attorney
Mr. Niranjana Narsidas Dattani

In the presence of:

1. *[Signature]*
2. *[Signature]*



N. Dattani



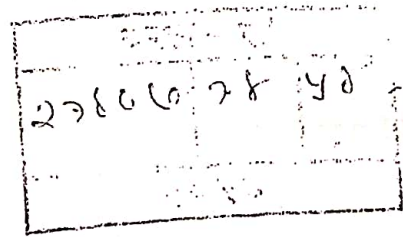
SIGNED SEALED AND DELIVERED
By the withinnamed TRANSFEREE
MRS. ANILA SHAILESH BHISE
P.A.No. ANGPB2300P

A. Bhise



In the presence of:

1. *[Signature]*
2. *[Signature]*





बृहन्मुंबई महानगरपालिका
BRIHANMUMBAI MAHANAGAR PALIKA

NO. CHE/9279/BP (WS) /AR

- 6 MAY 1997

TO:

Shri Uday H. Shah,
C.A. to Owner.

Sub : Permission to occupy the completed bldg.
No. II on plot bearing C.T.S.No.799-C of
village Poisar, situated at East of W.E.
Highway, Kandivali (E) in R/S Ward.

Ref : Your letter dtd. 19.4.1997

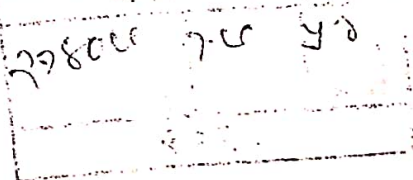
Sir,

The development work of bldg.No.II, comprising of Wing-H comprising of Ground + 7 floors on plot bearing C.T.S.No.799-C of village Poisar, situated at East of W.E.Highway, Kandivali (E), completed under the supervision of Shri Sanjay B. Shah, Lic.Surveyor having Licence No.S/372, Shri H.G.Gokani, Lic.Struct.Engineer having Licence No.G/31, may be occupied on the following conditions :-

- (1) That the certificate u/s 270A of B.M.C.Act shall be obtained from A.E.W.W.R/S and a certified copy of the same shall be submitted to this office.
- (2) That the water supply for premises for which occupation is granted shall be restricted as per policy and no complaint for short supply of water shall be entertained in future.
- (3) That the Co-Op.Hsg.Society shall be formed and registered within six months from the date of issue hereof, or before B.C.C., whichever is earlier.
- (4) That the completion certificate of S.W.D. for entire layout shall be submitted before B.C.C. or before requesting occupation of any bldg.in sector-D, whichever is earlier.
- (5) That on receipt of final orders from U.D.C., the amended plans showing distinctly the flats handed over to Govt.Nominees in this bldg., shall be submitted.

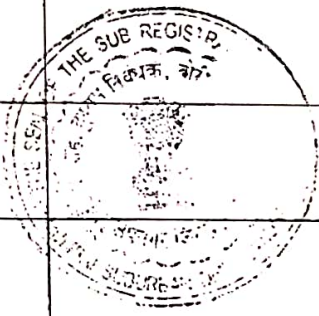
Yours faithfully,

[Signature]
Executive Engineer Bldg.Prop. (WS) '1



Memorandum of the transfers of the within mentioned shares

Sr. No.	Date of General Body Managing Committee Meeting at which transfer was approved	To whom transferred	Sr. No. in the shares Regd. at which the transfer of shares held by the transferor are registered	Sr. No. in the shares Regd. at which the name of the transferee is recorded	Signature of office bearer (Secretary/Committee Member)
1	20-9-98	MR. NIRANJAN N. DATTANI MRS. HANSA N. DATTANI	I/118	I/118	<i>[Signature]</i>
1	29/11/23	MR. NIRANJAN N. DATTANI MRS. HANSA N. DATTANI MR. JITEENIRANJAN DATTANI	69	132	<i>[Signatures]</i>
3					
4					
5					
6					
7					
8					
9					
10					



27801-2846

GOKUL NAGARI-II (H) CO-OP. HSG. SOC. LTD.

Regn. No.: MUMWR/HSG/TC/13562/2006-07 CTS No. 759C

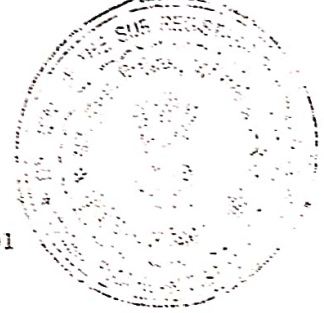
Surya Village, Western Express Highway, Kandivali (East), Mumbai - 400 101.

Ref. No. _____

Date : _____

Date: 14/12/2024

To,
MR. NIRANJAN NARSIDAS DATTANI
MRS. HANSA NIRANJAN DATTANI
MR. JITEN NIRANJAN DATTANI
H/101, Gokul Nagari II (H) Co-op. Housing Society Ltd,
Thakur Village, Kandivali (east)
Mumbai: 400101



Ref: - Your Application Received On 14/12/2024.

Subject: - No Objection Certificate For sale of Flat No. H/101

Sir,

This is to certify 1) Mr. Niranjan Narsidas Dattani 2) Mrs. Hansa Niranjani Dattani And 3) Mr. Jiten Niranjani Dattani are the owners of Flat No. H/101, area admeasuring 418 Sq. ft. Carpet, on the 1st Floor, in the 'H' Wing, in the Building known as "Gokul Nagari" of Gokul Nagari - II (H) Co-operative Housing Society Limited, situated at Surya Village, Western Express Highway, Kandivali (E), Mumbai - 400 101.

This is with reference to your application received on 14/12/2024 for the issuing No Objection Certificate for the selling the aforesaid Flat to **MRS. ANILA SHAILESH BHISE**.

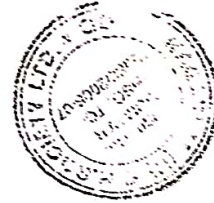
In respect of the same society has No Objection for selling the above mentioned Flat.

Transfer of flat or transfer of share certificate will be subject to the completion of formalities AND Rules and Regulation as per the Maharashtra co-op. Act 1960

Thanking you,

FOR GOKUL NAGARI II (H) CO-OP.HSG.SOC.LTD.

HON.SECRETARY/CHAIRMAN/TREASURER



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये यथावण्यास आलेले मालमत्ता कराचे देयक.

गिफ्ट क्रमांक RC1806902210000	मालमत्ता करवर्ष 2022-2023	प्रत्येक क्रमांक 202210BIL16436522 202220BIL16436523	देयक दिनांक 01/10/2022
मालमत्ता करवर्ष : GOKUL NAGARI II		प्रकार - Asstt. Assessor & Collector, R Central Ward, Municipal Office Building, F. P. 44, T. P. S. No. 1, Chandavarkar Road, S. V. Road, Borivali (West), Mumbai - 400 092.	
G II CHS, SURYA VILLAGE, W. E. HIGHWAY BORIVLI EAST MUMBAI 66		ईमेल - aacrc.ac@mcmg.gov.in दूरध्वनी क्र. 022 2890 3944	

मालमत्ता कराने अर्जा क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्ता करवर्ष, करदात्याचे नाव
RN-89/6(47-48A) TIWAL APADA BORIVALI (E) HOUSE GOKUL NAGAR II F. G. H WINGS, SHRI GULABRAI RAMAJI GIRDHAR

प्रकार परिशिष्टीकरण दिनांक: 16/02/1996	जलस्रोतणी क्रमांक:	एकूण भाडवली मूल्य: ₹ 338840820
एकूण जोरवली मूल्य: ₹ Thirty Three Crore Eighty Eight Lakh Forty Thousand Eight Hundred Twenty Only		
दि. 31/03/2010 या तारखेपर्यंतची एकवर्षी ₹ 0	दि. 01/04/2010 ते 31/03/2022 या तारखेपर्यंतची एकवर्षी ₹ 387500	
दिनांक आरंभ: 01/04/2022	ते 31/03/2023	

कराचे नाव	01/04/2022	ते 30/09/2022	01/10/2022	ते 31/03/2023
मालमत्ता कर		115798		115798
गुंडा		0		0
जलस्रोत कर		72753		72753
जि. कर		0		0
मालमत्ता कर		45163		45163
मालमत्ता कर		42442		42442
मालमत्ता कर		35776		35776
मालमत्ता कर		3623		3623
मालमत्ता कर		2121		2121
मालमत्ता कर		53954		53954
मालमत्ता कर		371630		371630
मालमत्ता कर		0		0
मालमत्ता कर		0		0
मालमत्ता कर		1		0
मालमत्ता कर		371629		371630
मालमत्ता कर		0		0
अंशनी रकम	₹ Three Lakh Seventy One Thousand Six Hundred Twenty Nine Only		₹ Three Lakh Seventy One Thousand Six Hundred Thirty Only	
अंशनी दिनांक	31/12/2022		31/12/2022	

"To make payment through NEFT:
IFSC - SBIN0008300, Beneficiary A/C No:- MCGMPTRC1806902210000, Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 152अ अन्वये, अर्थद बांधकामावर मालमत्ता कर व शास्त्री वसतिगृह व ती भोगकर करणे, घांफ, असे अर्थद बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात अनेतोपर्यंतच्या कोणत्याही फालाघधीसाली विनियमित झाले असे मालमत्ता करवर्षास लागू जाणारे तऱ्हे.



महाराष्ट्र आग प्रतिबंधक व जीव संरक्षण उपाययोजना अधिनियम 2006 मधील तरतुदीनुसार, इमारतीचे मालक / भोगवटदार यांनी अधिप्रतिबंधक व अधिशमन यंत्रणा सुस्थितीत असल्याचे 'प्रपत्र-ब' अधिशमन द्यास प्रतिवर्षी जानेवारी व जुलै मध्ये मादर करावे.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154 (1 ड) चा अंतर्भाव होण्यासोद्य त्रारी करण्यात येत आहे.

Prof
महेश पाटील
करनिर्धारक व संकलक



User Category :- rRnRC

29804 27 48



-: नोंदणीचे प्रमाणपत्र :-

एमएम/डक्यू आर/एचएसजी/टीसी/ १३५६२ /२००६-०७/सन ०६

तः प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की

वाकळ नमरी-२ (एच) को ऑपरेटिव्ह हौसिंग

कम्पायटी लिमिटेड

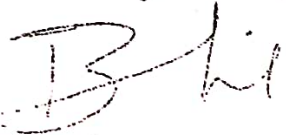
वाळू व्हीलज, पश्चिम द्रुतगती मार्ग,

कांदीवली (पु) मुंबई ४०० १०१,

वाळू भद्रगाष्ट सहकारी संस्थाने अधिनियम १९६० मधील
१९६१ चा महाराष्ट्र अधिनियम क्रमांक (२४) कलम २ (१)
नुसार तयार केलेली आहे.

अग्निनिर्दिष्ट अधिनियमान्वय कलम १२ (१) अन्वये गृहनिर्माण
संस्था नियम १९६१ मधील नियम क्रमांक २० (१) अन्वये
गृहनिर्माण संस्था

अनुन उपवर्गीकरण "भाडेकरु सहभागीदारी गृहनिर्माण संस्था "


रही (पी एस अहिरे)

हस्ता

६/२००६

२७६० २२ ५४

MUM. 170-04-15, 00, 000.

Office of the
Ex. Eng. Bldg. Prop. (W.S.) P. D. N. Wankar
Dr. Dattatraya Anandkar Market Bldg.
Chandivali (West), Bombay - 400 067.

General Notice No. 107

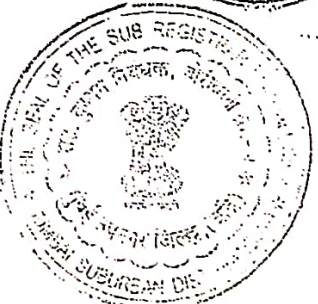
बृहन्मुंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER BOMBAY
NO. CHB/9282/BP (WS) /AR - 6 MAY 1997.

To: Shri Uday H. Shah,
C.A. to Owner.

Sub: Permission to occupy the completed bldg. on plot bearing C.T.S.No.799-A, Poisar situated at W.E.Highway, Kandivali (E) in South Ward.
Ref: Your letter No.SBS/2097 dt.19.4.97

The development work of bldg. comprising of Wing-A & B, comprising of Ground + 7 floors on plot bearing C.T.S.No.799A of village Poisar, situated at East of W.E.Highway, Kandivali (E), completed under the supervision of Shri Sanjay B. Shah, Lic. Surveyor having licence No.S/372; Shri H.G.Gokani, Lic.Struct.Engineer having licence No. G/31; may be occupied on the following conditions:-

- 1) That the certificate u/s 270A of B.M.C. Act shall be obtained from A.E.W.W.R./North and a certified copy of the same submitted to this office.
- 2) That the water supply for premises for which the water supply shall be restricted as per policy and no complaint shall be entertained in future.
- 3) That the Co-Op.ing. Society shall be formed within six months from the date of issue hereof, or earlier.
- 4) That the completion certificate of E.W.D. of entire plot shall be submitted before B.C.C. or before requesting occupation for bldg. in Sector-D whichever is earlier.
- 5) That on receipt of final order from C.A.U.L.C. the amended plan showing details of the flats handed over to Govt. Nominees, in this bldg. shall be submitted to the Executive Engineer.



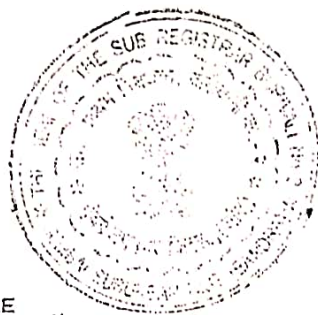
बदर-५
२२ ए/१२
२००४
Executive Engineer

बदर-५/१
२२ ए/१२
२००४

बदर-५/१
२२ ए/१२
२००४

बदर-२/१
२२ ए/१२
२००४

Handwritten notes and stamps at the top of the page, including a circular stamp of the Sub-Registrar's Office and the signature of the Registrar.



AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai this 13th day of August One Thousand Nine Hundred and Ninety Eight : BETWEEN: MR. R. K. SHARMA & MRS. PREETI R. SHARMA both of Mumbai, Indian Inhabitants, presently residing at, Flat No. 101/H. Ekal Nagar 11, W.E. Pindray, Borivali (E), Mumbai 400 066 hereinafter collectively called "the Vendors", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators, legal representatives and permitted assigns) of the One Part: AND MR. NIRANJAN N. DATTANI & MRS. HANSA N. DATTANI, both of Mumbai, Indian Inhabitants, addressed at, C/o. Omni Chemicals, 310/312, Sambal Street, Room No. 20, 2nd Floor; Mumbai 400 003 hereinafter collectively called "the Purchasers", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators, legal representatives and permitted assigns) of the Other Part:

Handwritten initials and notes: *MR. B. D. H. M. J.*

Handwritten initials and notes: *MR. B. D. H. M. J.*

Rectangular stamp containing the numbers 29806, 21, and 2023, along with handwritten initials.

Handwritten signature: *H. N. D.*

महाराष्ट्र राज्य ३३ ए.ए.

सन १९ ए.च. ६०/११/११ महाराष्ट्र
... ..
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Shirayandi Dattam

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Shirayandi Dattam

Shirayandi Dattam

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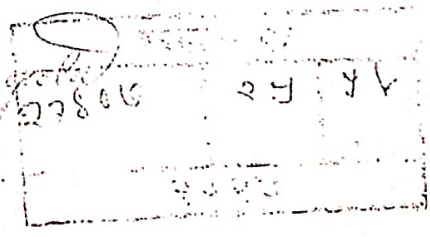


१)
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२)
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१) Shirayandi Dattam
२) Dattam H.M.

Shirayandi Dattam



नाम - General ...
 ...
 ...

पंजीकृत नं: १) पोयस्तर

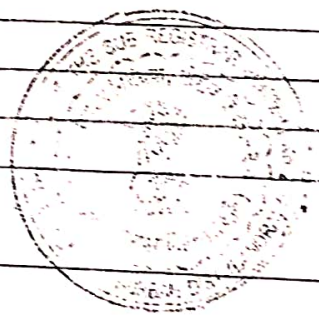
(1) क्षेत्राचे नाव: उद्योग
 (2) क्षेत्राचे क्षेत्र: ...
 (3) क्षेत्राचे क्षेत्र: ...
 (4) क्षेत्राचे क्षेत्र: ...
 (5) क्षेत्राचे क्षेत्र: ...

(6) क्षेत्राचे क्षेत्र: ...
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(9) क्षेत्राचे क्षेत्र: ...
 (10) क्षेत्राचे क्षेत्र: ...

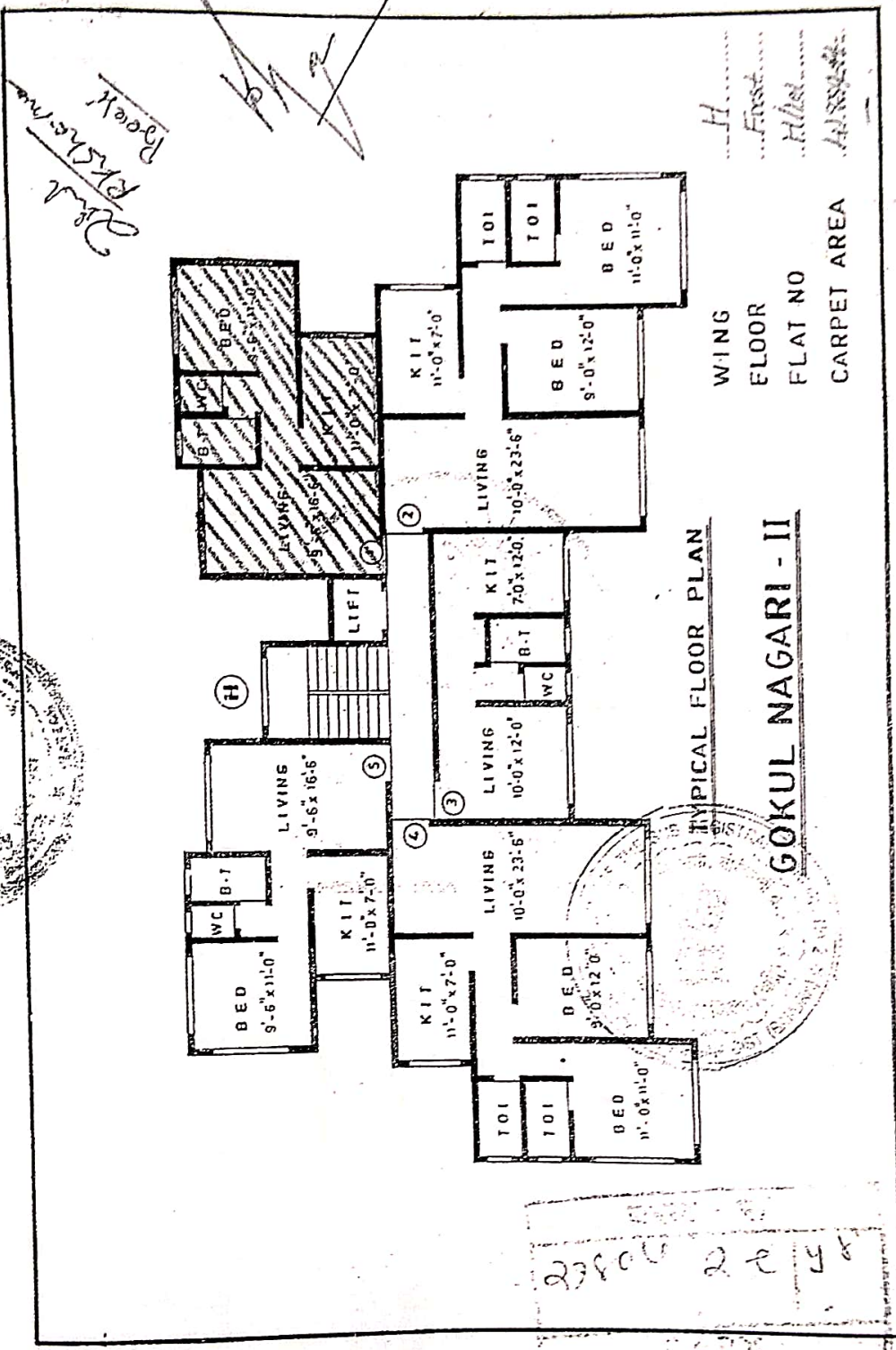
(11) क्षेत्राचे क्षेत्र: ...
 (12) क्षेत्राचे क्षेत्र: ...
 (13) क्षेत्राचे क्षेत्र: ...

(14) क्षेत्राचे क्षेत्र: ...
 (15) क्षेत्राचे क्षेत्र: ...



मूद्रांक शुल्क आकारताना निदेशलेला अनुच्छेद -
 If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.

27800 22 yr
 2018



Handwritten notes:
Back
Back

WING H
FLOOR First
FLAT NO H/Hist
CARPET AREA 111.85/111.85

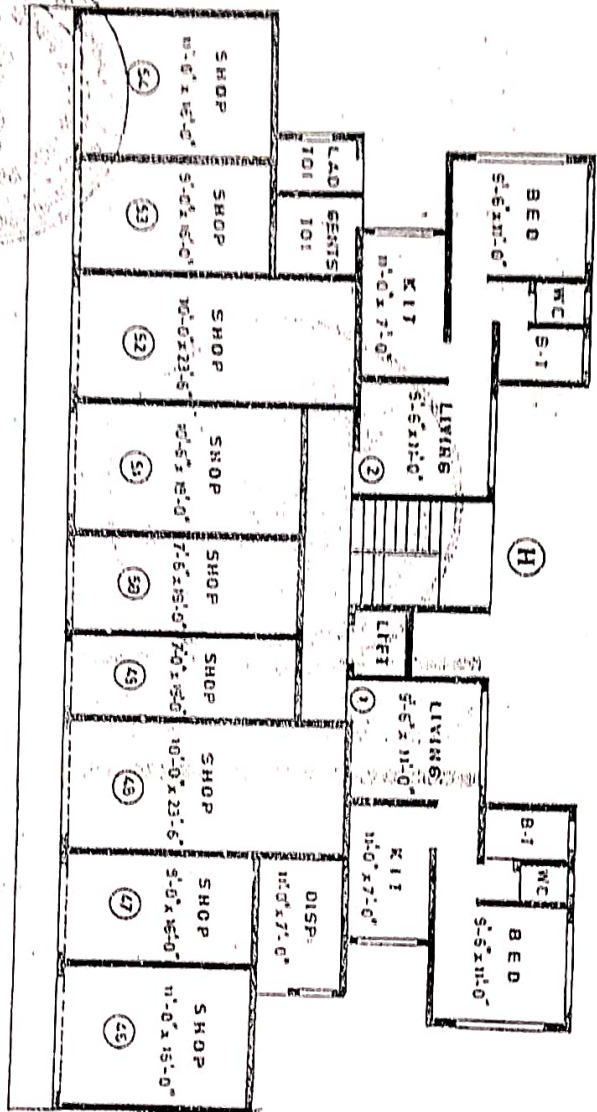
TYPICAL FLOOR PLAN
GOKUL NAGARI - II

23800 2248



GROUND FLOOR PLAN
GOKUL NAGARI-II

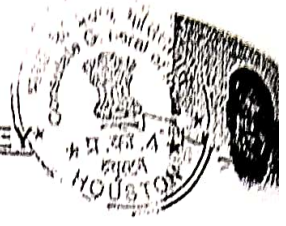
WING
FLOOR
FLAT NO
SHOP NO
CARPET AREA



45	11'-0" x 15'-0"	20
47	5'-0" x 15'-0"	20
48	10'-0" x 23'-6"	20
49	7'-0" x 15'-0"	20
50	7'-5" x 15'-0"	20
51	12'-5" x 12'-0"	20
52	10'-0" x 22'-6"	20
53	5'-0" x 15'-0"	20
54	10'-0" x 15'-0"	20



NOTARIAL
REG. SR. NO
1055/1207

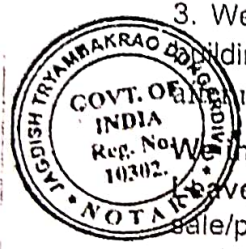


GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME We, Jiten Niranjan Dattani, son of Niranjan Narsidas Dattani, aged 45 years, Indian Inhabitant, residing at 117 Walking Horse Way Cedar Park TC 78613, USA and H-101 Gokul Nagari - II, Western Express Highway, Kandivali East, Mumbai 400101 and holder of Indian Passport No. 22163207 at Houston and Poonam Jiten Dattani, Daughter of Rajneesh Menon, wife of Jiten Niranjan Dattani, aged 53 years, Indian Inhabitant, residing at 117 Walking Horse Way Cedar Park TC 78613, USA and H-101 Gokul Nagari - II, Western Express Highway, Kandivali East, Mumbai 400101 and holder of Indian Passport No. P1532457 at Houston hereby SEND GREETINGS.

WHEREAS We are having ownership of various properties

1. Flat being H-101 Gokul Nagari II, Western Express Highway, Kandivali (East) Mumbai 400 101 (Herein after referred to as "Property 1")
2. Flat being No. A0601 on the 6th Floor of the building known "Hill Grange" Situates at Hiranandani, Ghodbunder Road, District-Thane (Herein after referred to as "Property 2") having acquired the said flat under registered Agreement dated 5-12-2002 with builder and have obtained possession of the said flat from the said builder.
3. We are in the process of acquiring another Flat being no. 2505 in the Building Summit, Datta Pada Road, Borivali (East) Mumbai 400.066 (Herein referred to as "Property 3")



We intend to sell property 1 / purchase property 3 / give Property 2 on Leave and License basis. For that purpose the agreement of sale/purchase / Leave and License is required to be executed and we are unable to look after and attend to the day to day work and affairs of various matters including transactional activities for the said 3 properties and therefore, We are desirous of appointing our father / father-in-law **NIRANJAN NARSIDAS DATTANI** of Mumbai Indian Inhabitant residing at H-101 Gokul Nagari - II, Western Express Highway, Kandivali East



27806 - 524
Dattani

Mumbai, to be our true and lawful attorney in all our matters to act for us and on our behalf.

NOW KNOW YE AND ALL THESE PRESENTS WITNESSETH that We, **Jiten Niranjani Dattani and Poonam Jiten Dattani** do hereby nominate constituted, make and appoint our Father/ Father-in-law the said **Niranjani Narsidas Dattani** to be our true and lawful attorney in fact and at law and to act in our name or on our behalf to do, perform, carry out and exercise all or any of the following acts, deeds, matters, things, powers and authorities that is to say: -

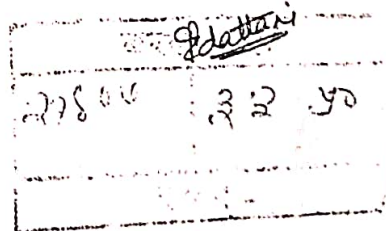
1. To contract with any person for selling of Property 1, our said attorney shall deem fit, and let Property 2 on lease and execute any Transactions for Property 3 purchase and for the purpose to make and execute any lawful deeds, writings or instrument whatsoever, if any which shall be necessary or proper in that behalf.
2. To present and lodge in the office of the Sub-Registrar of Assurances and /or other concerned Sub-Registrar and to admit execution of the said Agreement to be executed and to do all acts and things necessary for effectively registering the said agreement for sale or Leave and License of Property 1 and 2 and Purchase of Property 3..



3. TO pay or allow all taxes, rates, assessments, charges, expenses and other payments and outgoings whatsoever due and payable or to become due and payable for on account of all the properties.

4. TO APPEAR before any and all various tax authorities including income-tax, wealth tax, and other authorities, any government or Municipal or local authority on our behalf and to represent and act on our behalf in any matter which We may be concerned make submissions and carry-on correspondence.

J. N. Dattani



GENERAL STAMP OFFICE
FORT, MUMBAI
169765
OCT 14 2021

5. TO ASK, demand, sue for, recover and receive from any person, firm, body or company all sums of moneys and/or compensation in respect of the said properties and upon receipt thereof or any part thereof to make, sign, execute and deliver such receipts, releases and discharges for the same respectively as our said Attorney shall think fit or be advised.
6. TO ATTEND to look after and attend all meetings called by the said societies and/or the Builders in relating to our said properties.
7. TO COMMENCE, prosecute, institute, defend, oppose or appeal in all actions and legal proceedings, including appeals, reviews and revisions whether civil, criminal original or appellate in any courts or Tribunals and also including all proceedings before the Collector of Mumbai and/or Mumbai Suburban District, Collector or Dy. Collector or any other Revenue Authorities and/or Municipal, police, Revenue, Public Works, Registration Authorities and before the Income Tax, Wealth Tax, and also before all Magistrates or Judicial and Revenue officers or other officers, or officers and to issue or accept service of all writs or proceedings or process and to do all acts and things as may be necessary in connection therewith.



8. TO SIGN, shall execute, initial, deliver and register all forms writings, papers, including income tax forms, wealth tax forms, and writings of any nature whatsoever as may be necessary or required for and on our behalf.

9. TO SIGN, verify, declare, affirm, make and present all necessary plaints, petitions, written statements, vakalatnamas, Appearances, affidavits, declarations, memorandum of appeals, applications forms, statements complaints, submissions and other proceedings whatsoever.



J. N. Lattai

Lattai

27/05/2018

1028

10. TO NOMINATE, appoint and engage Advocates, Solicitors, Income Tax Practitioners, Chartered Accountants, Architects, Engineers and/or agents if and when required and to sign and give warrants or vakalatnamas or other necessary authorities in their favor and such other authorities as may be required and from time to time to revoke the same and to pay their remuneration including special fees and charges

11. TO ATTEND to and represent me in all Courts of law including the Courts of Small Causes, City Civil Courts, High Courts, Supreme Court or any other Courts and in all Tribunals, Commissions, examinations or any authorities whether judicial, quasi-judicial or administrative whether statutory or otherwise and in all central of state government departments and in the offices of the Registrar, Sub-Registrar, Collectors, Deputy Collectors or the Additional Collectors or land revenue or any other revenue or other Authority including the District Inspector of Land Records Office and the City Survey Offices and all Municipal offices or appropriate police stations or police officers or police departments as occasion shall arise or as may be necessary or required from time to time in connection with our affairs and properties in which we may be interested in.

12. TO PAY and discharge all our just and lawful debts and liabilities including income-tax, wealth-tax, and those relating to our said flat and or an of our immovable and movable properties our household and other necessary expenses and our affairs.



TO APPLY for carry on correspondence, initial, receive and retain copies of the returns of income-tax, wealth-tax, assessment orders and other papers of any kind or nature which may be necessary required.



J. N. Jostain

Abhattani

27806 124148

14. TO ATTEND before and to represent me before any officer or authority of the Government, the Municipal Corporation of Greater Mumbai, Thane Municipal Corporation, The Collector of Mumbai, Registrar, Sub-Registrar of Assurances, Registrar of Firms and other officers in their offices and before all Revenue, Municipal, Public or other officers as occasion shall arise for any purpose or in connection with our affairs and properties or in which WE may be interested.

15. AND GENERALLY, to do, execute and perform any or all acts, deeds, matters and things which ought to be done and performed by me in relation to any of our properties, and affairs or as fully and effectively in all respects as we ourselves could have done, if personally present.



16. AND WE do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our Attorneys as aforesaid shall lawfully or purport to do under by virtue of these presents.

IN WITNESS WHEREOF We, the said Jiten Niranjani Dattani and Poonam Jiten Dattani have hereunto set and subscribed our hands at this 20th day of September Two Thousand and Twenty One.

SIGNED AND DELIVERED by

The withinnamed:

Jiten Niranjani Dattani

Poonam Jiten Dattani

In the presence of



J. Niranjani



Dattani

29806 36 93
2021

N. Dattani

I Shri.

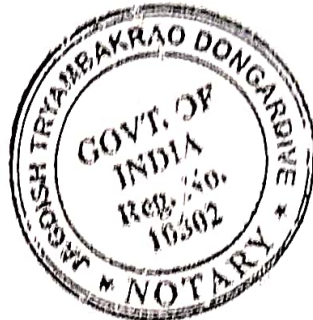
SIGNATURE (NND)

Niranjan Dattani Attorney
abovenamed do hereby accept
Power of Attorney given to me and
Identity of our signature subscribe our

this
by way of confirmation thereof and
signature hereto.



Identified by *M. Menon*
BEFORE ME



16 OCT 2021

JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY (GOVT OF INDIA)
Ganesh Chawl Committee, Krandi Nagar,
Zopadpatti, Akurli Road, Kandivall (East),
Mumbai - 400101.

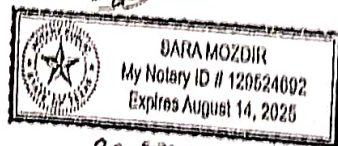
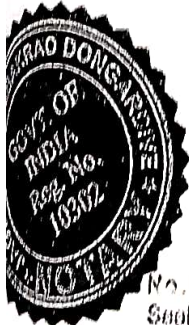
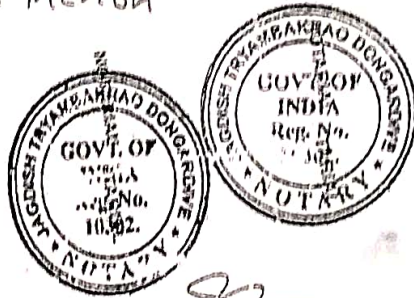
Stamp of the notary with NOTARIAL stamps.

Witness 1 :

Mrs. Kamlesh Menon

Witness 2 :

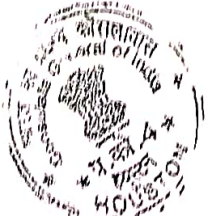
D. Menon



20 SEPTEMBER 2021

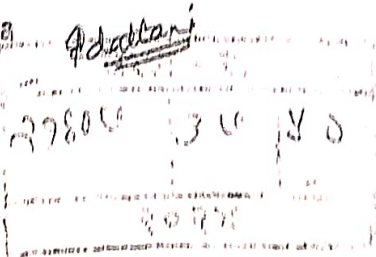
No. HOU/CONS/ 4874/2021
Said and Signature of notary public attested.
No Responsibility is accepted by this Consulate
General for the contents of this document.

SEP 28 2021



Shakuntala Kalra
Vice Consul
Consulate General of India
Houston

J. M. Dattani



आयकर विभाग
INCOME TAX DEPARTMENT
NIRANJAN NARSIDAS DATTANI



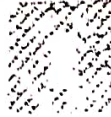
भारत सरकार
GOVT. OF INDIA

NARSIDAS DATTANI

28/07/1947
Permanent Account Number
AAAPD7654H

N. Dattani

Signature



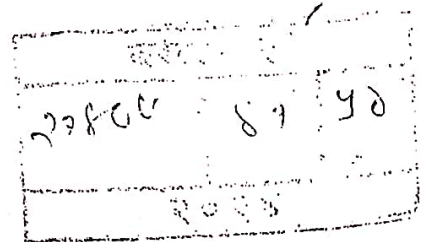
10092010

N. Dattani

इस कार्ड को खोले - कहीं का कूड़ा कूटने के लिए
आयकर सेवा सेंटर, एन एन टी यू
मैटली नजीक राधाकर केवरी
मॉडर्न टेलिफोन एक्सचेंज के पास में।
बानेर, पुणे - 411 045

*If this card is lost, someone's lost card is found,
please return it to:-
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
New Baner Telephone Exchange,
Baner, Pune - 411 045*

Tel: 91-20 2721 8080, Fax: 91-20-2721 8081
e-mail: nsdl@nsdl.co.in





भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India
 Enrollment No.: 0535/10182/03135

To
 Niranjn Narsidas Dattan
 Flat No. H-101, Gokul Narsari II Western Express
 Highway
 Near Dattani Park Dattani Park
 Kandwali East
 Kandwali East
 Mumbai Mumbai
 Maharashtra 400101
 9820132749

Niranjn



09/12/2012

ME598680105FH



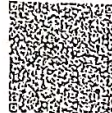
आपका आधार क्रमांक / Your Aadhaar No. :

3364 0406 3305

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India
 Niranjn Narsidas Dattan
 DOB : 28/07/1947
 Male



3364 0406 3305

मेरा आधार, मेरी पहचान

201806 8298
 2018

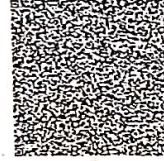
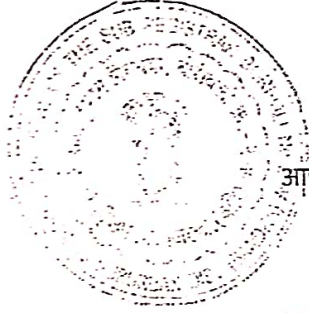


भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

नामांकन क्रम / Enrollment No.: 0635/10182/35496

To
 जितेन निरंजन दत्तानी
 Jiten Niranjan Dattani
 H-101 GOKUL NAGARI 2
 W E HIGHWAY KANDIVALI EAST
 Mumbai
 Kandivali East
 Borivali Mumbai Suburban
 Maharashtra
 400101
 9870132749
 108441060
 ME864418600FH

12/10/2019



आपका आधार क्रमांक / Your Aadhaar No. :

8819 3625 4711

मेरा आधार, मेरी पहचान



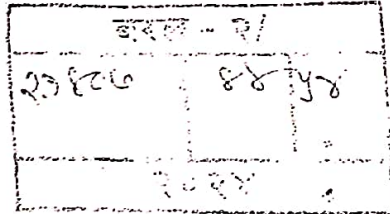
भारत सरकार
 Government of India

जितेन निरंजन दत्तानी
 Jiten Niranjan Dattani
 जन्म तिथि / DOB : 20-04-1976
 पुरुष / Male



8819 3625 4711

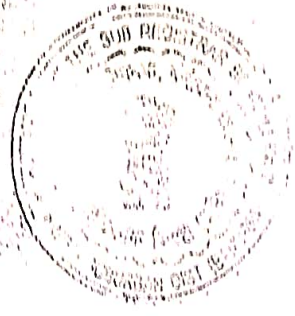
मेरा आधार, मेरी पहचान



आयकर विभाग
INCOME TAX DEPARTMENT
ANILA SHAIKSHI DHIRE
BUNIL NARIHAR CHITMB
03/04/1070
Permanent Account Number
ANGPB2300P
A. Shukla
Signature

ASB/1070

In case this card is lost /found, kindly inform /return to
Income Tax PAN Services Unit, UTISL
Plot No. 3, Sector 11, CDD Belpur,
Navi Mumbai - 400 614.
यदि कार्ड के खोने/पाने पर सूचना सूचित करें/वापस करें :
आयकर सेवा सेना यूटीएसएल
प्लॉट नं. 3, सेक्टर 11, सीडीडी बेलपुर
नवी मुंबई-400 614.



20800 84 88



भारत सरकार
Government of India



अनिता बिहारी
Anila Bhatia
जन्म तारीख / DOB: 03/04/1979
लिंग / GENDER: FEMALE



8461 4015 6179

मेरा , मेरी पहचान

Anila



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: अनिता बिहारी, 202 प्रभातमेश विहार बिल्डिंग नं. 1, थकुर
जमीनवा, लोडव भुवानी जंक्शन, बोरिवली पूर्व, मुंबई, महाराष्ट्र,
400068

Print Date: 10/03/2021

Address: SH/ALES/1 BHISL, 202
PRATHAMESH VIHAR BUILDING NO 1,
THAKUR COMPLEX, NEAR HOTEL
SURABHI, BORIVALI EAST, Mumbai,
Mumbai Suburban, Maharashtra, 400068



8461 4015 6179

☎ 1947

✉ help@uidai.gov.in

🌐 www.uidai.gov.in

वर्तमान - २१		
२७४०८	४०५४	
१०२३		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA




स्थायी संख्या कार्ड
Permanent Account Number Card
JCTPS8143G

नाम / Name
RAJAN SALIKRAM SHARMA

पिता का नाम / Father's Name
SALIKRAM SHARMA

जन्म की तिथि / Date of Birth
07/04/1999


हस्ताक्षर / Signature



397-11-2019
27800 80 98
4072

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
JCTPS8143G



नाम / Name
RAJAN SALIKRAM SHARMA

पिता का नाम / Father's Name
SALIKRAM BHARMA



जन्म की तारीख / Date of Birth
07/04/1999

हस्ताक्षर / Signature




बराब - २/		
२१४०५	४६	५४
२०२४		

भारत सरकार
GOVERNMENT OF INDIA

शान्तराम हरिभाऊ शिंदे
Shantaram Haribhau Shinde
जन्म वर्ष / Year of Birth : 1974
पुरुष / Male




7087 9934 2664

आधार - सामान्य माणसाचा अधिकार



आधार
आधार प्राधिकरण
AUTHORITY OF INDIA



पत्ता ए/३०३, गोकुळ हरिष्यजन, गोकुळ
कॉन्कार्ड टॉवर जबळ, ठाकूर विनेज,
कांदिवली पूर्व, मुंबई, महाराष्ट्र, 400101

Address: A/303, Gokul Horizon,
Near Gokul Concord Tower,
Thakur Village, Kandivali East,
Mumbai, Maharashtra, 400101

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

पत्रे - २/		
२७८०८	५९	५४
२०२४		

57/21407

बुवार, 27 डिसेंबर 2024 9:39 म.पू.

दस्त गोपवारा भाग-1

बरल-2

दस्त क्रमांक: 21407/2024

दस्त क्रमांक: बरल-2 /21407/2024

बाजार मुल्य: रु. 79,06,006/-

मोबदला: रु. 80,00,000/-

रलेले मुद्रांक शुल्क: रु.4,00,000/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

डु. नि. सह. दु. नि. बरल-2 यांचे कार्यालयात

पावती:23000

पावती दिनांक: 27/12/2024

अ. क्रं. 21407 वर दि.27-12-2024

सादरकरणाराचे नाव: अनिला शैलेश भिसे -

रोजी 9:37 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1080.00

पृष्ठांची संख्या: 54

एकुण: 31080.00

दस्त हजर करणाऱ्याची सही:

सह. दु. नि. का-बोरीवली
 एस. टी. साळवे

दुय्यम निबंधक, बोरीवली - २,
 दस्ताना प्रकर, किराणा
 मंडई उपनगर, जिल्हा.

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

सह. दु. नि. का-बोरीवली
 (एस. टी. साळवे)
 सह. दुय्यम निबंधक, बोरीवली - २,
 मंडई उपनगर जिल्हा.

शिका क्रं. 1 27 / 12 / 2024 09 : 37 : 06 AM ची वेळ: (सादरीकरण)

शिका क्रं. 2 27 / 12 / 2024 09 : 37 : 53 AM ची वेळ: (फी)

प्रतिज्ञापत्र

● सदर दस्तानेव हा नोंदणी १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. ● दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांचे सत्यता तपासली आहे. ● दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व साक्षीदरक हे संपूर्णपणे बाबबदार राहतील.

लिहून देणारे :

लिहून घेणारे :

* Dattaraj H.N.

http://10.10.246.39/MarathiReports/HTMLreports/htmldastGoshwara1.aspx?cross=Ud3q... 12/27/2024



बरल - २/		
29800	५३	५४
२०२४		



दस्त गोपयाता भाग-2

बरल-2
दस्ता क्रमांक:21407/2024

क्रमांक :बरल-2/21407/2024

तथा प्रकार :-फाररनामा

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:निरंजन नरसीदास दत्तानी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एच /101 गोकुळ नगरी 2 (एच) सी एच एस ली सूर्या व्हिलेज वेस्टर्न एक्सप्रेस हायवे कांदिवली पूर्व, महाराष्ट्र, मुम्बई. पॅन नंबर:AAAPD7654H	लिहून देणार वय :-77 स्वाक्षरी:-		
2	नाव:हंसा निरंजन दत्तानी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एच /101 गोकुळ नगरी 2 (एच) सी एच एस ली, सूर्या व्हिलेज वेस्टर्न एक्सप्रेस हायवे कांदिवली पूर्व सुरभी बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पॅन नंबर:AJLPD8220D	लिहून देणार वय :-73 स्वाक्षरी:-		
3	नाव:जितेन निरंजन दत्तानी तर्फे मुखत्यार निरंजन नरसीदास दत्तानी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: एच /101 गोकुळ नगरी 2 (एच) सी एच एस ली, सूर्या व्हिलेज वेस्टर्न एक्सप्रेस हायवे कांदिवली पूर्व, महाराष्ट्र, मुम्बई. पॅन नंबर:AFPPD4380N	लिहून देणार वय :-77 स्वाक्षरी:-		
4	नाव:अनिता शैलेश भिसे - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 202, प्रथमेश बिहार बिल्डिंग नं 1सी ठाकूर कॉम्प्लेक्स नियर हटिल सुरभी बोरीवली पूर्व, महाराष्ट्र, MUMBAI. पॅन नंबर:ANGPB2300P	लिहून घेणार वय :-46 स्वाक्षरी:-		

ल दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
क्र.3 ची वेळ:27 / 12 / 2024 09 : 45 : 18 AM

ध्व:-
नील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

नु.क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:राजन शर्मा -- वय:24 पत्ता:गोकुळ नगरी 2 व्हिलेज वेस्टर्न एक्सप्रेस हायवे कांदिवली पूर्व पिन कोड:400101		
2	नाव:शांताराम शिंदे -- वय:50 पत्ता:गोकुळ नगरी 2 व्हिलेज वेस्टर्न एक्सप्रेस हायवे कांदिवली पूर्व पिन कोड:400101		

क्रमा क्र.4 ची वेळ:27 / 12 / 2024 09 : 46 : 24 AM

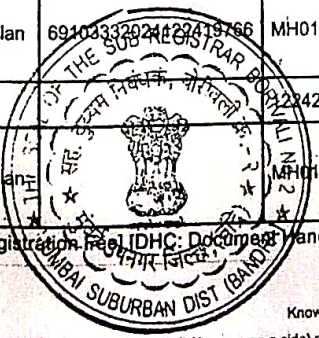
एस.टी. साळवे)

सह. दुय्यम निबंधक, बोरीवली - २,

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2		DHC		2427200	4080		1224272000829D	27/12/2024
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मुंबई उपनगर जिल्हा.

21407 /2024

For feedback, please write to us at feedback.isaria@...



27/12/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 2

दस्त क्रमांक : 21407/2024

नोंदणी :

Regn:63m

गावाचे नाव : पोयतर

(1) विलेखाचा प्रकार करारनामा
 (2) मोबदला 8000000
 (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे) 7906006.08

(4) भू-सापन, पोटहिस्सा व घरक्रमांक (वसल्यास)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: एच /101 एच विंग, माळा नं: 1, इमारतीचे नाव: गोकुळ नगरी 2(एच) सी एच एस ली, ब्लॉक नं: कांदिवली पूर्व मुंबई 400 101, रोड : सूर्या व्हिलेज वेस्टर्न एक्सप्रेस हायवे, इतर माहिती: शासन आदेश क्र मुद्रांक- 2021/अनी.सं.क्र.12/प्र.क्र.107/म-1(धोरण). दि-31/03/2021 अन्वये महिला खरेदीदारा करिता 1% मुद्रांक शुल्क सवलत देण्यात आली आहे. PUI: RC1806902210000 ((C.T.S. Number : 799/C ;))

(5) क्षेत्रफळ

1) 46.62 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:- निरंजन नरसीदास दत्तानी वय:-77; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- एच /101 गोकुळ नगरी 2 (एच) सी एच एस ली सूर्या व्हिलेज वेस्टर्न एक्सप्रेस हायवे कांदिवली पूर्व ,, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AAAPD7654H
 2): नाव:- हंसा निरंजन दत्तानी वय:-73; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- एच /101 गोकुळ नगरी 2 (एच) सी एच एस ली , सूर्या व्हिलेज वेस्टर्न एक्सप्रेस हायवे कांदिवली पूर्व सुरमी बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AJLPD8220D
 3): नाव:- जिवेन निरंजन दत्तानी तर्फे मुखत्यार निरंजन नरसीदास दत्तानी वय:-77; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- एच /101 गोकुळ नगरी 2 (एच) सी एच एस ली , सूर्या व्हिलेज वेस्टर्न एक्सप्रेस हायवे कांदिवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AFPPD4380N

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- अनिला शैलेश भिसे - वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 202, प्रथमेश विहार बिल्डिंग नं 1 सी ठाकूर कॉम्प्लेक्स नियर हटिल सुरमी बोरीवली पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-ANGPB2300P

(9) दस्तऐवज करून दिल्याचा दिनांक

27/12/2024

(10) दस्त नोंदणी केल्याचा दिनांक

27/12/2024

(11) अनुक्रमांक, खंड व पृष्ठ

21407/2024

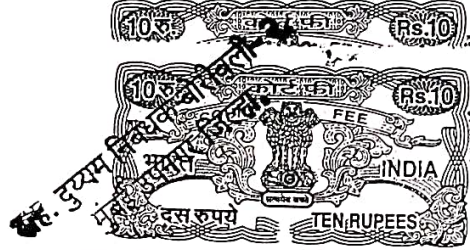
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

400000

(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.

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खरी प्रत

सह. दुय्यम निबंधक, बोरीवली क्र.- २
मुंबई उपनगर जिल्हा.