

369/2664

पावती

Original/Duplicate

Friday, January 31, 2025

नोंदणी क्र. :39म

3:41 PM

Regn.:39M

पावती क्र.: 3040 दिनांक: 31/01/2025

गावाचे नाव: घाटकोपर

दस्तऐवजाचा अनुक्रमांक: करल1-2664-2025

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: शुभांगी प्रविण तोतरे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

**DELIVERED**

एकूण:

रु. 30900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:59 PM ह्या वेळेस मिळेल.



दु. निबंधक कुर्ला 1

वाजार मूल्य: रु.11161639.2 /-

मोबदला रु.17000000/-

भरलेले मुद्रांक शुल्क : रु. 1020000/-

सह. दुय्यम निबंधक  
कुर्ला-१ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु.900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125317714391 दिनांक: 31/01/2025

वॅकेचे नाव व पत्ता:

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

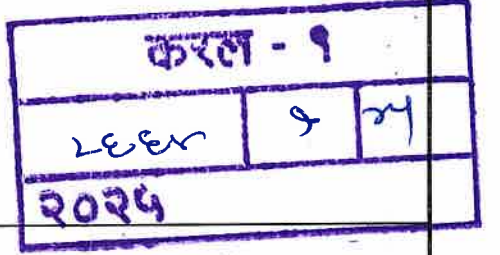
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015335886202425E दिनांक: 31/01/2025

वॅकेचे नाव व पत्ता:



P.P  
2+Five  
Scam

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202501317258	31 January 2025,03:38:36 PM करल1			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	102-घाटकोपर - कुर्ला				
उप मूल्य विभाग	भूभाग: एस वॉर्ड हद्दीने 27.45 मी. रुंद रस्ता व रायफल रेंजच्या पश्चिमेकडील 18.30 मी व 36.60 मी रस्त्यापर्यंत, पश्चिमेस गाव हद्द, दक्षिणेस एल.बी.एस. मार्ग व गाव सीमा.				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस नंबर#165				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
65490	137730	158390	174800	137730	चौरस मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र(Built Up)-	81.04चौरस मीटर	मिळकतीचा वापर-	औद्योगिक गाळा	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs.30250/-
उद्भववाहन सुविधा-	नाही	मजला -	0		
रस्ता सन्मुख -					
Sale Type - Resale		First Sale Date - 18/02/2022			
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
प्रत्येक मजल्यासाठी ५% वजावट नुसार = 100% apply to rate = Rs.137730/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर ) = ( ( (137730-65490) * (100 / 100) ) +65490 ) = Rs.137730/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 137730 * 81.04 = Rs.11161639.2/-				
Applicable Rules	= ,20,4				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + भेड्ढेनाईन 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 + मेकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 11161639.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.11161639.2/-				



Home Print



सह. दुय्यम निबंधक  
कुरला-१ (वर्ग-२)

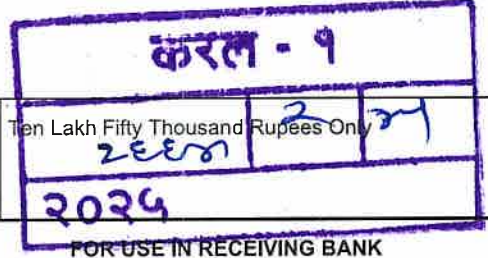




CHALLAN  
MTR Form Number-6



GRN	MH0153353862J2425E	BARCODE			Date	30/01/2025-19:38:43	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty				
Office Name				KRL1_JT SUB REGISTRAR KURLA NO 1				
Location				MUMBAI				
Year				2024-2025 One Time				
Account Head Details			Amount In Rs.		Payer Details			
0030045501 Stamp Duty			1020000.00		TAX ID / TAN (If Any)			
0030063301 Registration Fee			30000.00		PAN No.(If Applicable)		AEVPT5308P	
Flat/Block No.				Industrial Unit No.A-2, Ground Floor, A-Block, Agra				
Premises/Building				Road Industrial Premises CSL				
Road/Street				Amrut Nagar Link Road				
Area/Locality				Ghatkopar West, Mumbai				
Town/City/District								
PIN				4 0 0 0 8 6				
Remarks (If Any)				PAN2=DHRPS3951M~SecondPartyName=SHIVAM DEV PRADEEP SINGH and YUVRAJ PRADEEP SINGH~				
Amount In				Ten Lakh Fifty Thousand Rupees Only				
Words				25000				
Total				10,50,000.00				
Payment Details				STATE BANK OF INDIA				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
Bank CIN		Ref. No.		00040572025013094909		CK00GIQNF9		
Bank Date		RBI Date		30/01/2025-07:40:50		Not Verified with RBI		
Name of Bank				STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date				
				31 , 31/01/2025				



Department ID : Mobile No. : 9819901212  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**  
 सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-369-2664	0008499294202425	31/01/2025-15:41:38	IGR197	30000.00
2	(IS)-369-2664	0008499294202425	31/01/2025-15:41:38	IGR197	1020000.00
Total Defacement Amount					10,50,000.00

Handwritten notes and a small diagram. The diagram shows a curved line with a vertical line intersecting it, and some faint text above and to the right.

A circular diagram with a dashed outer boundary and a solid inner boundary. Inside the circle, there are several small, illegible handwritten marks or characters.



**CHALLAN**  
**MTR Form Number-6**



GRN	MH015335885202425E	BARCODE	[Barcode]		Date	30/01/2025-19:38:43	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			PAN No.(If Applicable)	AEVPT5308P			
Location	MUMBAI			Full Name	SHUBHANGI PRAVEEN TOTRE			
Year	2024-2025 One Time			Flat/Block No.	Industrial Unit No.A-2, Ground Floor, A-Block, Agra			
Account Head Details		Amount In Rs.		Premises/Building	Road Industrial Premises CSL			
0030045501	Stamp Duty	1020000.00		Road/Street	Amrut Nagar Link Road			
0030063301	Registration Fee	30000.00		Area/Locality	Ghatkopar West, Mumbai			
				Town/City/District				
				PIN	4	0	0	0
				Remarks (If Any)				
				PAN2=DHRPS3951M~SecondPartyName=SHIVAM DEV PRADEEP SINGH and YUVRAJ PRADEEP SINGH~				
Total		10,50,000.00		Amount In Words	Ten Lakh Fifty Thousand Rupees Only			
Payment Details				STATE BANK OF INDIA				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
		Bank CIN	Ref. No.	00040572025013094909	CK00GIGNF9			
Cheque/DD No.		Bank Date	RBI Date	30/01/2025-19:24:40	Not Verified with RBI			
Name of Bank		Bank-Branch			STATE BANK OF INDIA			
Name of Branch		Scroll No. , Date			Not Verified with Scroll			

Department ID :

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

Mobile No. : 9819901212

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.







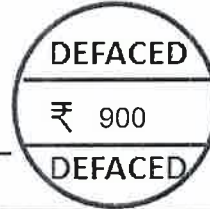


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	0125317714391	Receipt Date	31/01/2025
-----	---------------	--------------	------------

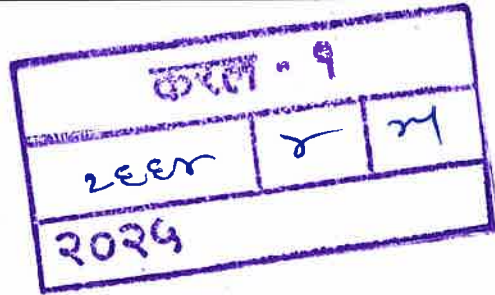
Received from SELF, Mobile number 9892041983, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 2664 dated 31/01/2025 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.



**Payment Details**

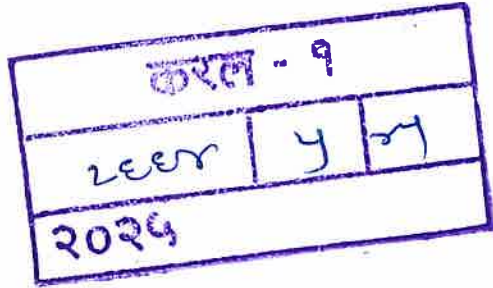
Bank Name	SBIN	Payment Date	31/01/2025
Bank CIN	10004152025013113314	REF No.	503142503244
Deface No	0125317714391D	Deface Date	31/01/2025

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





Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0125317714391	Date 31/01/2025
Received from SELF, Mobile number 9892041983, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 31/01/2025
Bank CIN 10004152025013113314	REF No. 503142503244
This is computer generated receipt, hence no signature is required.	





करल - १		
२६८	६	२५
२०२५		

AGREEMENT FOR SALE

This **AGREEMENT FOR SALE** is made and entered into at Mumbai on 31<sup>st</sup> day of January, 2025

**BY AND BETWEEN**

1) **MR. SHIVAM DEV PRADEEP SINGH** (Pan No. DHRPS3951M), aged about 33 years, and 2) **MR. YUVRAJ PRADEEP SINGH** (Pan No. AVAPS6778G) aged about 39 years, both Adults, Indian Inhabitants of Mumbai, presently residing at Kh No. 24/12, Najafgarh Kapashera Road, Near Bamnoli Stand, Sector - 28, Dwarka, Bijwasan, South West Delhi, Delhi - 110 061, hereinafter referred to as the "SELLERS/TRANSFERORS" Party of the FIRST PART (which expression shall also, unless it is repugnant to the context or meaning thereof shall mean and include their respective heirs, executors, administrators and assigns);

**AND**

**MRS. SHUBHANGI PRAVEEN TOTRE** (Pan No. AEVPT5308P), age 46 years, an Adult, Indian Inhabitant of Mumbai, presently residing at Flat No.104, Building No. 1D, Kalpataru Aura, Opp. R-City Mall, L.B.S. Marg, Ghatkopar (West), Mumbai 400 086, hereinafter referred to as the "PURCHASER / TRANSFEREE" Party of the SECOND PART (which expression shall also, unless it is repugnant to the context or meaning thereof shall mean and include her respective heirs, executors, administrators and assigns);

**WHEREAS**

- i) Initially by virtue of Agreement dated 8<sup>th</sup> July, 1966, made and entered into between **M/S. I. H. BHATIA** through its Partner **Shri Ishwardas H. Bhatia** therein the Party of the First Part has sold and **SHRI MANOHARLAL SATRAMDAS**, therein the Party of the Second Part have purchased, acquired, and possessed the Industrial Unit No. A-2 admeasuring area about 872 sq. ft. built-up on Ground Floor of the Building known as "A-Block of Ghatkopar Industries" situated at Amrut Nagar Link Road, Off L.B.S. Marg, Ghatkopar (West), Mumbai - 400 086, with agreed consideration and terms and conditions contained therein, lying and being at C.T.S. No. 165, 165/1



*Shivam*

*Yuvraj*

*Shubhangi*

to 165/4 of Village Ghatkopar, in the registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Kurla.

2029		
2029	U	27

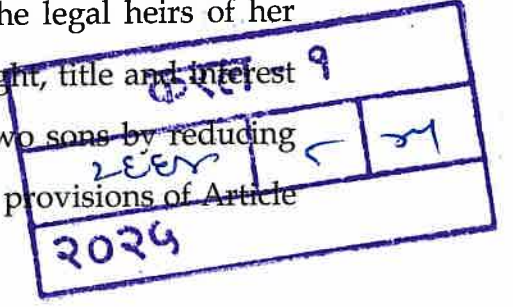
ii) By virtue of Agreement for Sale dated 6<sup>th</sup> May, 1970, made and entered into between **SHRI MANOHARLAL SATRAMDAS**, the Seller therein of the First Part (the Party of the Second Part in Agreement dated 8<sup>th</sup> July, 1966) has sold and **MR. PRADIP KUMAR S. SINGH**, "the PURCHASER" therein of the Second Part have purchased, acquired, and possessed the said Industrial Unit No. A-2 admeasuring area about 872 sq. ft. built-up on Ground Floor of the Building known as "A-Block of Ghatkopar Industries" situated at Amrut Nagar Link Road, Off L.B.S. Marg, Ghatkopar (West), Mumbai - 400 086, with agreed consideration and terms and conditions contained therein, lying and being at C.T.S. No. 165, 165/1 to 165/4 of Village Ghatkopar, in the registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Kurla.

iii) The incidental to the ownership of the above said Industrial Unit, said **MR. PRADIP KUMAR S. SINGH** was the bonafide member of "AGRA ROAD INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD.", a society duly registered with the Dy. Registrar of Co-Operative Societies at Mumbai under the Maharashtra Co-operative Societies Act 1960, under Registration No. BOM/GEN/763 of 1972 (herein after referred to as "The said Society") and by virtue of being the bonafide member of the said Society, the said Society viz. "AGRA ROAD INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD." has issued a 5 (Five) fully paid up Share of Rs.50/- each bearing distinctive Nos. 1041 to 1045 (both inclusive) comprised under the New Share Certificate No. 974 in lieu of Old Share Certificate No. 197, (herein after referred to as "The Said Shares").

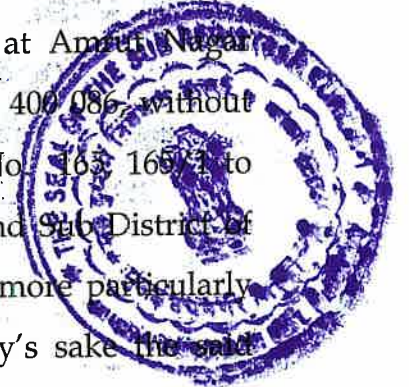
iv) The said **MR. PRADIP KUMAR S. SINGH** died intestate on 21<sup>st</sup> February, 2014 leaving behind his Wife **MRS. ANITA SINGH** and two sons **MR. SHIVAM DEV PRADEEP SINGH** and **MR. YUVRAJ PRADEEP SINGH** as his only legal heirs and representatives on accordance with the relevant and applicable provisions of law and entitled to his estate including the said property and his membership of the said society.

Shivam  
Anita Singh  
Yuvraj Singh

v) To regularize the title of the said premises, the said **MRS. ANITA SINGH w/o MR. PRADIP KUMAR S. SINGH** being one of the legal heirs of her husband has relinquished her respective 1/3<sup>rd</sup> share, right, title and interest of the above said ancestral property in favour of her two sons by reducing into Release Deed duly executed in accordance with the provisions of Article 52 of the Schedule I of the Maharashtra Stamp Act, 1958.



vi) By virtue of Release Deed dated 18<sup>th</sup> February, 2022 made and entered between **MRS. ANITA SINGH w/o MR. PRADIP KUMAR S. SINGH**, through her Power of Attorney holder **MR. SHIVAM DEV PRADEEP SINGH**, therein referred to as "THE RELEASOR" of the ONE PART had relinquished her 1/3<sup>rd</sup> undivided share, right, title and interest in favour of her two sons **MR. SHIVAM DEV PRADEEP SINGH** and **MR. YUVRAJ PRADEEP SINGH**, therein referred to as "THE RELEASEES" of the OTHER PART, herein referred to as the SELLERS/TRANSFERORS have accepted her 1/3<sup>rd</sup> undivided share, right, title and interest in respect of the said Industrial Unit No. A-2 admeasuring area about 872 sq. ft. built-up on Ground Floor of the Building known as "A-Block of Ghatkopar Industries" now the registered society known as **AGRA ROAD INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD.**, situated at Amrut Nagar Link Road, Off L.B.S. Marg, Ghatkopar (West), Mumbai - 400 086, without any monetary consideration, lying and being at C.T.S. No. 165/1 to 165/4 of Village Ghatkopar, in the registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Kurla and more particularly described in the Schedule hereunder written (for brevity's sake the said Industrial Unit is hereinafter referred to as the SAID UNIT)



vii) The said Release Deed dated 18<sup>th</sup> February, 2022 was lodged and registered on 18<sup>th</sup> February, 2022 under Serial No. **KRL-5/3141/2022** at the Office of the Sub Registrar of Assurances, Kurla - 5, Taluka Kurla, Mumbai and Stamp Duty has been paid on said instrument amounting to a sum of Rs.500/- (Rupees Five Hundred Only) under the provisions of Article 52 of the Schedule I of the Maharashtra Stamp Act, 1958, a Copy of Index II is annexed here to as "Annexure A" to this Agreement

Shivan Hill Zepher

viii) Pursuant to the above circumstances the said Society under the authorization of Co-operative Society has transferred the said names of **MR. SHIVAM DEV PRADEEP SINGH** and **MR. YUVRAJ PRADEEP SINGH** as the bonafied members in the share certificate of the said society and after complying all the requirements as per the provision, the Society has endorsed their name in the said Share Certificate having 5 (Five) fully paid up Share of Rs.50/- each bearing distinctive Nos. 1041 to 1045 (both inclusive) under the Share Certificate No. 974 on 6<sup>th</sup> April, 2022, (herein after referred to as "**The Said Shares**"). A Copy of said Share Certificate is annexed here to as "**Annexure B**" to this Agreement.

ix) The **SELLERS / TRANSFERORS** herein are in lawful and absolute possession, occupation and owners of the Industrial premises being said Industrial Unit No. A-2 admeasuring area about 872 sq. ft. built-up on Ground Floor of the Building known as "A-Block" now the registered society known as **AGRA ROAD INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD.**, situated at Amrut Nagar Link Road, Off L.B.S. Marg, Ghatkopar (West), Mumbai - 400 086, lying and being at C.T.S. No. 165, 165/1 to 165/4 of Village Ghatkopar, in the registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Kurla and more particularly described in the Schedule hereunder written (for brevity's sake the said Industrial Unit is hereinafter referred to as the **SAID UNIT**),

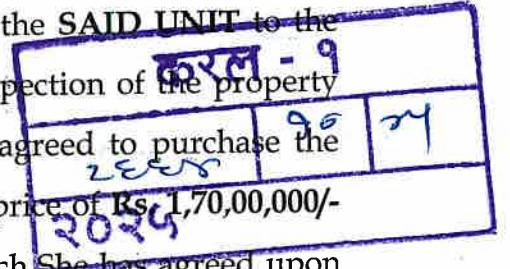
x) The **SAID UNIT**, the said Shares and Membership of the Society together with the right to use, occupy, enjoy and possess the said Unit and the Common Amenities of the said Society and also the **SELLERS / TRANSFERORS's** right in the Share Capital of the said Society more particularly defined under Schedule of property and hereinafter collectively referred to as the, "Said Property."

xi) At present the **SELLERS / TRANSFERORS** are holding the **SAID UNIT** on what is known as "Ownership Basis" free from all financial and legal encumbrances.

Shivam Yuvraj



xii) The SELLERS / TRANSFERORS now desire to sell the SAID UNIT to the PURCHASER and the PURCHASER after taking inspection of the property along with all the documents of title thereto have agreed to purchase the SAID UNIT, at and for a total consideration / sale price of Rs. 1,70,00,000/- (Rupees One Crore Seventy Lakhs Only) and as such She has agreed upon the following points, terms and conditions for sale of the SAID UNIT.



xiii) Before the execution hereof the SELLERS / TRANSFERORS hereby declares and made the following representations/ affirmations and covenants to the PURCHASER / TRANSFEREE which they believe to be true and correct and the said representations and the recitals hereinbefore made shall be an integral part of this AGREEMENT FOR SALE:

- (a) The SELLERS / TRANSFERORS doth hereby declare that they have not entered into any Agreement for Sale or Sale Deed / Agreement for Sale or Deed of Transfer with any other person/s in respect of the SAID UNIT Premise except the PURCHASER / TRANSFEREE herein.
- (b) The SELLERS / TRANSFERORS doth hereby declare that they have not sold, transferred or assigned their rights, title and interest in the above SAID UNIT along with Shares and membership rights of the said Society to any other person/s except PURCHASER / TRANSFEREE herein.
- (c) The SELLERS / TRANSFERORS doth hereby further covenant with the PURCHASER / TRANSFEREE that there is no loan in respect of the SAID UNIT pending with any Bank / Financial Institution and that the SAID UNIT is free from all financial and legal encumbrances, claims and demands whatsoever and the said Property is clear and marketable and that the SELLERS / TRANSFERORS is fully entitled to deal with or dispose off the same.
- (d) Except the SELLERS / TRANSFERORS no other person/s have any right, title, and interest in the above SAID UNIT / Shares and that

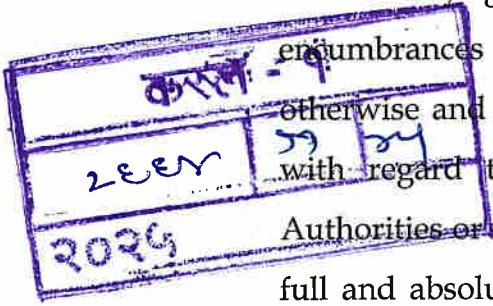


Shuman

Will

Signature

the SELLERS / TRANSFERORS hereby declare and confirm that the SAID UNIT absolutely belongs to them and they have not created any gift, pledge, lease, loan, mortgage, charge, lien, 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, Tax Authorities or with Municipal or Society Authorities and they have full and absolute rights and authority to sell, assign, transfer and dispose off their rights, title and interest in the above SAID UNIT and Shares in favour of the PURCHASER / TRANSFEREE herein.



- (e) That the SELLERS / TRANSFERORS doth hereby covenant with the PURCHASER / TRANSFEREE that they shall pay and clear all B.M.C. Taxes, Society Maintenance Charges, Electricity Charges and other outgoings/ dues pertaining to the SAID UNIT till the date of handing over of the vacant and peaceful physical possession of the SAID UNIT to the PURCHASER / TRANSFEREE and thereafter the PURCHASER / TRANSFEREE shall be solely responsible for the payment of B.M.C. Taxes, Society Maintenance Charges, Electricity Charges and other outgoings pertaining in respect of the SAID UNIT to the said Society, B.M.C., Electricity Bills and other concerned and competent authorities directly for which the SELLERS / TRANSFERORS shall not be held responsible.



- (f) The SELLERS / TRANSFERORS doth hereby further covenant with the PURCHASER / TRANSFEREE that the said PURCHASER / TRANSFEREE hereafter will quietly and peacefully possess and occupy the abovesaid SAID UNIT without any let, hindrance, denial demand, interruption, eviction by the SELLERS / TRANSFERORS or any other persons/s lawfully claiming or equitably claiming through or under them upon receipt of full consideration from the PURCHASER / TRANSFEREE.
- (g) The SELLERS / TRANSFERORS hereby further declare that they have full right and absolute authority to enter into this Agreement

Shuam  
 [Handwritten signature]  
 [Handwritten signature]

for Sale and transfer the SAID UNIT and that they have ~~not done~~ or performed any such deed, matter or things whatsoever whereby they may be prevented from entering into this Agreement for Sale as purposed to be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred to assigned in their favour or whereby quiet and peaceful enjoyment possession of the PURCHASER / TRANSFEREE in respect of the SAID UNIT may be disturbed.

2024  
2024  
2024

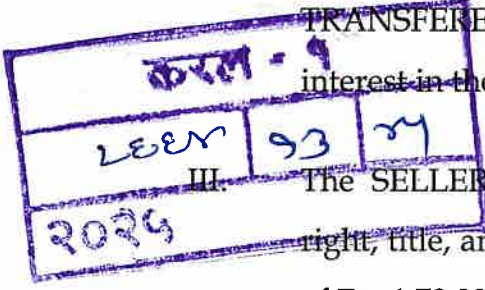
- (h) The SELLERS / TRANSFERORS has represented to the PURCHASER / TRANSFEREE of disposing off their share, right, title and interest in the SAID UNIT along with all underlying rights in shares / membership / co-ownership / common area for a lump sum consideration and the PURCHASER / TRANSFEREES herein have agreed to acquire all the right, title and interest of the SELLERS / TRANSFERORS in the SAID UNIT on the following terms and conditions.



**NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS UNDER:**

- I. It is agreed and declared by the Parties hereto that the recitals narrated herein above contain the factual position relating to the SAID UNIT. The statements, declarations and representations made therein are true and correct. The Parties repeat, reiterate and confirm the contents of the recitals and the terms and phrases defined in the recitals as if the same were incorporated in the operative part of this Agreement as if the same are reproduced verbatim.
- II. The SELLERS / TRANSFERORS hereby sell, transfer, conveys, assigns all their rights, title and interest in the SAID UNIT, the said shares, membership of the said Society and also the SELLERS / TRANSFERORS's right in the share capital of the said Society and the common amenities of the said Society and the PURCHASER /

*Shuomi*      *Y. H. H.*      *Lopho*



TRANSFEREE herein have agreed to acquire all their right, title and interest in the said Property.

III. The SELLERS / TRANSFERORS hereby transfers all their share, right, title, and interest in the SAID UNIT for the total consideration of Rs. 1,70,00,000/- (Rupees One Crore Seventy Lakhs Only).

IV. That out of the said agreed total sale consideration of INR Rs. 1,70,00,000/- (Rupees One Crore Seventy Lakhs Only) the PURCHASER on execution of these presents has paid an advance payment of Rs.1,28,30,000/- (Rupees One Crore Twenty Eight Lakhs Thirty Thousand Only) to the SELLERS Account by herein and the SELLERS doth hereby acknowledged the receipt of the said payment received from the PURCHASER here in as below.

V. That the balance amount of the Sale Consideration shall be paid by the PURCHASER to the said SELLERS as Below

Rs.1,70,000/- (Rupees One Lakh Seventy Thousand Only) by way of

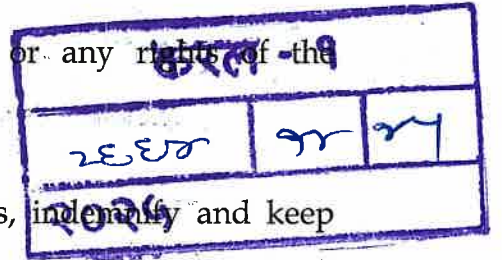
TAX DEDUCTION AT SOURCE (T.D.S) depositing with the Government Treasury, in respect of this Agreement for Sale, to the PAN Number of the SELLERS / TRANSFERORS for full credit / refund / adjustment thereof, per Section 1941A of the IT Act, 1961.

Rs. 40,00,000/- (Rupees Forty Lakhs Only) by way of Bank Loan from any Janata Sahakari Bank Ltd. provided by the SELLERS, subsequent to execution of this agreement within 45 days of this agreement.

VI. The SELLERS / TRANSFERORS hereby further agree and declare that they and/or any of their respective heirs, executors, administrators and/or any person/s or entity shall not claim any right, title and interest in respect of the SAID UNIT, Shares and membership rights in the said Society in future and in case of any claims of any nature whatsoever are received in respect of the same then it shall be the sole and absolute responsibility and obligation of the SELLERS / TRANSFERORS to settle and clear the same at their

Shwami  
 Y. K. J. J. J.

own cost without disturbing the interest or any rights of the PURCHASER / TRANSFEREE herein.



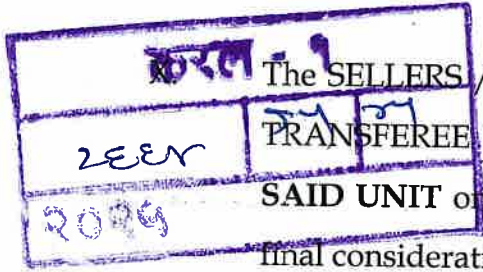
- VII. The SELLERS / TRANSFERORS undertakes, indemnify and keep indemnified the PURCHASER / TRANSFEREE with regards to (i) all liabilities till the date of execution of this Agreement for Sale, (ii) all dues and charges payable to the Society and or any of the Concerned Authorities with related to the SAID UNIT upto the date of handing over the possession to the PURCHASER / TRANSFEREE , (iii) any claim that may be made by the said Society or anyone else including Government / Tax Authorities in respect of the SAID UNIT for the above period till the handing over vacant , peaceful and physical possession of the SAID UNIT in the PURCHASER / TRANSFEREE, (iv) any claim of any nature received in respect of contrary of any covenants as given by the SELLERS / TRANSFERORS in this Agreement for Sale.

- VIII. The PURCHASER / TRANSFEREE shall be entitled to have and to hold the possession, occupation and use of the above SAID UNIT and the PURCHASER / TRANSFEREE shall hold the same unto and to the use and benefits of the PURCHASER / TRANSFEREE, their family members, heirs, executors, successors and assigns forever without any claims, charges, rights, interest, demand or lien of the SELLERS / TRANSFERORS or any person or persons claiming through or under them subject to payment by the said PURCHASER / TRANSFEREE of the full sale consideration;



- IX. Both the PARTIES have agreed that 1% TDS under section 194IA of the Income Tax Act shall be deducted by the PURCHASER / TRANSFEREE out of payment to be made to the SELLERS / TRANSFERORS and deposit the same with Government of India and PURCHASER / TRANSFEREE will issue a TDS Certificate to that effect to the SELLERS / TRANSFERORS as per prevalent Income Tax Rules.

Shuman  
 Y. K. H.  
 G. P. H.



The SELLERS / TRANSFERORS will deliver to the PURCHASER / TRANSFEREE the vacant, physical and peaceful possession of the SAID UNIT on completion of the sale i.e. on receipt of the full and final consideration mentioned hereinabove.

- XI. The SELLERS / TRANSFERORS shall pay and clear off the charges payable to the Society by way of Maintenance, Municipal and Property Taxes, Electricity Charges and other dues/outgoings related to the SAID UNIT up to the date of handing over the possession to the PURCHASER / TRANSFEREE as per the Society bills or any other dues in respect of the SAID UNIT and hereby agree to keep the PURCHASER / TRANSFEREE 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 till completion of Sale or possession at a later date.

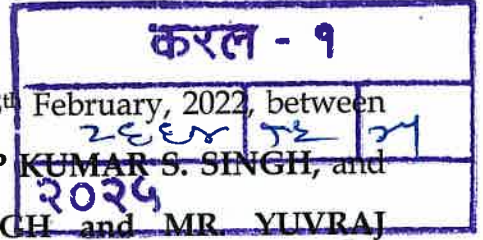


- XII. The PURCHASER / TRANSFEREE hereby agrees to pay all the charges payable by way of Maintenance, Municipal Taxes and other dues/outgoings related to the SAID UNIT from the date of taking over the possession of the SAID UNIT and hereby declare and confirm that she will abide by the Bye-laws of the said Society, without any reservation whatsoever.

- XIII. The SELLERS / TRANSFERORS hereby releases, relinquishes, gives up and surrenders all their rights, title and interest in the SAID UNIT, membership of the said Society, and the Share Certificate in favour of the PURCHASER / TRANSFEREE forever subject to receipt of full and final consideration as mentioned here above.

- XIV. The SELLERS / TRANSFERORS have handed over the Original Share Certificate, Original/Certified Agreements and/or all other relevant documents entered into by them with the earlier SELLERS, to the PURCHASER / TRANSFEREE for their record on receipt of the full and final consideration, viz:

Shwami  
 Y. K. Pillai  
 [Signature]



- 1) Certified of Release Deed dated 18<sup>th</sup> February, 2022, between **MRS. ANITA SINGH w/o MR. PRADIP KUMAR S. SINGH,** and **MR. SHIVAM DEV PRADEEP SINGH and MR. YUVRAJ PRADEEP SINGH.** duly registered under Serial No. **KRL-5/3141/2022** at the Office of Sub Registrar, Kurla - 5, Taluka Kurla.
- 2) Original of no-objection letter issued by **"AGRA ROAD INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD."** granting it's no objection in Favour of the **PURCHASER / TRANSFEREE.**
- 3) Original of Share Certificate No. **974** of (Five) fully paid up Share of Rs.50/- each bearing distinctive Nos. **1041 to 1045** (both inclusive)".

XV. The **SELLERS / TRANSFERORS** have executed all the relevant papers required for the effective transfer of the **SAID UNIT** and receipt of full and final consideration and undertakes to co-operate with the **PURCHASER / TRANSFEREE** for the membership of the said Society transferred in the name of the **PURCHASER / TRANSFEREE** and shall execute all such further papers/ documents/ writings whatsoever for the effective transfer of the **SAID UNIT.**



XVI. 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 **PURCHASER / TRANSFEREE**, the **SELLERS / TRANSFERORS** hereby agrees to indemnify and keep indemnified the **PURCHASER / TRANSFEREE** against such claims by settling such claims from their own funds only and taking all the legal responsibilities upon them.

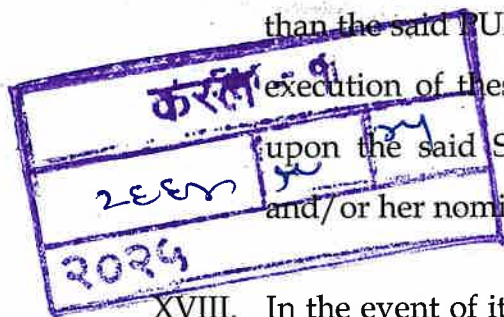
XVII. The **SELLERS / TRANSFERORS** hereby undertakes and declares that in case any nomination, assignment, lien or charge in respect of the **SAID UNIT** including the said shares or for nominal/ joint/ associate membership of the society without ownership right have been made and/or created by the **SELLERS / TRANSFERORS**

Shivam

Yuvraj

Pradip

and/or anyone else claiming through them prior to the date of execution of these presents, in favour of any person or persons other than the said PURCHASER / TRANSFEREE, the same shall after the execution of these presents, be deemed to be null and not binding upon the said Society and/or the PURCHASER / TRANSFEREE and/or her nominees.



XVIII. In the event of it being found that the SELLERS / TRANSFERORS'S is not entitled to enter into this Agreement for Sale and transfer their right sought or purported to be transferred hereby and the PURCHASER / TRANSFEREE is not able to enjoy quiet, vacant, physical and peaceful possession of the SAID UNIT due to any such reasons the SELLERS / TRANSFERORS'S shall be liable to compensate, indemnify and/or reimburse the PURCHASER / TRANSFEREE all the loss or damage which the PURCHASER / TRANSFEREE may suffer or sustain in this behalf.



The SELLERS / TRANSFERORS hereby undertakes to furnish any other documents, which may be required by the PURCHASER / TRANSFEREE to make the title of the SAID UNIT clear, absolute and marketable without claiming any extra charges or compensation. It is the whole responsibility of the SELLERS / TRANSFERORS to furnish such document whatsoever is required to make the title of the SAID UNIT clear and marketable without any encumbrances or claims. The SELLERS / TRANSFERORS also agrees and undertakes to sign any other documents or forms with regards to transfer of Property in favour of the PURCHASER / TRANSFEREE.

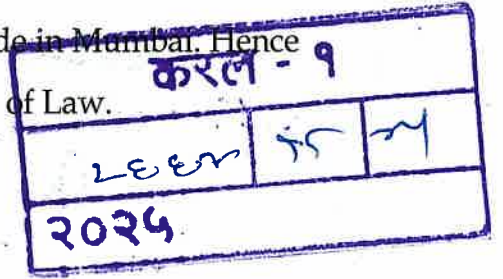
XX. That the PURCHASER / TRANSFEREE has agreed to become a member of the said Society and abide by all and singular bye-laws, rules and regulations adopted by the said Society or which it may adopt from time to time.

XXI. The Society Transfer charges/fees, the Stamp Duty and Registration charges on the present Agreement for Sale will be borne and paid for by the PURCHASER / TRANSFEREE herein.

Shuram  
K. H. L.  
D. H. L.



XXII. This Agreement for Sale has been executed in Mumbai. The property is situated in Mumbai and the payments are made in Mumbai. Hence it is subject to the jurisdiction of Mumbai Courts of Law.



SCHEDULE OF PROPERTY

- Industrial Unit No. A-2 admeasuring area about 872 sq. ft. built-up on Ground Floor of the Building known as "A-Block" now the registered society known as **AGRA ROAD INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD.**, situated at Amrut Nagar Link Road, Off L.B.S. Marg, Ghatkopar (West), Mumbai - 400 086, lying and being at C.T.S. No. 165, 165/1 to 165/4 of Village Ghatkopar, in the registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Kurla, consisting of Ground + One upper Floors without any lift, constructed on or about 1970.
- Membership of the Said Society vide Share Certificate No. 974 holding 5(Five) fully paid up Share of Rs.50/- each bearing distinctive Nos. 1041 to 1045 (both inclusive).
- Right to use, occupy, enjoy and possess the said property and the common amenities of the said Society and the SELLERS / TRANSFERORS 's right in the share capital of the said Society and the common amenities of the said Society.



Shyam

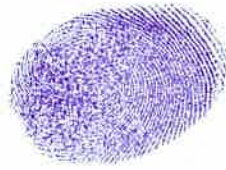
Y. H.

S. P.

IN WITNESS WHEREOF the parties hereto have put and subscribed their respective hands and seals the day and year first hereinabove mentioned:

SIGNED AND DELIVERED by the )  
With in named SELLERS / TRANSFERORS)  
1) MR. SHIVAM DEV PRADEEP SINGH)  
2023

Shivam



2) MR. YUVRAJ PRADEEP SINGH )

WITNESS )

1)  )

2)  )

Yuvraj



SIGNED AND DELIVERED by the )

With in named PURCHASER / TRANSFEREE)

MRS. SHUBHANGI PRAVEEN TOTRE )

WITNESS )

1)  )

2)  )

Shubhangi



RECEIPT

करल - १		
२६६४	२०	२१
२०२५		

RECEIVED of and from the within named PURCHASER / TRANSFEREE  
**MRS. SHUBHANGI PRAVEEN TOTRE** the sum of Rs.64,15,000/- (Rupees  
**Sixty Four Lakhs Fifteen Thousand Only**) towards Part payment out of  
entire consideration of Rs. 1,70,00,000/- (Rupees One Crore Seventy Lakhs  
**Only**), towards sale and transfer of SAID UNIT are as follows:

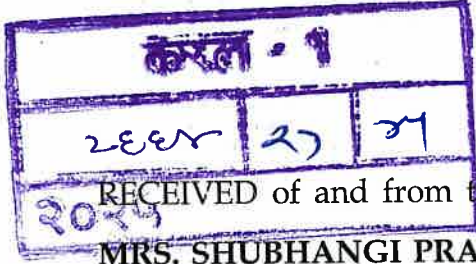
Date	DD No	Drawn on	Amount
31/01/2025	000673	State Bank of India	64,15,000/-
	Total		64,15,000/-

I SAY RECEIVED. Rs. 64,15,000/-

*Shivam*

**MR. SHIVAM DEV PRADEEP SINGH**  
**(SELLERS / TRANSFERORS)**



**RECEIPT**

RECEIVED of and from the within named PURCHASER / TRANSFEREE  
**MRS. SHUBHANGI PRAVEEN TOTRE** the sum of **Rs.64,15,000/-** (Rupees  
**Sixty Four Lakhs Fifteen Thousand Only**) towards Part payment out of  
entire consideration of **Rs. 1,70,00,000/-** (Rupees **One Crore Seventy Lakhs**  
**Only**), towards sale and transfer of **SAID UNIT** are as follows:

Date	DD No.	Drawn on	Amount
31/01/2025	000672	State Bank of India	64,15,000/-
	Total		64,15,000/-

I SAY RECEIVED. **Rs. 64,15,000/-**

**MR. YUVRAJ PRADEEP SINGH**  
**(SELLER / TRANSFEROR)**



**AGRA ROAD INDUSTRIAL PREMISES CO-OP. SOCIETY LTD. GHATKOPAR INDUSTRIAL ESTATE**

(Registration No. BOM / GEN / 763 / 72)

Ghatkopar Industrial, Estate, L.B.S. Marg, Ghatkopar (W), Mumbai - 400 086.

Tel.: Off.: 022 49762501 Main gate : 2500 4071 Email : garip@rediffmail.com

ARIP/2024/2024 -25

Date: 28.01.2025

करल - १		
२६४	२२	२५
२०२५		

**TO WHOMSOEVER IT MAY CONCERN**

THIS IS TO CERTIFY THAT THE FOLLOWING ARE THE DETAILS REGARDING UNIT NO.A- 2 BELONGING TO MR. SHIVAM DEV PRADEEP SINGH & YUVRAJ P.SINGH " A " BLOCK, IN GROUND FLOOR IN THE SOCIETY KNOWN AS AGRA ROAD INDUSTRIAL PREMISES CO-OP-SOCIETY LTD. AT

- |   |   |
|---|---|
| 1. YEAR OF CONSTRUCTION                       | : 1972  |
| 2. TOTAL FLOORS OF BUILDING                   | : GROUND + 1 (WITHOUT LIFT)                       |
| 3. BUILDING ROOF TOP                          | : ASBESTOS SHEET                                  |
| 4. <u>EXACT LOCATION WITH SURVEY DETAILS:</u> |   |
| ON OR TOWARDS THE EAST                        | : R-CITY MALL                                     |
| ON OR TOWARDS THE WEST                        | : BY N WARD LIMIT (AMRUT NAGAR)                   |
| ON OR TOWARDS THE NORTH                       | : BY VIKHROLI (PARK SITE)                         |
| ON OR TOWARDS THE SOUTH                       | : BOMBAY TEXTILE RESEARCH ASSOCIATION LABORATORY. |
| 5. CTS. NO.                                   | : 165, 165/1, 165/2, 165/3, 165/4.                |
| 6. AREA OF UNIT                               | : 872 SQ. FT. (CARPET)                            |
| 7. REGISTRATION NO.OF SOCIETY                 | : BOM/GEN/763 OF1972 DT. 15-7-1972                |
| 8. MUNICIPAL WARD                             | N- WARD   |



THIS CERTIFICATE IS ISSUED AT THE REQUEST OF ABOVE MEMBER FOR STAMP DUTY AND REGISTRATION OF AGREEMENT.

For, A.R.I.P. Co-Op- Society Ltd.

CA. Harish Hegde

(Hon. Secretary)



1954

1955

1956

1957

1958

1959

1960

1961

1962

1963

1964

1965

1966

1967

1968

1969

1970

1971

1972

# AGRA ROAD INDUSTRIAL PREMISES CO-OP. SOCIETY LTD.

(Registration No. BOM / GEN / 763 / 72)

Ghatkopar Industrial, Estate, L.B.S. Marg, Ghatkopar (W), Mumbai - 400 086.  
Tel.: Off.: 022 49762501 Main gate : 2500 4071 Email : garip@rediffmail.com

**GHATKOPAR  
INDUSTRIAL  
ESTATE**

ARIP/ 1044/ 2024-25

Date: 28.01.2025.

To,  
Mr. Shivam Dev Pradeep Singh & Yuvraj P. Singh,  
Unit No A-2,  
ARIP Co – op. Soc. Ltd.  
Ghatkopar West.  
Mumbai – 400086.



Dear Sir,

**Sub : NOC for Sale.**

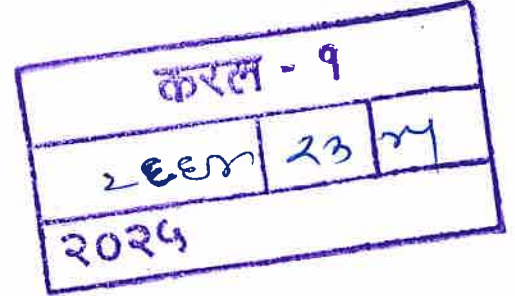
Ref: Your letter Dated 27. 01.2025.

With reference to your above mention letter, it is to inform you that this society has no objection for sale of this unit no. A-2 Agra Road Industrial Premises Co-op. Society Limited, Ghatkopar (West) Mumbai. 400086. to any prospective buyer subject to society's operative Bye – Laws.

Thanking You

For A.R.I.P. Co-Op. Soc. Ltd.

CA. Harish Hegde,  
(Hon. Secretary)










3141520

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

28-01-2025

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

दस्त क्रमांक : 3141/2022

नोदणी :

करल - 9

Regn:63m

2024

गावाचे नाव : घाटकोपर

(1)विलेखाचा प्रकार	रिलीज डीड
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: इंडस्ट्रियल युनिट नं. ए - 2, माळा नं: तळ मजला, इमारतीचे नाव: आग्रा रोड इंडस्ट्रियल प्रिमायसिस कॉ. ऑप. सोसा लि., ब्लॉक नं: घाटकोपर इंडस्ट्रियल इस्टेट, रोड : एल. बी. एस. मार्ग,घाटकोपर पश्चिम,मुंबई 400 086, इतर माहिती: इंडस्ट्रियल युनिट चे एकुण क्षेत्रफळ 872 चौरस फुट बिल्ट अप च्या 100% अविभाजित हिस्सा च्या 1/3रा अविभाजित हिस्सा आई दोन मुला ला हक्क सोडत आहेत( ( C.T.S. Number : 165, 165/1, 165/2, 165/3, 165/4 ; ) )
(5) क्षेत्रफळ	81.04 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:-अनिता प्रदीप सिंह तर्फे कु. मु. म्हणुन शिवम देव प्रदीप सिंह वय:-58 पत्ता:-प्लॉट नं: ख नं. 24/12, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: बामणोली स्टॅन्ड जवळ, नजफगर्ह कापशेरा रोड, सेक्टर 28, द्वारका, बीजवासन,दक्षिण पश्चिम दिल्ली, दिल्ली, दिल्ली, SOUTH WEST DELHI. पिन कोड:-110061 पॅन नं:-AVAPS7202D
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शिवम देव प्रदीप सिंह वय:-30; पत्ता:-प्लॉट नं: ख नं. 24/12, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: बामणोली स्टॅन्ड जवळ, रोड नं: नजफगर्ह कापशेरा रोड, सेक्टर 28, द्वारका, बीजवासन,दक्षिण पश्चिम दिल्ली,दिल्ली, दिल्ली, SOUTH WEST DELHI. पिन कोड:-110061 पॅन नं:-DHRPS3951M 2): नाव:-युवराज प्रदीप सिंह वय:-36; पत्ता:-प्लॉट नं: ख नं. 24/12, माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: बामणोली स्टॅन्ड जवळ, रोड नं: नजफगर्ह कापशेरा रोड, सेक्टर 28, द्वारका, बीजवासन,दक्षिण पश्चिम दिल्ली, दिल्ली, दिल्ली, SOUTH WEST DELHI. पिन कोड:-110061 पॅन नं:-AVAPS6778G
(9) दस्तऐवज करुन दिल्याचा दिनांक	18/02/2022
(10)दस्त नोंदणी केल्याचा दिनांक	18/02/2022
(11)अनुक्रमांक,खंड व पृष्ठ	3141/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Duplicate Share Certificate issued in Lieu of Original Share Certificate

SHARE CERTIFICATE NO. NO 197.

974

NO. OF SHARES FIVE.

DUPLICATE

SHARE LEDGER FOLIO NO.

078/21-22

# AGRA ROAD INDUSTRIAL PREMISES CO-OP. SOCIETY LTD.

M U M B A I.

(Registered under Section 9 (1) of the Maharashtra Co-op. Societies Act 1960)  
Reg. No. BOM/GEN/763 of 1972

AUTHORISED SHARE CAPITAL Rs. 10,00,000/-  
DIVIDED INTO 20,000 EQUITY SHARES OF RS. 50/- EACH



This is to certify that Shri/Shriyati/Kuyari PRADEEP SINGH.  
\_\_\_\_\_ of Mumbai is/are the Registered holder (s) of FIVE.  
\_\_\_\_\_ paid up Shares of Rs. 50/- (Shares Fifty only) each numbered from 1041 to 1045.  
inclusive, unit No. A-2 in the Agra Road Industrial Premises Co-op. Society Ltd.,  
Mumbai subject to the rules, regulations and Bye-Laws of the said Society and that a sum  
of Rs. fifty only has been paid up in respect of each of the said shares.

Given under the common seal of the said Society in Mumbai  
at Mumbai this 6th day of MAY. 1970



Sd  
Hon. Secretary

Sd  
Chairman.

Note : No Transfer of shares comprised in this certificate will be registered unless accompanied by the certificate.

करल - १		
२६६८	२५	२५
२०२५		

Duplicate share certificate issued in lieu of original share certificate  
(No. 197)

MEMORANDUM OF SHARES

Date	Unit No.	To whom Transferred	Share Ledger Folio	Signature of Secretary	Signature of Chairman
19-01-2022	A-2	MR. PRADEEP SINGH.	078/21-22	<i>[Signature]</i>	<i>[Signature]</i>
06-04-2022	A-2	MR. SHIVAM DEV PRADEEP SINGH MR. YUVRAJ PRADEEP SINGH	083/22	<i>[Signature]</i>	<i>[Signature]</i>

कॉपी - 9  
2337 2E 24  
2024



adani  
Electricity



BILL OF SUPPLY

INDUSTRY

करल - १

288 2 3

2024

QR code for kiosk payment

**praveen sopan totre**

A2 ghatkopar industrial estate off L.B.S. Marg  
GHATKOPAR (WEST) behind R-City MUMBAI 400086  
Mobile : 98\*\*\*\*\*12  
Email : prav\*\*\*\*\*otre@msn.com  
PAN : AD\*\*\*\*\*80G  
GST :

BILL DATE  
**03-01-2025**

TARIFF  
**LT III (B)**

BILL DISTRIBUTION NO.  
**Powai/Vikhroli/33/330/03/**

METER STATUS  
**Active**

CONNECTION DATE  
**22-01-2021**

BILLING STATUS  
**Regular**

CYCLE NUMBER  
**33**

CONTRACT DEMAND (KVA)  
**61.00**

PRESENT READING DATE  
**31-12-2024**

TYPE OF SUPPLY  
**LT**

BILL NUMBER  
**100101903371**

PREVIOUS READING DATE  
**30-11-2024**



CA NO:152986612  
**₹74670.00\***

**Due Date: 24-01-2025**

The due date refers to only current bill amount, previous balance is payable immediately

Bill Month  
**DEC-24**

Bill Period: 01-12-2024 - 31.12.2024

Units Consumed  
**5786**

Previous Units : 5052

Current Month Bill  
**₹74823.11**

Previous Outstanding  
**₹7.36**

- Round sum payable by discount date 10-01-2025: Amt ₹74000.00 Discount ₹677.71
- Round sum payable after due date 24-01-2025 : Amt ₹75610.00# DPC ₹935.29

Scan code to pay your bill via (use any UPI app)

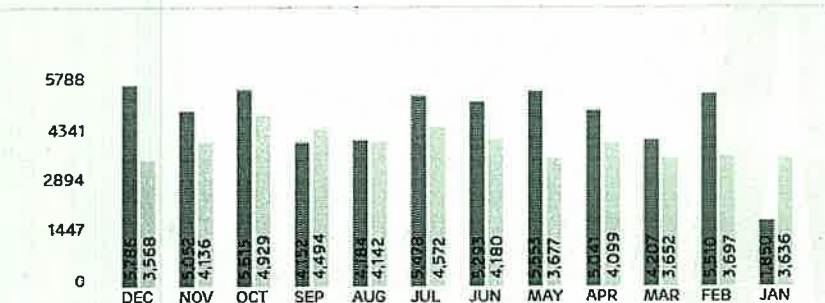


Nearest Collection Centre (Cash/Cheque)  
Adani Electricity, Opp. Shreyas Signal, Vikhroli, Mumbai-400086

R D NERURKAR  
Division Head

CONSUMPTION TREND

■ Current year ■ Previous year



MAJOR BILL COMPONENTS (Round off amt)

RAC/GRPHOU	0
PEN/INC	0
NET PREV	7
NET OTH(Cr)	150
FAC	6,945
DUTIES/TAXES	7,052
FIX/DEM	9,760
WHEELING	15,045
ENERGY(Inc TOD)	36,025



PRINCIPAL PLACE OF BUSINESS /CONSUMER GRIEVANCE REDRESSAL FORUM (CGRF)

Address: Adani Electricity, Devidas Lane, Off SVP Road, Near Devidas Lane Telephone Exchange, Borivali West, Mumbai 400 103

Email: consumerforum.mumbalelectricity@adani.com Website: https://www.adanielectricity.com/cgrf

Phone: 022-50745004

REGISTERED OFFICE AEML

Address: Adani Corporate House, Shantigram, Near Vaishno Devi Circle, S. G. Highway, Khodiyar Ahmedabad, Gujarat, India-382421

CIN: U74999GJ2008PLC107256 PAN: AADCD0086F GSTIN: 27AADCD0086F1ZW

IMPORTANT MESSAGE

- Please pay this bill by Online / RTGS / NEFT / Cheque or Demand Draft.
- As per Honorable MERC approval dated 30th October 2024, Fuel adjustment charge (FAC) is being levied in current month. For any query, kindly connect at our Toll free number:19122 or visit https://www.adanielectricity.com/faqs for details.
- W.e.f 1st April 2022 TCS @ 0.1% is applicable on collection amount exceeding Rs.50 Lakh. TCS at penal rate is applicable for no PAN and w/s. 206CCA for non-filing of Income Tax Return
- In view of MERC order in case no. 325 of 2019, cash payment limit towards electricity bills is fixed at Rs.5,000/- per account per month. For payment of amount greater than Rs.5,000 please use convenient digital channels / online / cheque modes
- Meter reading as on 01.02.25 will be downloaded for preparing JAN-25 bill

HELP CENTER

19122 Toll Free No.(24x7) www.adanielectricity.com

helpdesk.mumbalelectricity@adani.com

Adani Electricity Sakinaka Junction, Near park devis, Andheri(E), Mumbai-400072

Whatsapp Us on : 9594519122

For power interruption complaint or restoration status

1. Missed Call on 9594519122 from your Registered Mobile No
2. SMS POWER <9 digit account no.> to 9594519122\* from your Registered Mobile No

For internal complaint redressal system(ICRS), visit our website: www.adanielectricity.com

Join us on:

Missing alerts can cost you.



To ensure you never miss any electricity related alerts and notifications, Register / update your phone number and Email ID right away.



SCAN HERE

This bill for power supply cannot be treated as proof that the premises for which the power supply has been granted is an authorised structure nor would the issuance of the bill amount to proof of ownership of the premises.



CC  
BMPP-7959-70-500 Bk. of 100 Lvs.

A  
Beecham  
BLOCK-A  
MUNICIPAL CORPORATION OF GREATER BOMBAY  
No. CE/6515/BSIII/A/N

EC 106	करल - १	
25	27	
२०२५		

To,  
Shri R. G. Chawla, Architect,  
Fort, Bombay - 400 001.

Sub: Bldg. No. 7 Ghatkopar Industrial Estate, Off L.B.S. Marg,  
Ghatkopar.

Ref: Your letter dated 3-6-75.

Sir,

The Completion Certificate submitted by you on 13-11-1971 for the above work, is hereby accepted. Subject to carrying out repairs to the Development Plan Road after monsoon. Please note that I.O.D. deposit will not be refunded till road work is carried out.

Yours faithfully,

Sd/-

Executive Engineer, Bldg. Proposals  
Zone III Ward



No. CE/6515/BSIII/A/N

Copy forwarded for information to:

- (1) W.O. N Ward.
- (2) Dy. A & C.
- (3) E. E. V.
- (4) D. E. H. O.
- (5) Owner Shri I. H. Bhatia.
- (6) The City Survey Officer.

Executive Engineer, Bldg. Proposals  
Zone III Ward

*R. R. Chawla*

TRUE COPY

( R. R. CHAWLA )

M/s. R. G. CHAWLA & CO.,  
ARCHITECTS & ENGINEERS & VALUERS.







## बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता करचे देयक

Inward No:

करल - १

२६६४ २६ ३५

देयक क्रमांक

202410BIL23805635  
202420BIL23805635

देयक दिनांक

13/09/2024

लेखा क्रमांक  
NX1008540070000

मालमत्ता करवर्ष / देयक कालावधी  
2024-2025  
01/04/2024 ते 31/03/2025

पक्षकाराचे नाव व पत्ता : AGRA ROAD INDUSTRIAL

PREMISES CO OP SOC LTD, GHATKOPAR INDUSTRIAL ESTATE, L B S  
MARG GHATKOPAR MUMBAI 400086

प्रेषक -  
Asstt. Assessor & Collector, N Ward, Municipal Office Building  
(Annex), Jawahar Road, Ghatkopar (East). Mumbai - 400 077.

ईमेल पत्ता-aacn.ac@mcgm.gov.in, दूरध्वनी क्र.022 2501 1781

मालमत्ता क्रमांक, सी.टी.एस क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, सागचि नाव, मालमत्तेचे वर्णन, इमारतीचे नाव, करदात्याची नावे.  
N 6579 1B 1 B L B S MARG INDUSTRIAL ESTATE BUILDING A LESSOR M/S KHANDELWAL MINING & ORS PVT LTD LESSEE AGRA, RD  
INDUSTRIAL PREMISES CO OP SOC LTD

कराचे नाव	01/04/2024 ते 30/09/2024 (202410) Bill Amount (₹)	01/10/2024 ते 31/03/2025 (202420) Bill Amount (₹)
सर्वसाधारण कर (General Tax)	224988	224988
जल कर (Water Tax)	0	0
जल लाभ कर (Water Benefit Tax)	141660	141660
मलनिःसारण कर (Sewerage Tax)	5936	5936
मलनिःसारण लाभ कर (Sewerage Benefit Tax)	87497	87497
म.न.पा. शिक्षण उपकर (Mun.Ed.J.Cess)	83333	83333
राज्य शिक्षण उपकर (State Ecu.Cess)	66662	66662
रोजगार हमी उपकर (EGC)	16674	16674
वृक्ष उपकर (Tree Cess)	4173	4173
पथ कर (Street Tax)	108324	108324
एकूण देयक रक्कम (Total Amount)	739247	739247
अनधिकृत बांधकामावरील कलम 152 अ नुसार दंडाची रक्कम (Penalty u/s 152A on unauthorized construction)	28800	28800
आगाऊ अधिदानाचे समायोजन (Adv.Adj.Amt)	0	0
भरावयाची निव्वळ रक्कम (Total Amt.)	(A) 768047	(B) 768047
अक्षरी रुपये (Bill Amount)	₹ Seven Lakh Sixty Eight Thousand Forty Seven Only	₹ Seven Lakh Sixty Eight Thousand Four Seven Only
प्रतिदानाची निव्वळ रक्कम (Ret.Lnd Amt.)	0	0
अंतिम देय दिनांक (Due Date)	12/12/2024	31/12/2024
To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first) IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTNX1008540070000, Name-BMC Property Tax.	(C) दि. 13/09/2024 या तारखेपर्यंतची धक्काची:	363867
	(D) दि. 13/09/2024 या तारखेपर्यंतची शास्ती आणि शुल्क	2339971
To make payment through Cheque/DD/PO: instrument should be drawn in favour of BMC / बृहन्मुंबई महानगरपालिका	(E) दि. 13/09/2024 या तारखेपर्यंतची शास्तीसह एकूण रक्कम (A+B+C+D)	

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, १८८८ मध्ये कलम १५४ (1डड) चा अंतर्भाव होण्यासापेक्षा जारी करण्यात येत आहे.

# मान. न्यायालयीन निर्णयानुसार भांडवली मूल्य निश्चिती नियम २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ रद्दवातल ठरविण्यात आले आहेत. सदर देयक हे संरक्षणात्मक आधारावर जारी करण्यात आलेले असून मूल्यांकनाविषयी सुधारित धोरण जाहीर झाल्यानंतर त्यानुसार पूर्वलक्षी प्रभावाने मालमत्तांचे मूल्यांकन / फेरमूल्यांकन व त्यानुसार करवसुली करण्याचा महानगरपालिकेचा अधिकार राखून ठेवण्यात येत आहे. या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे.

Scan to open BMC Website :



महेश पाटील  
करनिर्धारक व संकलक

100

मालमत्ता पत्रक

Passport Card (5)



विभाग/मोजे -- घाटकोपर

तालुका/न.धु.मा.का. -- न.धु.अ.घाटकोपर

जिल्हा

नगर भासापन क्रमांक	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराची किट्टा भाड्याचा द्यापीला द्यापि द्याल्या वेळ द्याप्यापीली नियत
१६५	५१२४०.६	किट्टा क	बौद्धिक संपत्ती अधिनियम १९३० च्या अन्वये मुदत १.८.६७ ते ३१.७.७९ वी रो.सा.रा.क्र.११०१६६ वार १.८.७९ ते पुढील आदिशापर्यंत
सुविधाधिकार	--		

करल - 9  
2024

इककाचा मूळ धारक	मेसर्स एडवेल्याल मायनिंग अँड ऑरिज प्रायव्हेट लिमिटेड
सुवेदा	[१] श्री. ईश्वरदास हरिदास धाटिया [२] श्रीमती मोहिनीबाई ईश्वरदास हरिदास [३] श्री. उत्तमचम तुलशीदास [४] श्री. तुलशीदास धरमलाली

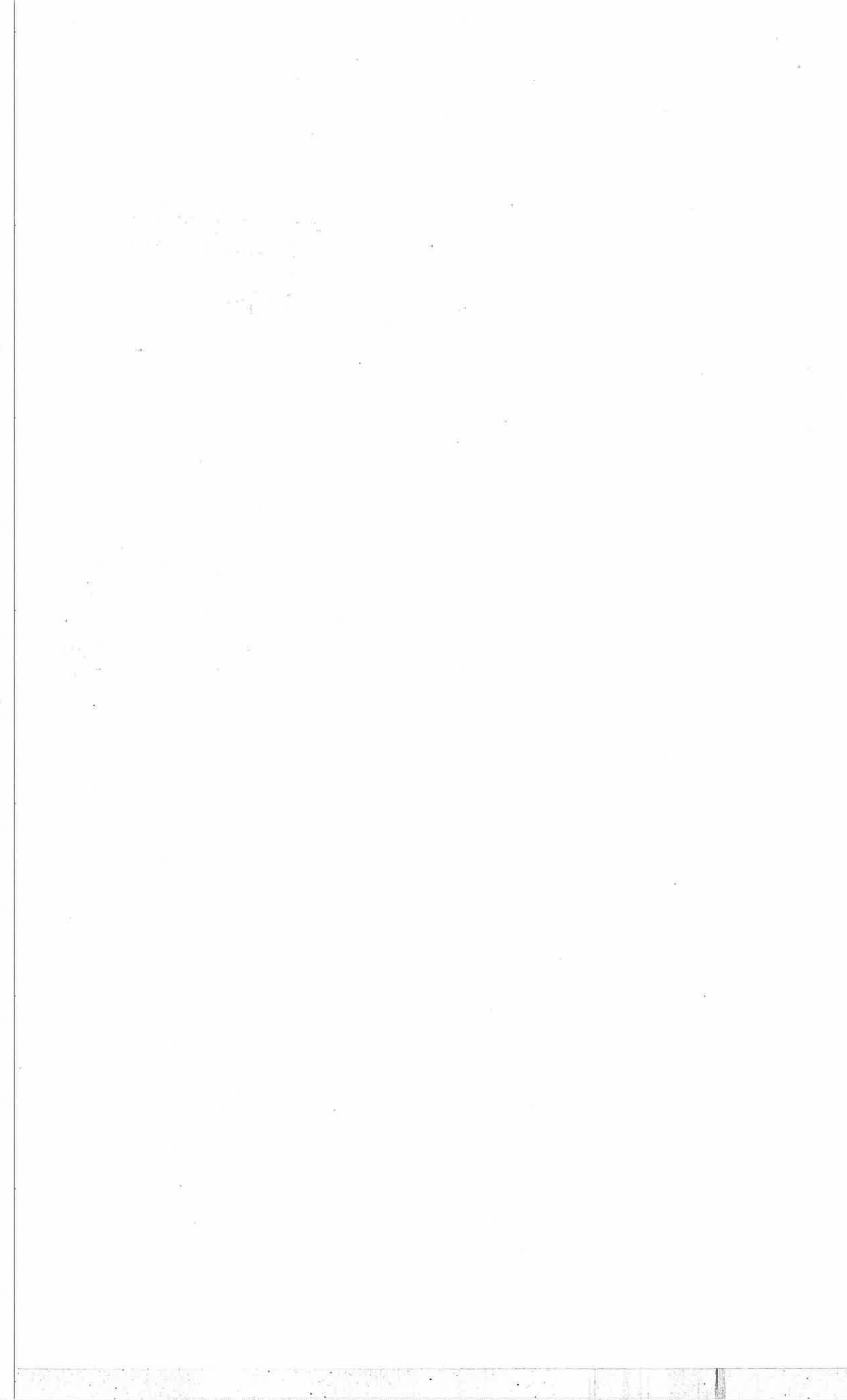
रिश्ता	--
द्वार सौरे	-----

दिनांक	व्यवहार	खाऊ कालावधीन घासक (धा) पदेदार (प) किंवा धार	सोळाव्या
८/२/१९७२	विनशेती आवेश मा.उप जिल्हाधिकारी क.अधेरी मुंबई याचा क्र.एल एन बी/ए.डी.७८ दि.२५.१.८५ अन्वये विनशेती सान्याची नोंद केली. क्षेत्र ४६७६८ मुदत १.५.६० ते ३१.७.६८		
८/२/१९७२	विनशेती आवेश मा.उप जिल्हाधिकारी अधेरी मुंबई याचा क्र.एल एन डी/ए डी सी ७८ दि.२५.७.७२ अन्वये विनशेती सान्याची नोंद केली. क्षेत्र ५६२७८ मुदत १.८.७२ ते पुढील आदिशापर्यंत		१२/७८/१९७२ न.धु.अ. घाटकोपर
३१/८/१९७७	31F जमान व असा डिंड ORCOM-२७/१/७२ प्रमाणे लेसीचे नाव बाबल	मान.भू.अ. क्र.१ सु. उप.याचे कडील आवेश क्र.घाटकोपर/ न.धु.क्र.१६५ दि.२६.८.७७ दि.२६.८.७७	(I) मे.आयरोड इन्स्टीट्यूट प्रिमायर्स क्रो.आं.सोसायटी लि. २२/०८/१९७२ न.धु.अ. घाटकोपर



तपासणी करणारा	खारी नक्कल -	तपासणी करणारा	तपासणी करणारा
		१२/७८/१९७२	१२/७८/१९७२
		न.धु.अ.	न.धु.अ.
		घाटकोपर	घाटकोपर
		१२/७८/१९७२	१२/७८/१९७२
		न.धु.अ.	न.धु.अ.
		घाटकोपर	घाटकोपर
		१२/७८/१९७२	१२/७८/१९७२
		न.धु.अ.	न.धु.अ.
		घाटकोपर	घाटकोपर

नगर भासापन अधिकारी



मालमत्ता पत्रक

2

विभाग/मोजे - घाटकोपर

तालुका/न.भू.सा.का. -- न.भू.अ.घाटकोपर

जिल्हा --



नगर भूमापन क्रमांक	क्षेत्र ची.मी.	धारणाधिकार	शासनाला दिलेल्या अकारणीचा किंवा भाड्याचा हप्त्याचा प्रमाणहीन नियम सि.स.न.१६५, प्रो.
१६५/१	७.४	क्रि.श्री क	

करल - १  
२६६४ ३१ ४१  
२०२५

सुनिधाधिकार	---
दस्तावेजाचा मुळ धारक	मेसर्स खडैलवाल मारनिंग अँड अरेच प्रायव्हेट लिमिटेड
पट्टेदार	सि.स.न.१६५ प्रमाणे
इतर भाग	---

इतर शीरे इमला मलक - अदुबकर आयमुल्ला

क्रमांक	व्यवहार	खंड क्रमांकीन धारक (धो पट्टेदार (प) किंवा भाग	साक्षातकन
८/२/१९७२	बी.शे.सारा आवेश सि.स.न.१६५ पहा		१९/०८/१९७२ न.भू.अ.
३१/८/१९७७	न.भू.क्र.१६५ वरील नोंदी प्रमाणे	(L) मे.आम्रारोड इंडस्ट्रीअल प्रिमासेस क्रो.अॅ.सोसायटी लि.	१९/०८/१७ न.भू.अ. घाटकोपर



तपासणी करणारा खरी नववळण -

न.भू.अ.घाटकोपर  
मुंबई उपनगर जिल्हा

अजं क्रमांक १२२४/०३. अजं आल्याची तारीख १७/३/०३  
 नमकते क्रमांक १०२०० नमकते तयार तारीख १९/३/०३  
 नमकते क्रमांक १०२०० नमकते तयार तारीख १९/३/०३  
 तपासणी करणारा नमकते तयार तारीख १९/३/०३  
 नमकते क्रमांक १०२०० नमकते तयार तारीख १९/३/०३  
 एकूण शुल्क ६२२००

२१/१/०३  
 नगर भूमापन अधिकारी  
 घाटकोपर



मालमत्ता पत्रक

3

विभाग/मौजे -- घाटकोपर

तालुका/न.भू.मा.का. -- न.भू.अ.घाटकोपर

जिल्हा --



नगर/भूमापन क्रमांक	क्षेत्र ची.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराची किंवा भाड्याचा तपशील अर्थात त्याच्या वेर तपशील नीचे
१६५/२	९.४	(क्र.१) क	सि.स.न.१६५ प्रो.

सुविधाधिकार

हक्कचा मुळ धारक

मेसर्स खाडेलव्हाल मार्निंग अँड ऑरेंज प्रायव्हेट लिमिटेड

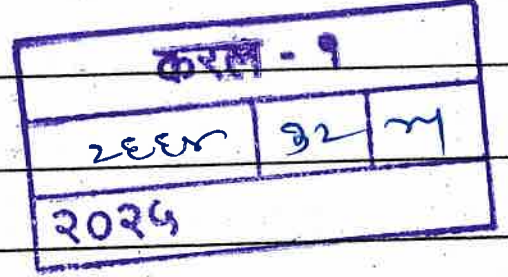
पट्टेदार

(सि.स.न.१६५ प्रमाणे)

इतर भार

इतर सौरे

सि.स.न.१६५/१ प्रमाणे



नाक	व्यवहार	खंड क्रमांकांन घाक (घा) पट्टेदार (प) किंवा भार	साक्षात्कन
८/२/१९७२	बी.शे.सारा आदेश सि.स.न.१६५ पहा		१९/०८/१९७२ न.भू.अ. घाटकोपर
३१/८/१९७७	न.भू.क्र.१६५ बरील नोंदी प्रमाणे	(L) मे.आमरोड इस्टीयल प्रिमासेस व्हे.ऑ.सोसायटी लि.	१९/०८/१९७२ न.भू.अ. घाटकोपर



तपासणी करणारा

खरी नकल -

न.भू.अ.घाटकोपर

मुंबई उपनगर जिल्हा

बज्र क्रमांक : १२५१०३ बज्र धारणाची तारीख १०/३/०३  
 न.भू.क्र. १००० बज्र धारणाची तारीख १०/३/०३  
 न.भू.क्र. १००० बज्र धारणाची तारीख १०/३/०३  
 तपासणी : १०/३/०३  
 कायदा क्रमांक : २०००  
 एकूण शुल्क : ६२००

२९/३/०३  
 २०१३/०३  
 न.भू.अ.घाटकोपर





मालमत्ता पत्रक

4



विभाग/मौजे - वाठकोपर

तालुका/न.भू.मा.का. -- न.भू.अ.वाठकोपर

जिल्हा --

नगर भूमापन क्रमांक	क्षेत्र ची.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा हप्त्याची दरम्यान फेर हप्त्याची किंवा सि.स.न.१६५ प्रमाणे
१६५/३	१६.०	क्रि.१५ क	

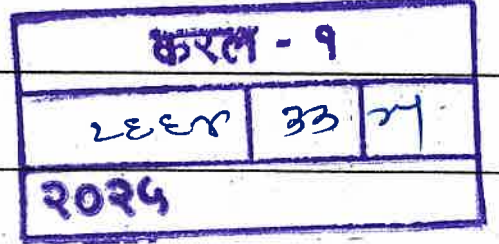
सुनिधाधिकार

हक्काचा मुळ धारक मेसर्स खडेलवाल मार्यनिंग अँड ओरेंज प्रायव्हेट लिमिटेड

पट्टेदार सि.स.न.१६५ प्रमाणे

इतर भाग

इतर शीरे सि.स.न.१६५/१ प्रमाणे



क्र	व्यवहार	खड क्रमांक/विना धारक (धा) पट्टेदार (प) किंवा भाग	साक्षात्कृत
८/२/१९७२	बी.शे.आदेश सि.स.न.१६५ पहा		१९/०८/१९७२ न.भू.अ.
३४/८/१९७७	न.भू.क्र.१६५ वरील नोंदी प्रमाणे	(L) ने.आम्रारोड इडस्ट्रीयल प्रिमासेस को.ऑ.सोसायटी लि.	१९/०८/१९७७ न.भू.अ. वाठकोपर

तपासणी करणारा

खारी नक्कल -

न.भू.अ.वाठकोपर

मुंबई उपनगर जिल्हा



मज १२८५/०३ .. मज आल्याची तारीख १०/३/०३

नक्कल तयार तारीख १०/३/०३

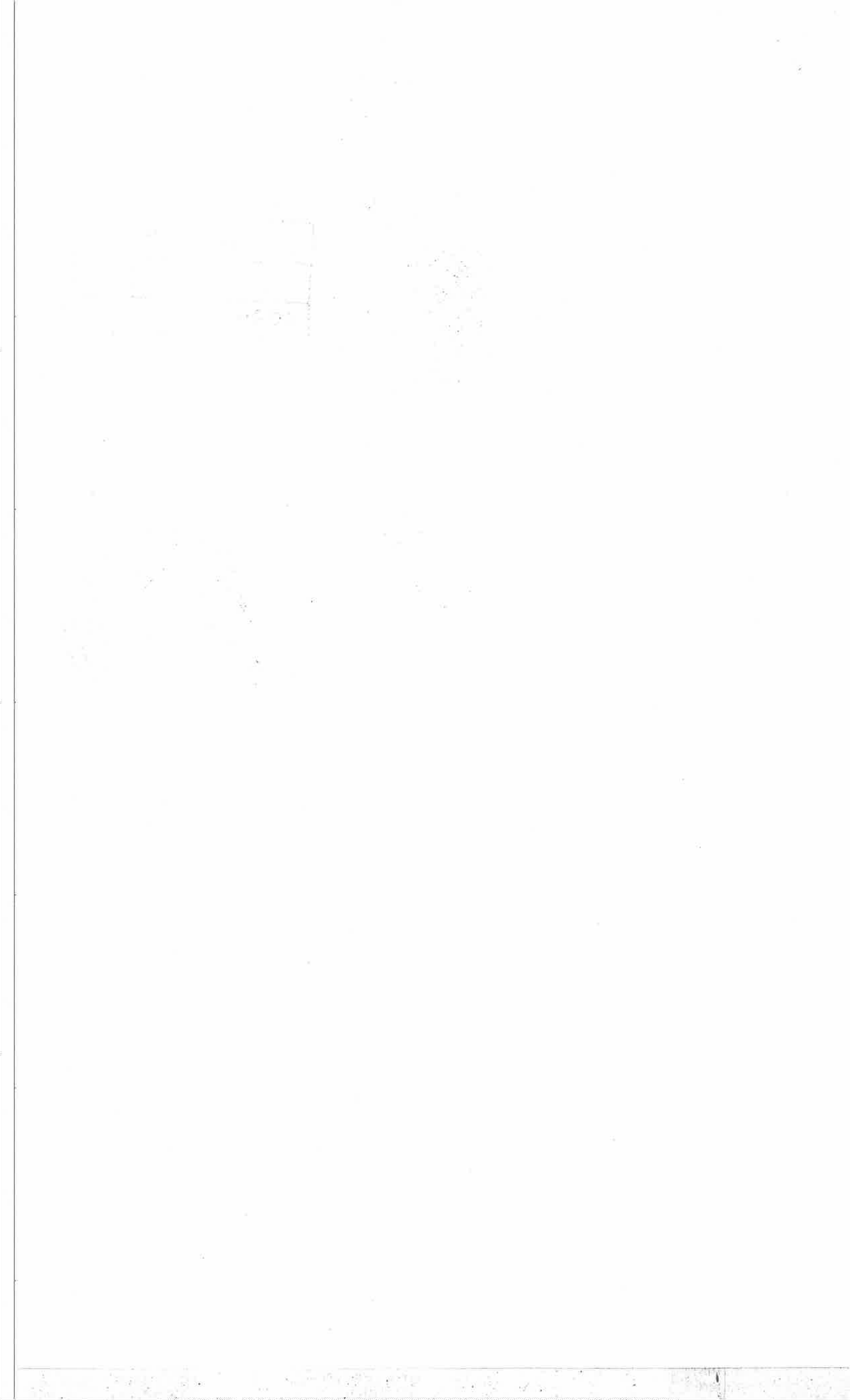
नक्कल तयार करणारा .. १०/३/०३

तपासणी करणारा .. १०/३/०३

कायम शुल्क २०० नक्कल दिल्याची तारीख १०/३/०३

इकूम शुल्क ६२०० खरी मज १०/३/०३

नगर भूमापन अधिकारी  
वाठकोपर.



मालमत्ता पत्रक

✓ 5



शुभा/सुभाजे -- घाटकोपर

तालुका/न.धु.मा.का. -- न.धु.अ.घाटकोपर

जिल्हा --

नगर/सुभाजन क्रमांक	क्षेत्र ची.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील अर्पण न्याय्या येथे तपशीलाने निलंबित सि.स.न.१६५ प्रमाणे
१६५/४	४.६	क्र.११ क	

सुविधाधिकार	---
हक्काचा मुळ धारक	मेमर्स खडेलवाल मारनिंग अँड ओरेंज फ्रॉन्ट लिमिटेड
पट्टेदार	सि.स.न.१६५ प्रमाणे
इतर भार	---

करल - १  
28/11  
2024

इतर शी	श्री. सुखराम गुलाबराव		
क्र	व्यवहार	खाड क्रमांक/विना धारक (धा) पट्टेदार (ध) किंवा भार	साक्षात्कन
८/२/१९७२	बी.सी.सागा आदेश सि.स.न.१६५ प्रमाणे		१९/०८/१९७२ न.धु.अ. घाटकोपर
३४/८/१९७७	न.धु.क्र.१६५ वरील नोंदी प्रमाणे	(L) मे.आमरोड इंडस्ट्रीयल प्रिमासेस को.ऑ.सोसायटी लि.	



तपासणी करणारा खरी नवसखला -

न.धु.अ.घाटकोपर  
मुंबई उपनगर जिल्हा

मज ४०० १२८५१०३ मज आल्याची तारीख १५/३/०३  
 नवसखला ६००० मज आल्याची तारीख १५/३/०३  
 नवसखला २११०१०  
 तपासणी ५४५५५  
 कामद २०००  
 एकूण ६२००

२०/३/०३  
 नगर सुभाजन अधिकारी  
 घाटकोपर



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT OF INDIA**

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
**AVAPS6778G**



**करल - १**  
**२६६४ ३५ १५**  
**१०२५**

नाम / Name  
**YUVRAJ SINGH**

पिता का नाम / Father's Name  
**PRADEEP SINGH**

जन्म की तिथि / Date of Birth  
**04/10/1985**



Yuvraj



**भारत, सरकार**  
**Government of India**

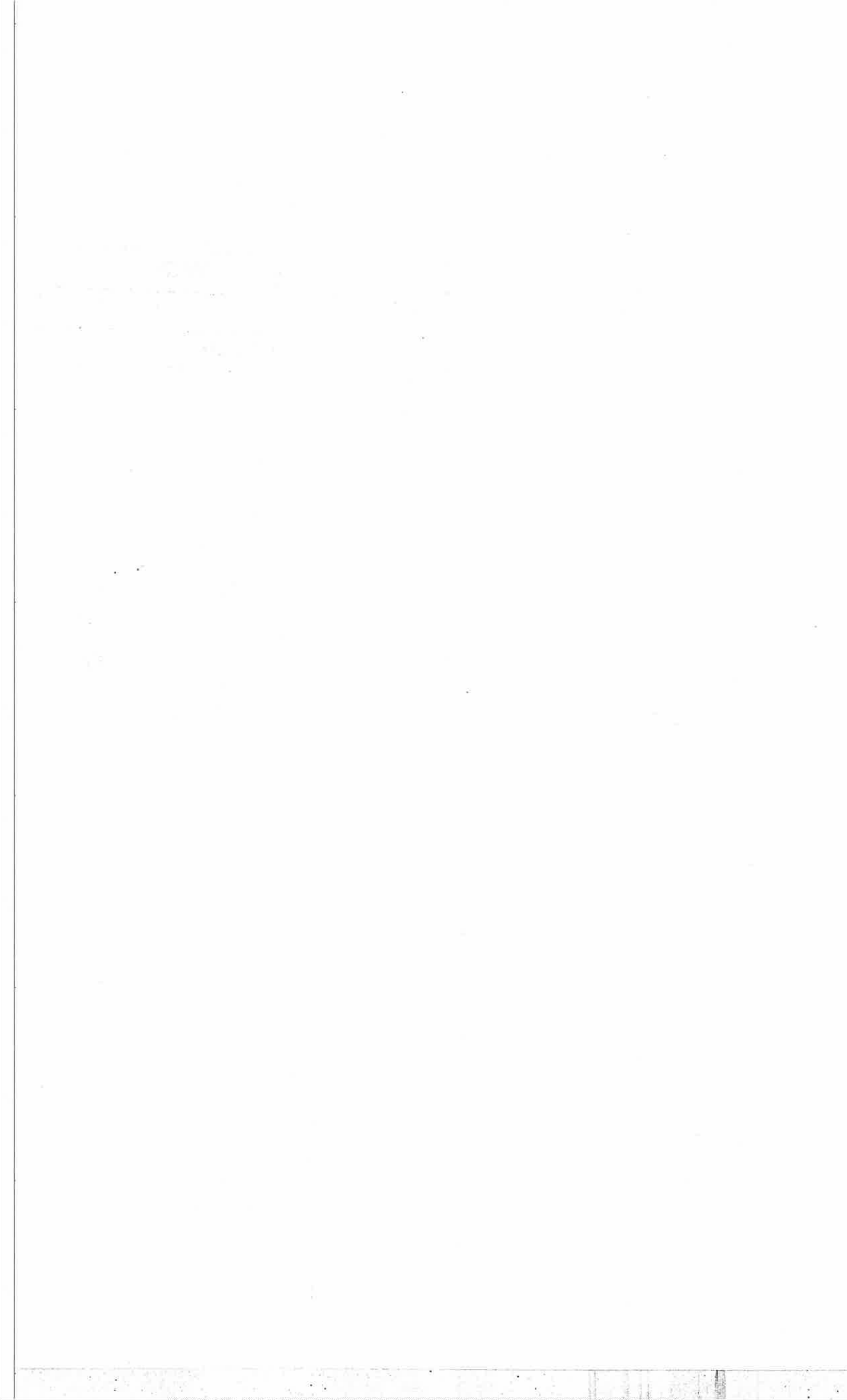
**आयकर**

मुन्नाज सिंह  
 Yuvraj Singh  
 जन्म तिथि/DOB: 04/10/1985  
 पुरुष/ MALE

Issue Date: 09/06/2011

**8387 7162 5478**  
**VID : 9147 4130 3390 0349**

**मेरा आधार, मेरी पहचान**



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT OF INDIA**

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
**DHRPS3951M**



नाम / Name  
**SHIVAM DEV SINGH**

पिता का नाम / Father's Name  
**PRADEEP SINGH**

जन्म की तारीख / Date of Birth  
**24/09/1991**

  
 Signatory's Signature

**करल - १**  
 २६६४ ३६ ५  
**२०२५**

*Shivam*



**भारत सरकार**  
**Government of India**

**शिवम देव सिंह**  
**Shivam Dev Singh**  
**जन्म तिथि/DOB: 24/09/1991**  
**पुरुष/ MALE**

Issue Date: 07/07/2011

**8341 3022 7110**  
**VID : 9176 4572 0411 8331**

**मेरा आधार, मेरी पहचान**





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

स्थायी खाता नम्बर कार्ड  
Permanent Account Number Card  
DHRPS3951M



नाम / Name  
SHIVAM DEV SINGH

पिता का नाम / Father's Name  
PRADEEP SINGH

जन्म की तिथि /  
Date of Birth  
24/09/1991

*Shivam*


करल - 9		
25	30	31
2024		

भारत सरकार  
Government of India

अधार  
Aadhaar

शिवम देव सिंह  
Shivam Dev Singh  
जन्म तिथि/DOB: 24/09/1991  
पुरुष/ MALE

Issue Date: 07/07/2011



8341 3022 7110  
VID : 9176 4572 0411 8331

मेरा आधार, मेरी पहचान

*Shivam*



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

AADHAAR

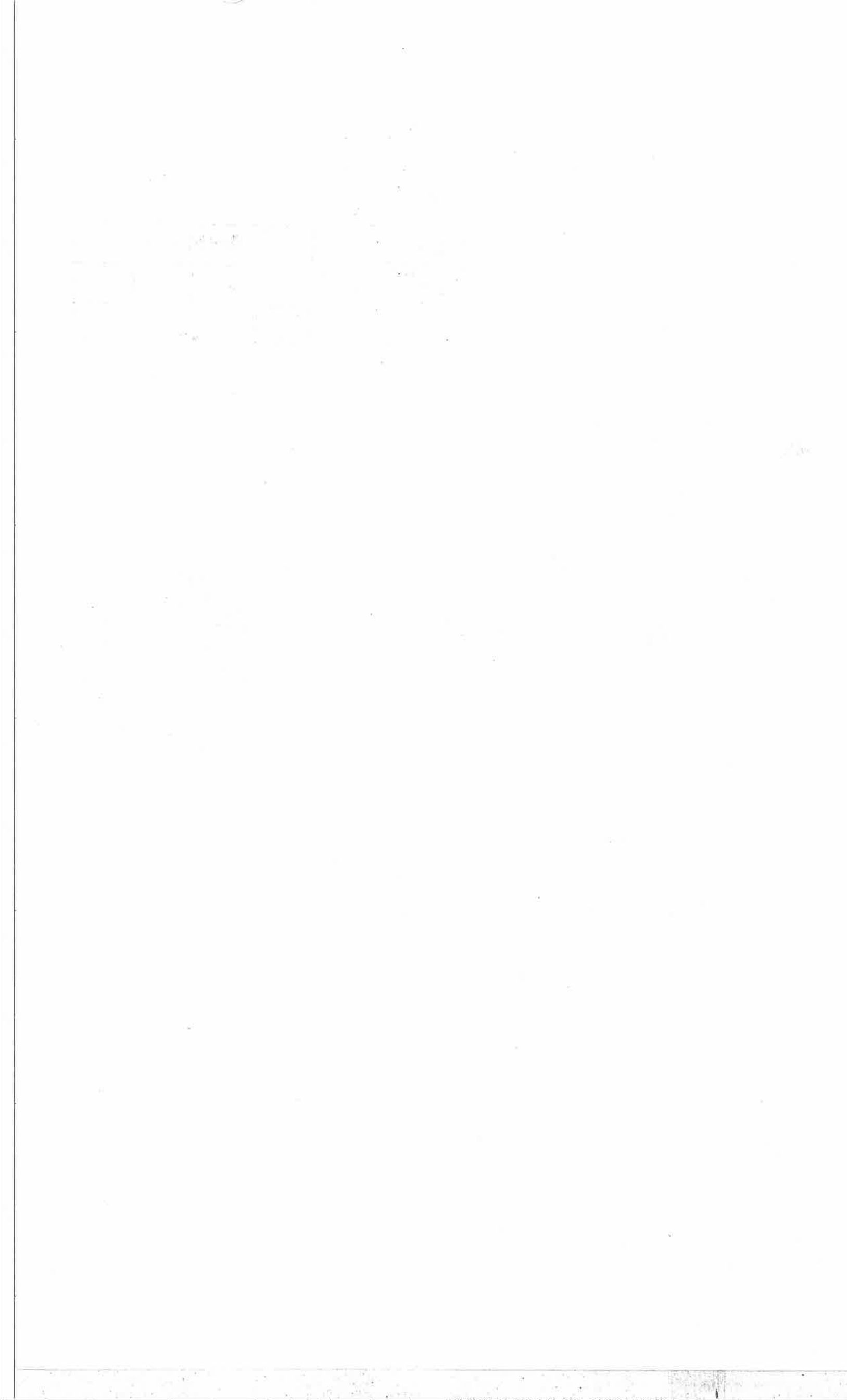
पता:  
द्वारा: प्रदीप सिंह, ख-24/12, नजफगढ़ कापसहेरा रोड,  
बमनोली बस स्टैंड के पास, सेक्टर-28, द्वारका, बिजवासन,  
दक्षिण पश्चिमी दिल्ली,  
दिल्ली - 110061

Address:  
C/O: Pradeep Singh, Kh-24/12, Najafgarh  
Kapashera Road, Near Bamanoli Bus Stand,  
Sector-28, Dwarka, Bijwasan, South West  
Delhi,  
Delhi - 110061



8341 3022 7110  
VID : 9176 4572 0411 8331

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



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
**AVAPS6778G**



नाम / Name  
**YUVRAJ SINGH**

पिता का नाम / Father's Name  
**PRADEEP SINGH**

जन्म की तारीख /  
Date of Birth  
**04/10/1985**

करल - १


२६६७ ३५ म

२०२५

भारत सरकार  
Government of India

आधार

डॉ. ००७०६२०११



युवराज सिंह  
Yuvraj Singh  
जन्म तिथि/DOB: 04/10/1985  
पुरुष/ MALE

**8387 7162 5478**  
VID : 9147 4130 3390 0349  
मेरा आधार, मेरी पहचान




भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

आधार

पता:  
द्वारा: प्रदीप सिंह, ख न 24/12, नजफगढ़ कापशेरा रोड,  
बामनोली बस स्टैंड के पास, सेक्टर-28 द्वारका, बिजवासन,  
दक्षिण पश्चिमी दिल्ली,  
दिल्ली - 110061

Address:  
C/O: Pradeep Singh, Kt No 24/12, Najafgarh  
Kapashera Road, Near Bamnoli Bus Stand,  
Sector-28 Dwarka, Bijnwasan, South West  
Delhi,  
Delhi - 110061



**8387 7162 5478**  
VID : 9147 4130 3390 0349

1047 | help@uidai.gov.in | www.uidai.gov.in

करल - १		
२६६२	३२	२५
२०२५		



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**SHUBHANGI PRAVEEN TOTRE**  
**SHIVRAM BANSI NAVALE**


**04/07/1978**  
 Permanent Account Number  
**AEVPT5308P**

  
 Signature




**करल - १**  
 २६६४ ३० ३५  
**२०२५**

**भारत सरकार**  
**GOVERNMENT OF INDIA**




**शुभांगी प्रवीण तोत्रे**  
 Shubhangi Praveen Totre  
 जन्म वर्ष / Year of Birth : 1978  
 स्त्री / Female



**7265 0046 8635**


**आधार – सामान्य माणसाचा अधिकार**






**भारतीय विशिष्ट ओळख प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**


पत्ता W/O प्रवीण तोत्रे, आर-सिटी मॉल  
 समोर, १-डी-१०४, कल्पतरू औरा,  
 एलबीएस मार्ग, घाटकोपर वेस्ट, मुंबई,  
 महाराष्ट्र, 400086

Address: W/O Praveen Totre,  
 OPP. R-CITY MALL, 1-D-104,  
 Kalpataru Aura, LBS Marg,  
 Ghatkopar (West), Mumbai,  
 Maharashtra, 400086

 1847  
 1800 180 1847

 help@uidai.gov.in

 www.uidai.gov.in

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

*Shubhangi*

७२७१ - १		
२६६	२७	२७
२०२५		



भारत सरकार  
Government of India

मनोज दत्तात्रय पाटील  
Manoj Dattatray Patil  
जन्म तारीख/DOB: 07/06/1973  
पुरुष/ MALE

Download Date: 29/01/2021

Issue Date: 16/07/2011

4044 2004 2073  
VID : 9193 9261 3866 2711

माझे आधार, माझी ओळख

करल - १		
२६६	४२	४
२०२५		

भारत सरकार  
Government of India

राम विनोद सौदा  
Ram Vinod Sauda  
जन्म तारीख / DOB : 21/12/2003  
पुरुष / Male

Issue Date : 05/10/2011

6725 0338 0237

आधार पहचान का प्रमाण है, नागरिकता का नहीं।  
Aadhaar is a proof of identity, not of citizenship.

मेरा आधार, मेरी पहचान







369/2664

शुक्रवार, 31 जानेवारी 2025 3:42 म.नं.

दस्त गोषवारा भाग-1

करल1

दस्त क्रमांक: 2664/2025

दस्त क्रमांक: करल1 /2664/2025

बाजार मूल्य: रु. 1,11,61,639/-

मोबदला: रु. 1,70,00,000/-

भरलेले मुद्रांक शुल्क: रु.10,20,000/-

दु. नि. सह. दु. नि. करल1 यांचे कार्यालयात

पावती:3040

पावती दिनांक: 31/01/2025

अ. क्रं. 2664 वर दि.31-01-2025

सादरकरणाचे नाव: शुभांगी प्रविण तोतरे

रोजी 3:39 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकुण: 30900.00

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक  
दु. निबंधक कुर्ला-1 (वर्ग-2)

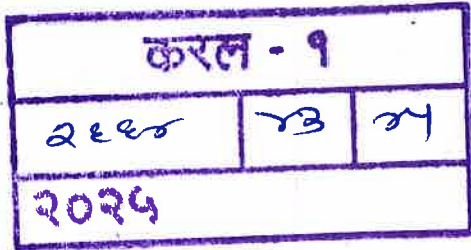
सह. दुय्यम निबंधक  
दु. निबंधक कुर्ला-1 (वर्ग-2)

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 31 / 01 / 2025 03 : 39 : 04 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 31 / 01 / 2025 03 : 39 : 43 PM ची वेळ: (फी)











31/01/2025 3 44:01 PM

दस्त क्रमांक :करल1/2664/2025





दस्ताचा प्रकार :-करारनामः

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:शिवम देव प्रदीप सिंह पत्ता:प्लॉट नं: ख नं.24/12 , माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वामणोली स्टॅण्ड, सेक्टर-28 , रोड नं: नजफगड कापशेरा रोड, द्वारका, बिज्वासन, दक्षिण पश्चिम, दिल्ली, दिल्ली, SOUTH WEST DELHI. पॅन नंबर:DHRPS3951M	लिहून देणार वय :-33 स्वाक्षरी:-		
2	नाव:युवराज प्रदीप सिंह पत्ता:प्लॉट नं: ख नं.24/12 , माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वामणोली स्टॅण्ड, सेक्टर-28, रोड नं: नजफगड कापशेरा रोड, द्वारका, बिज्वासन, दक्षिण पश्चिम दिल्ली, दिल्ली, दिल्ली, SOUTH WEST DELHI. पॅन नंबर:AVAPS6778G	लिहून देणार वय :-39 स्वाक्षरी:-		
3	नाव:शुभांगो प्रविण तोतरे पत्ता:प्लॉट नं: प्लॉट नं.104, माळा नं: -, इमारतीचे नाव: विल्डींग नं.1 डी, कल्पतरू औरा, ब्लॉक नं: आर-सिटी मॉल समोर, रोड नं: एल.वी.एस. मार्ग,घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AEVPT5308P	लिहून घेणार वय :-46 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:31 / 01 / 2025 03 : 41 : 24 PM

ओळख:-

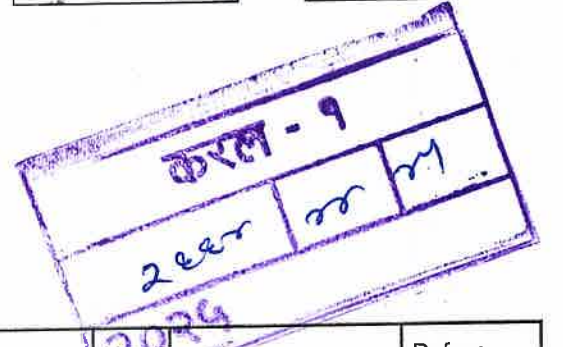
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:राम तौदा वय:21 पत्ता:शॉप नं.32, फाईन आर्ट्स सोसायटी जवळ, आर.सी. मार्ग, चेंबुर, मुंबई पिन कोड:400071		
2	नाव:मनोज पाटील वय:51 पत्ता:शॉप नं.32, फाईन आर्ट्स सोसायटी जवळ, आर.सी. मार्ग, चेंबुर, मुंबई पिन कोड:400071		

शिक्षा क्र.4 ची वेळ:31 / 01 / 2025 03 : 41 : 57 PM

शिक्षा क्र.5 ची वेळ:31 / 01 / 2025 03 : 42 : 08 PM

निबंधक  
सहायक निबंधक कुर्ला 1  
कार्या-9 (वर्ग-2)



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Ereface Number	Deface Date
1	SHUBHANGI PRAVEEN TOTRE	eChallan	00040572025013094909	MH015335886202425E	1020000.00	SD	0008499294202425	31/01/2025
2		DHC		0125317714391	900	RF	C125317714391D	31/01/2025
3	SHUBHANGI PRAVEEN TOTRE	eChallan		MH015335886202425E	30000	RF	C008499294202425	31/01/2025

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

2664 /2025

Know Your Rights as Registrants


1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

करल - १		
२६६४	४५	४५
२०२५		



प्रमाणित करण्यात येते कि या दस्तामध्ये  
एकूण ... पन्नाळावी ... पाने आहे  
करल-१/ २६६४ /२०२५  
पुस्तक क्रमांक १ क्रमांकावर नोंदला  
दिनांक ७९/०९/२०२५

  
सु.भा. म्हैसने  
सह. दुय्यम निबंधक, कुर्ला-१  
मुंबई उपनगर जिल्हा



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 2664/2025

31/01/2025

नोंदणी :

Regn:63m

गावाचे नाव : घाटकोपर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	17000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11161639.2
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :मदनिका नं: इंडस्ट्रीअल युनिट नं. ए-2, माळा नं: नळ मजला,ए-ब्लॉक, इमारतीचे नाव: आग्रा रोड इंडस्ट्रीअल प्रिमायसेस को.ऑप.मो.लि., ब्लॉक नं: अमृत नगर लिंक रोड, रोड : ऑफ एल.वी.एस. मार्ग,घाटकोपर पश्चिम,सुंबई-400086, इतर माहिती: मौजे - घाटकोपर,सी.टी.एस. नं.165,165/1 ते 165/4,इंडस्ट्रीअल युनिटचे क्षेत्रफळ 872 चौ. फुट बिल्टअप. PUI: NX1008540070000 ( ( C.T.S. Number : 165, 165/1 to 165/4 ; ) )
(5) क्षेत्रफळ	1) 81.04 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:-शिवम देव प्रदीप सिंह वय:-33; पत्ता:-प्लॉट नं: ख नं.24/12 , माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वामणोली स्टॅण्ड, सेक्टर-28 , रोड नं: नजफगड कापशेरा रोड, द्वारका, विज्वासन, दक्षिण पश्चिम, दिल्ली, दिल्ली, SOUTH WEST DELHI. पिन कोड:-110061 पॅन नं:-DHRPS3951M 2): नाव:-युवराज प्रदीप सिंह वय:-39; पत्ता:-प्लॉट नं: ख नं.24/12 , माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वामणोली स्टॅण्ड, सेक्टर-28, रोड नं: नजफगड कापशेरा रोड, द्वारका, विज्वासन, दक्षिण पश्चिम दिल्ली, दिल्ली, दिल्ली, SOUTH WEST DELHI. पिन कोड:-110061 पॅन नं:-AVAPS6773G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शुभांगी प्रविण तोतरे वय:-46; पत्ता:-प्लॉट नं: फ्लॅट नं.104, माळा नं: -, इमारतीचे नाव: विल्डींग नं.1 डी, कल्पतरू औरा, ब्लॉक नं: आर-सिटी मॉल समोर, रोड नं: एल.वी.एस. मार्ग,घाटकोपर पश्चिम. सुंबई, महाराष्ट्र. MUMBAI. पिन कोड:-400086 पॅन नं:-AEVPT5308P
(9) दस्तऐवज करून दिल्याचा दिनांक	31/01/2025
(10)दस्त नोंदणी केल्याचा दिनांक	31/01/2025
(11)अनुक्रमांक,खंड व पृष्ठ	2664/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1020000
(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.

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 31/01/2025 ) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHUBHANGI PRAVEEN TOTRE	eChallan	00040572025013094909	MH015335886202425E	1020000.00	SD	0008499294202425	31/01/2025
2		DHC		0125317714391	900	RF	0125317714391D	31/01/2025
3	SHUBHANGI PRAVEEN TOTRE	eChallan		MH015335886202425E	30000	RF	0008499294202425	31/01/2025

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



खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-१  
मुंबई उपनगर जिल्हा.