

322/10922

पावती

Original/Duplicate

Friday, July 08, 2022

नोंदणी क्र.: 39M

11:56 AM

Regn.: 39M

2022-11-54 18 AM

बदर

पावती क्र.: 12170 दिनांक: 08/07/2022

मावाचे नाव: विलेपार्ले

दस्तावेजाचा अनुक्रमांक: बदर1-10922-2022

दस्तावेजाचा प्रकार : बक्षीसपत्र

मादर करणाऱ्याचे नाव: दिपेश हसमुख जनानी

नोंदणी फी रु. 200.00

दस्त हाताळणी फी रु. 520.00

पृष्ठांची संख्या: 26

एकूण: रु. 720.00

आपणास मुळ दस्त, थंबनेल प्रिंट, मूची-२ अदाजे  
12.15 PM ह्या वेळेस मिळेल.

*[Signature]*  
 सह. दुय्यम निबंधक, अंबेरी कार्यालय  
 मुंबई उपनगर जिल्हा

वाच्यार मूल्य: रु. 16439372.88 /-

मांडवदना रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 200/-

1) देयकाचा प्रकार: DHC रकम: रु. 520/-  
 डीडी/धनादेश/पे ऑर्डर क्रमांक: 0707202213065 दिनांक: 08/07/2022  
 बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 200/-  
 डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004696963202223E दिनांक: 08/07/2022  
 बँकेचे नाव व पत्ता:

*[Signature]*

REGISTERED ORIGINAL DOCUMENT  
 DELIVERED ON... 08/07/2022



Valuation ID: 202207081670

मूल्यांकन पत्रक शहरी क्षेत्र - बांधीव )

08 Jul 2022 11:54:18 AM  
दरदर

मूल्यांकनाचे वर्ष: 2021  
 लिहिलेला मुबद्दलपत्रपत्र ( अंधेरी )  
 मूल्य विभाग: 37-विशेषार्थ पश्चिम ( अंधेरी )  
 उप मूल्य विभाग: उतरेस गावाची हद्द, पुर्वेस स्वामी वि. कानर रोड, दक्षिणेस वेकुंटावाड मेहला मार्ग व पश्चिमेस गावाची हद्द  
 सर्व नंबर न. ५ क्रमांक: सि टी एस नंबर#19

वार्षिक मूल्य दर तक्रयानुसार मूल्यदर रु. निवासी सदनिका 318400 कार्यालय 318400 रुकाने रु. 20000 औद्योगिक 286860 मोजमापानाचे एकक चौरस मीटर 286860

बांधीव क्षेत्राची माहिती  
 बांधिलान क्षेत्र (Area) (sq)- 51.26चौरस मीटर मिळकतीचा वापर- निवासी सदनिका  
 बांधिलानाचे वर्गीकरण- 1-आर सी सी मिळकतीचे वय ( 10.2अं )  
 उद्वाराने सुविधा- मजला- 0n floor to 10th floor  
 रस्ता श्रेणूक-  
 Sale Type - First Sale  
 Scale/Resale of built up Property constructed after circular dt.02/30/2018

मजला मितीय घटवाढ = 10.5% apply to rate Rs. 301,203/-

पसः यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = (वार्षिक मूल्यदर - खल (वसितीचा दर ) \* पसः यानुसार टक्केवारी ) \* खुल्या वसितीचा दर )  
 = (( 301,203 \* 15 / 100 ) \* (100 - 100 ) ) = 151420 )  
 = Rs. 301,203/-

1) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 301,203 \* 51.26  
 = Rs. 15,43,96,65.78  
 1.1) बालिका वॉलन तळाचे क्षेत्र = 13.94चौरस मीटर  
 बालिका वॉलन तळाचे मूल्य = 13.94 \* ( 286860 \* 25 / 100 )  
 = Rs. 9,99,707.12

एकत्रित अंतिम मूल्य  
 मुख्य मिळकतीचे मूल्य, तळावरील मूल्य, भवनादीन मूल्य, वीथी व बांधीव मूल्य, वॉलन तळाचे मूल्य, खोल्या वॉलन तळाचे मूल्य, 50 रती भवनादीन मूल्य, वॉलन तळाचे मूल्य, वॉलन तळाचे मूल्य, वॉलन तळाचे मूल्य, वॉलन तळाचे मूल्य  
 = A + B + C + D + E + F + G + H + I + J  
 = 15,43,96,65.78 + 0 + 0 + 0 + 9,99,707.12 + 0 + 0 + 0 + 0 + 0  
 = Rs. 16,43,97,288/-



बंदर - ३  
 २०२२ ९ २९  
 २०२२

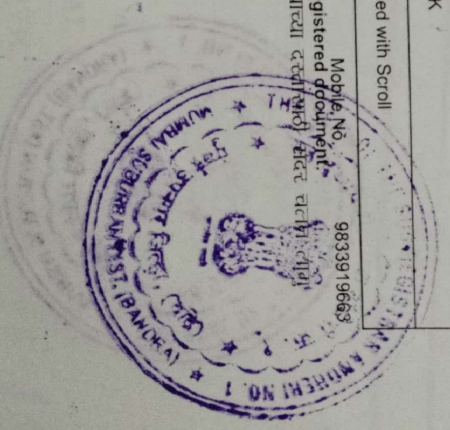


CHALLAN  
MTR Form Number-6



RN	MH004696963202223E	BARCODE					Date	07/07/2022-20:36:30	Form ID
Department	Inspector General Of Registration	Payer Details							
Registration Fee		TAX ID / TAN (If Any)							
Type of Payment Ordinary Collections (GR		PAN No. (If Applicable)							
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1	Full Name	DIPESH JANANI						
Location	MUMBAI	Flat/Block No.	JUHU SHEETAL						
Year	2022-2023 One Time	Premises/Building	VILE PARLE WEST						
Account Head Details		Road/Street	MUMBAI						
390063301	Amount of Tax	Areal/Locality	MUMBAI						
		Town/City/District	MUMBAI						
		PIN	4 0 0 0 4 9						
		Remarks (If Any)	SecondPartyName=HASHMUKH JANANI-						
		Amount In	Two Hundred Rupees Only						
		Words	200.00						
Payment Details		FOR USE IN RECEIVING BANK							
Cheque-DD Details		Bank CIN	Ref. No.	69103332022070810204		2755275008			
		Bank Date	RBI Date	07/07/2022-20:39:20		Not Verified with RBI			
Cheque/DD No.		Bank-Branch	IDBI BANK						
Name of Bank		Scroll No. , Date	Not Verified with Scroll						
Name of Branch		Mobile No 98333919663							

Department ID :  
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
कस चालन फादल इरुदा रिजिस्ट्रार कार्यालयात नोंदणी करावयाच्या दस्तऐवजांसाठी लागू आहे. नोंदणी न करतावयाच्या दस्तऐवजांसाठी लागू नाही.

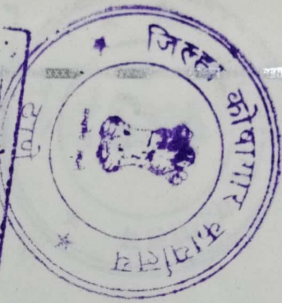


90222 3 2E  
2022



महाराष्ट्र MAHARASHTRA

● 2021 ●



जिल्हा कोषागार कार्यालय, मुंबई शहर  
 10 JAN 2022  
 मुद्रांक प्रमुख सिव्हीक / सिव्हीक

GIFT DEED

बंद - ३  
 २०२२ ५ १३  
 २०२२

This Gift Deed is made and executed in Mumbai on 25<sup>th</sup> day of March, 2022

BETWEEN

**MR. HASMUKH ALIAS HASMUKHRAI SHANTILAL JANANI** aged, about 74 years having Pan Card Number **AABPJ0687K**, & Aadhaar Card Number **5493 2421 1131**, Adult, Indian Inhabitant residing in 801, 8<sup>th</sup> Floor, Juhu Sheetal, Samarth Ramdas Marg, JVPD Scheme, Near Juhu Shopping Centre, Juhu, Vile Parle (West), Mumbai 400 049

1155

*Hasmukh*

1155

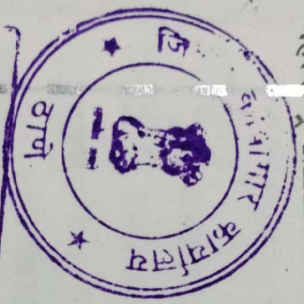
*Shantilal Janani*



महाराष्ट्र MAHARASHTRA

● 2021 ●

ZR 305838



जिसे कोणताही कार्यक्षम (पण) Hereinafter known as the "DONOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs executors, administrators and assigns) of the FIRST PART प्रथम भाग विधीक / विधीक

AND

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MR. DIPESH HASMUKH JANANI aged about 46 years having Pan Card Number AABPJ5027D, & Aadhaar Card Number 8128 4615 1610, Adult, Indian Inhabitant residing in 801, 8th Floor, Juhu Sheetal, Samarth Ramdas Marg, JVPD Scheme, Near Juhu Shopping Centre, Juhu, Vile Parle (West), Mumbai 400 049. Hereinafter known as the "DONEE" (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include his heirs executors, administrators and assigns) of the SECOND PART.

*Dipesh Janani*

*[Signature]*

WHEREAS the **Donor & Donee** are the absolute owners (in the ratio of **50%:50%**) and as in use occupation possession of Flat No. 801, admeasuring 919.24 sq. ft. Carpet area which includes a M.P.R. on 8th Floor admeasuring 150.26 Sq. ft. carpet area (including the toilet area) together with the common passage/access for the Flat and M.P.R. admeasuring 105.70 sq. ft. carpet area along with 2 (two) Car Parking Space in Stilt area in the building known as Juhu SHEETAL situated in the Society known as Juhu Sheetal Co-operative Housing Society Ltd. situated at Samarth Ramdas Marg, JVPD Scheme, Near Juhu Shopping Centre, Juhu, Vile Parle (West), Mumbai 400 049 along with Ten (10) Fully Paid up Shares of Rs.50/- each bearing the distinctive numbers from 281 to 290 (both inclusive) Share Certificate No. 29, hereinafter for sake of brevity referred to as "THE SAID FLAT" which is more particularly described in Schedule written hereunder.

AND WHEREAS by virtue of Articles of Agreement dated 17<sup>th</sup> November, 2014 lodged for registration with Sub-Registrar of Assurance, Mumbai under Sr. No BDR9/8558/2014 dated 17.11.2014 executed by & between **M/S. AMAL REALTORS PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 having its registered office at 501/A, Gladdiola, Above ING Vyasya Bank, Hanuman Road, Near Parle Tilak School, Vile Parle (East), Mumbai 400 057 (herein referred to as "DEVELOPER") and DONOR & DONEE herein **MR. HASMUKH ALIAS HASMUKHRAI SHANTILAL JANANI AND MR. DIPESH HASMUKH JANANI** respectively (therein referred to as the "Purchaser"), the DONOR & DONEE herein acquire right and interest, in the above said Flat No. 801 along with 2 (two) Car Parking Space in Stilt area from the said Developers.



AND WHEREAS the various acquirers of the Flats in the building Juhu Sheetal already formed and registered a society known as Juhu Sheetal Co-operative Society Ltd., a society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM/HSG/4543 of 1975, having its registered office at Samarth Ramdas Marg, JVPD Scheme, Near Juhu Shopping Centre, Juhu, Vile Parle (West), Mumbai 400 049, (hereinafter referred to as "the said society"), and ten fully paid up shares of Rs. 50/- each bearing distinctive No. 281 to 290 (both inclusive) vide Share Certificate No. 29 ("said shares") was issued in respect of the said Flat by the said society in the name of

Registration No. BOM/HSG/4543 of 1975  
office at Samarth Ramdas Marg, JVPD Scheme, Near Juhu Shopping Centre, Juhu, Vile Parle (West), Mumbai 400 049

*Res. Mumbai*

DONOR & DONEE herein **MR. HASMUKH ALIAS HASMUKHRAI SHANTIAL JANANI AND MR. DIPESH HASMUKH JANANI** respectively on 29<sup>th</sup> September, 2019.

AND WHEREAS the Donor out of natural love and affection for his Son is desirous of making a Gift of his entire Share (50% Share in the said Flat & the said Shares) to **MR. DIPESH HASMUKH JANANI** the Donee.

**NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS:**

1. That due to natural love and affection of the Donor for the Donee, the Donor does hereby grant and transfer by way of Gift to the Donee his **entire Share (50% Share)** in right, title claim and interest in the said Flat No. 801, admeasuring 919.24 sq. ft. Carpet area which includes a M.P.R. on 8th Floor admeasuring 150.26 Sq. ft. carpet area (including the toilet area) together with the common passage/access for the Flat and M.P.R. admeasuring 105.70 sq. ft. carpet area along with 2 (two) Car Parking Space in Stilt area in the building known as JUHU SHEETAL situated in the Society known as Juhu Sheetal Co-operative Housing Society Ltd. situated at Samarth Ramdas Marg, JVPD Scheme, Near Juhu Shopping Centre, Juhu, Vile Parle (West), Mumbai 400 049 along with Ten (10) Fully Paid up Shares of Rs.50/- each bearing the distinctive numbers from 281 to 290 (both inclusive) Share Certificate No. 29 of the said Society.



2. The Said 50% Share of the Flat described in the Schedule hereunder is given/gifted by the Donor to the Donee in consideration of the natural love and affection which the Donor had and still has for the Donee, without any consideration. The Donor does hereby grant, convey, transfer, give and assure unto and to the use of the Donee, freely and voluntarily his 50% share said Flat described in the Schedule hereunder and delivers possession and 50% share in ownership of the same unto and in favour of the Donee and TO HAVE TO HOLD the same unto and for his use and benefit absolutely and unconditionally forever AND FURTHER that the Donor and/or his heirs, executors, administrators and/or persons acting lawfully for or in trust for the Donor shall and will from time to time and at all times hereafter at the request and cost of the Donee do and execute or

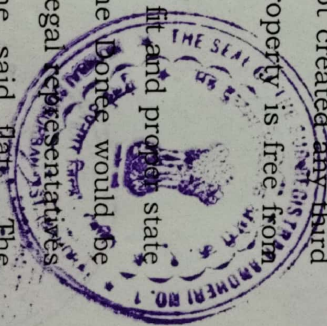
Handwritten signature and initials in blue ink, appearing to be 'Dipesh' and 'Hasmukh'.

Handwritten signature in blue ink, appearing to be 'Dipesh'.

Handwritten signature in blue ink, appearing to be 'Hasmukh'.

cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances in law whatsoever for better and more perfectly assuring the title of the Donee to the **100%** share of the said flat.

3. The Donor confirms the possession of the said Shares and the said Flat is hereby handed over to the Donee by the Donor.
4. The Donee shall hereafter pay his share of the property taxes to BMC.
5. The Donee shall transfer his name in the electric meter by applying to the Adani or any other electricity board.
6. The Donee shall pay for common maintenance charges. The Donee shall get his name recorded in the Said Society as 100% Owner & Shares. The Donor has no objection for Transferring Donee's name in the said shares in the Said Share Certificate No. 29.
7. The Stamp duty, registration and other incidental charges have been paid by the Donee alone.
8. The Donor hereby assures to the Donee that he is the owner of **50% Share** in the said flat and that he has not created ~~any third~~ party interest and that their share in said property is free from encumbrances whatsoever.
9. This deed has been executed by the Donor in a fit and proper state of mind. After the execution of this Deed, the Donee would be **100% owner** of the said Flat. No legal heir or legal representatives of the Donor would have any share in the said Flat. The Confirming Party is aware the said Flat and said shares is gifted without any monetary consideration and confirms the same.
10. After the execution of this Gift Deed **MR. DIPESH HASMUKH JANANI** would be **100% owner** of the said flat and said shares.



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2022

*Handwritten signature: Dipesh Janani*



**SCHEDULE**

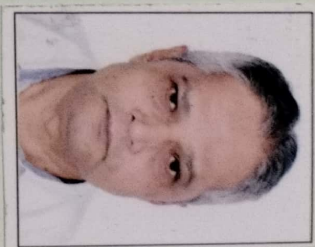
50% undivided share in ALL THAT right title and interest in Flat No. 801, admeasuring 919.24 sq. ft. Carpet area which includes a M.P.R. on 8th Floor admeasuring 150.26 Sq. ft. carpet area (including the toilet area) together with the common passage/access for the Flat and MP.R. admeasuring 105.70 sq. ft. carpet area along with 2 (two) Car Parking. Space in Stilt area in the building known as JUHU SHEETAL situated in the Society known as Juhu Sheetal Co-operative Housing Society Ltd. situated at Samarth Ramdas Marg, JVPD Scheme, Near Juhu Shopping Centre, Juhu, Vile Parle (West), Mumbai 400 049 along with Ten (10) Fully Paid up Shares of Rs.50/- each bearing the distinctive numbers from 281 to 290 (both inclusive) Share Certificate No. 29, situated on the plot of Land bearing Survey No. 287, CTS No. 19 (Part) Village Vile Parle West, Taluka Andheri, District Mumbai Suburban District.



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In WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands and seals the day and the year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED  
By the withinnamed "DONOR"



MR. HASMUKH ALIAS HASMUKHRAI  
SHANTILAL JANANI

*Has. Juvansi*

H-55

The contents of this Gift Deed are explained in his mother tongue by both the Witnesses.

In the presence of .....

1. Pradeepkumar M. Solanki
2. Sandeep D. Mager - *Sandeep*

*M. Solanki*

SIGNED, SEALED AND DELIVERED

By the withinnamed "DONEE"



MR. DIPESH HASMUKH JANANI

In the presence of .....

1. Pradeepkumar M. Solanki
2. Sandeep D. Mager - *Sandeep*

*M. Solanki*



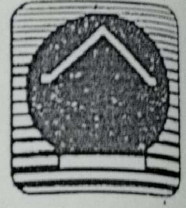
D-55

बंदर - १	
१००२२	१३
२०२२	२६



महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण  
MAHARASHTRA HOUSING AND  
AREA DEVELOPMENT AUTHORITY

म्हाडा  
MHADA



**Building Permission Cell, Greater Mumbai / MHADA**

(A designated Planning Authority for MHADA layouts constituted as per Government Regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May,2018.)

**FULL OCCUPATION CERTIFICATE & BUILDING COMPLETION CERTIFICATE**

No.MH/EE/(B.P.)/GM/MHADA-104/104/2019  
DATE- 29 JUL 2019

To  
Owner,

Juhu Sheetal Co – Op. Housing Society Ltd., Lessee.

Sub:- Full Occupation Certificate for the proposed redevelopment of building no. 12 Known as 'Juhu Sheetal Co – Op. Housing Society Ltd', 12 on plot bearing C.T.S. no. 19 (pt) of village Vile Parle (West) at JVPD scheme, Vile Parle (West), Mumbai.

- Ref: - 1. MCGM/CHE/WS/1053/K/337(NEW) IOD dtd. 30/12/2013.  
2. MCGM/CHE/WS/1053/K/337(NEW) First CC issued dtd. 22/05/2014  
3. MCGM/CHE/WS/1053/K/337(NEW) latest Amended IOD dtd. 27/11/2017.  
4. MCGM/CHE/WS/1053/K/337(NEW) latest FCC dtd. 05/01/2018.  
5. MH/EE (BP)/GM/MHADA- 104/104/2018 Part Occupation Certificate dtd. 10/10/2018.  
6. Application Letter for full OCC from L. S. Abhijeet A. Mehta dtd. 16/04/2019

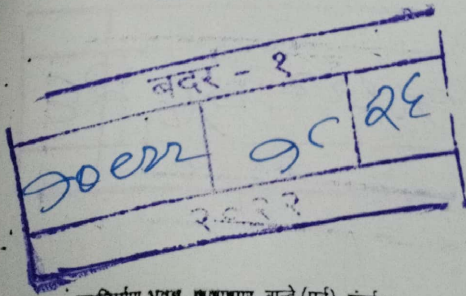
Dear Applicant,

The Full development work of balance part of building i.e. 11<sup>th</sup> + 12<sup>th</sup> upper floors is completed under the supervision of Shri. Abhijit A. Mehta Lic. Surveyor, Lic. No. M/320/LS, Shri. Umesh Joshi, RCC Consultant, Lic. No. STR/J/26, Shri. Manish Shah, Site Supervisor, Lic. No. Regn. no. S/346/SS/1 and Shri Manish Shah, License Plumber, Lic. No. 2983 as per Development Completion Certificate submitted by Architect and as per Completion Certificate issued by Chief Fire Officer, on 31/05/2018. The same may be occupied subject to condition as mentioned below.

- 1) Certificate under section 279A of MMC Act will have to be obtained from H.E.s dept. regarding adequacy of water supply as mentioned in I.O.D. condition.  
2) Completion Certificate submitted by you is hereby accepted.



D.A.:- Set of Plan.



गृहनिर्माण भवन, कालानगर, बान्द्रे (पूर्व), मुंबई ४०० ०५९.  
दूरध्वनी ६६४० ५०००  
फैक्स नं: ०२२-२६५९२०५८

*Dinesh Malajan*  
(Dinesh Malajan)  
Executive Engineer/B.P.Cell  
Greater Mumbai/ MHADA

1/2

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400, 051.  
Phone : 66405000.  
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

Scanned by CamScanner

THE JUHU SHEETAL CO-OPERATIVE  
HOUSING SOCIETY LIMITED

No. 29

(Reg.No.BOM/HSG/4543 of 1975)

Authorised Share Capital Rs.500/- Divided into 10 Shares each of Rs.50/-

Member's Register No. 29 Share Certificate No. 29

THIS IS TO CERTIFY that SHRI / SMT. HASMUKH SHANTILAL JANANI (FLAT No. 801)  
& MR. DIPESH H. JANANI

JUHU SHEETAL CO-OP. HOUSING SOCIETY LTD. of Mumbai - 400 049 is the Registered Holder of

Shares (TEN) from No. 281 to 290 of Rupees FIVE HUNDRED ONLY (Rs.500/-)

In THE JUHU SHEETAL CO-OP. HOUSING SOCIETY LTD. Subject to the Bye-laws of the said Society

and that upon each of such Shares the sum of Rupees Five Hundred Only has been paid.

GIVEN under the Common Seal of the said Society at Mumbai this

29TH day of SEPTEMBER 2019.

*[Signature]*

*[Signature]*

*[Signature]*



बदर - १		
२०२२	१९	२९
२०२२		

*[Signature]*

*Res. gument*

18 November, 2014

सूची क्र. 2

दुय्यम निबंधक : मह. दु. नि. अंधेरी 3

दस्त क्रमांक : 8558/2014

नोंदणी 63

Regn. 63m

गावाचे नाव : विलेपार्ले

- (1) विलेखाचा प्रकार  
(2) भोवदना  
(3) बाजारभावाभावेपट्ट्याच्या बाबतितपट्टाकार  
आकारणी देतो की पट्टेदार ते नमुद करावे)

कराव्यामा

₹.38,378,270/-

₹.22,835,000/-

- (4) भू-मापन, पोटहिम्मा व घरक्रमांक (अमल्याम)

19 PART, पार्लेचे नाव मुंबई मनपा इतर वर्णन : सरनिका नं. 801, माळा नं. 8 वा मजला, इमारतीचे नाव  
जुहू मीनन, अंतांक नं. जे व्ही पी डी म्फीम, जुहू मु 49, रोड नं. सधर्ष रामदास मार्ग, इतर. माहिती: महिन 2 फन  
पार्लेम  
102 51 चौ मीटर

- (5) क्षेत्रफळ

- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

- (7) दस्तऐवज करून देणा-याविलिहून देवणा-या  
पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा  
हुकुमनाचा किंवा आदेश अमल्याम, प्रतिवारिचे नाव  
व पत्ता

1) नाव:- अमल रिअल्टर्स प्रा ली जे संचालक अविश शाह व मनीष शाह तर्फे मुखत्यार - भावीन के शाह, वय: 48;  
पत्ता :- S01ए, 5 वा मजला, प्लेडीरोना, ऑप आय एन जी वैश्य बँक, विले पार्ले पु मु 57, हनुमान रोड, Hanur  
Road, MAHARASHTRA, MUMBAI, Non-Government.  
पिन कोड:- 400057  
वैन नंबर, AAACA46050

- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा  
दिवाणी न्यायालयाचा हुकुमनाचा किंवा आदेश  
अमल्याम, प्रतिवारिचे नाव व पत्ता

1) नाव:- हसमुख आंतीलाल बनानी, वय: 68;  
पत्ता:- प्लॉट नं. 6, माळा नं. 8, इमारतीचे नाव: मेघदूत सो, अंतांक नं. जे व्ही पी डी म्फीम, विले पार्ले पु मु 49,  
गुनोहर क्रॉस रोड नं 6, महाराष्ट्र, मुंबई.  
पिन कोड:- 400049;  
वैन नं:- AABPJ0687K.  
2) नाव:- दिपेश हसमुख बनानी, वय: 38;  
पत्ता:- प्लॉट नं. 6, माळा नं. 8, इमारतीचे नाव: मेघदूत सो, अंतांक नं. जे व्ही पी डी म्फीम, विले पार्ले पु मु 49,  
गुनोहर क्रॉस रोड नं 6, महाराष्ट्र, मुंबई.  
पिन कोड:- 400049;  
वैन नं:- AABPJ5027D.

- (9) दस्तऐवज करून दिल्याचा दिनांक

17/11/2014

- (10) दस्त नोंदणी केल्याचा दिनांक

17/11/2014

- (11) अनुक्रमांक, खंड व पृष्ठ

8558/2014

- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क

₹.1,919,500/-

- (13) बाजारभावाप्रमाणे नोंदणी शुल्क

₹.30,000/-

- (14) शेष



दस्तासोबत सूची क्र. II

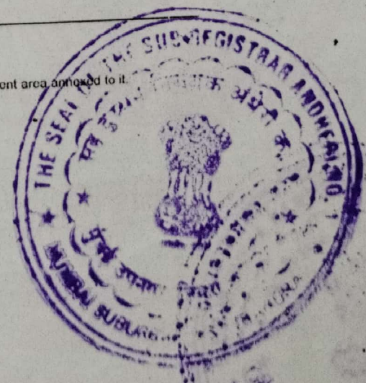
खरी प्रत

*(Signature)*

सह. दुय्यम निबंधक अंधेरी-3

मुंबई उपनगर जिल्हा.

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



बंदर - १  
१०/१२/२१  
२०२२

दस्त गोषवारा भाग-1

वदर 1

दस्त क्रमांक: 10922/2022

322/10922

शुक्रवार, 08 जुलै 2022 11:57 म.पू.

दस्त क्रमांक: वदर 1 /10922/2022

वाजार मूल्य: ₹. 1,64,39,373/-

मरणले मुद्राक शुल्का: ₹.200/-

मोबदला: ₹. 00/-

द. नि. नह. द. नि. वदर 1 यांचे कार्यालयात

श. क्र. 10922 वर दि. 08-07-2022

वेळी 11:54 म.पू. वा. हजर केला.

पावती: 12170

पावती दिनांक: 08/07/2022

सादर करणाराचे नाव: दिपेश हसमुख जनानी

नोंदणी फी

₹. 200.00

दस्त हानाळणी फी

₹. 520.00

पृष्ठांची संख्या: 26

एकूण: 720.00

दस्त हजर करणाऱ्याची नही:

सह. दुय्यम निबंधक, अंधेरी क्र. १

सह. दुय्यम निबंधक, अंधेरी क्र. १

दस्ताचा प्रकार: बंधीनपत्र

मुद्राक शुल्क: जर निवासी आणि कृषी मान्यता ही पत्नी, पत्नी, मुलगा, मुलगी, नातू, नात, मरण पावलेल्या मुलाची पत्नी यांना बंधीम दिलेली असेल तर.

शिष्टा क्र. 1 08 / 07 / 2022 11 : 54 : 56 AM ची वेळ: (सादरीकरण)

शिष्टा क्र. 2 08 / 07 / 2022 11 : 55 : 58 AM ची वेळ: (फी)

वदर - १  
902224 2E  
२०२२



08/07/2022 12 31:15 PM

दस्त क्रमांक :बदर1/10922/2022

दस्ताचा प्रकार :-बक्षीसपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:हसमुख ऊर्फ हसमुखराय शांतिलाल जनानी पत्ता:प्लॉट नं: 801, माळा नं: 8, इमारतीचे नाव: जुहु शीतल, ब्लॉक नं: जुहु विले पार्ले पश्चिम, रोड नं: समर्थ रामदास मार्ग, जेवीपीडी स्कीम, महाराष्ट्र, MUMBAI. पॅन नंबर:AABPJ0687K	लिहून देणार वय :-75 स्वाक्षरी:-		
2	नाव:दिपेश हसमुख जनानी पत्ता:प्लॉट नं: 801, माळा नं: 8, इमारतीचे नाव: जुहु शीतल, ब्लॉक नं: जुहु, विले पार्ले पश्चिम, रोड नं: समर्थ रामदास मार्ग, जेवीपीडी स्कीम, महाराष्ट्र, MUMBAI. पॅन नंबर:AABPJ5027D	लिहून घेणार वय :-46 स्वाक्षरी:-		

श्रील दस्तऐवज करून देणार तथाकथित बक्षीसपत्र चा दस्त ऐवज करून दिल्याचे कबूल करतात.  
शेड्युल क्र.3 ची वेळ:08 / 07 / 2022 12 : 17 : 14 PM

गोळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:संदीप दादू मगर  
वय:36  
पत्ता:9,बालकृष्ण फाळके चाळ, गुंडावली हिल, अंधेरी पूर्व, मुंबई  
पिन कोड:400099

स्वाक्षरी



2 नाव:प्रदीपकुमार मणिलाल सोलंकी  
वय:36  
पत्ता:ए/4,साई किरण सदन,घाटकोपर पश्चिम, मुंबई  
पिन कोड:400086

स्वाक्षरी



प्रमाणित करणेत येते का, या  
दस्तामध्ये एकूण.....२६.....पाने आहेत.  
पुस्तक क्र. १/बदर-१/१०९२२/२०२२  
वर नोंदला, दिनांक..८..JUL.. 2022

पत्रका क्र.4 ची वेळ:08 / 07 / 2022 12 : 18 : 27 PM

सक. दुय्यम निबंधक, अंधेरी-1  
दुय्यम निबंधक, अंधेरी क्र. १सक. दुय्यम निबंधक, अंधेरी क्र. १,  
मुंबई उपनगर निबंधक

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Use Code Number	Deface Date
1		Mudrank	ZR 305837,305838	1201030	200	SD	
2		DHC		0707202213065	520	RF	0707202213065D
3		eChallan		MH004696963202223E	200	RF	0002345427202223

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

10922 /2022



Know Your Rights as Registrants

1. Verify Scanned Document for correctness through computer (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](mailto:feedback.isarita@gmail.com)



## गावाचे नाव : विलेपार्ले

(1) विलेखाचा प्रकार	बक्षीसपत्र
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	16439372.88
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल का.	
(7) दस्तावेज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तावेज करून दिल्याचा दिनांक	25/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक	08/07/2022
(11) अनुक्रमांक, खंड व पृष्ठ	10922/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	200
(14) शेर	

मुद्रांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.



दस्तासोबत सुची II दिली.



सह. दुय्यम निबंधक, अंधेरी क्र. १  
मुंबई उषनगर जिल्हा.

THE JUHU SHEETAL CO-OPERATIVE  
HOUSING SOCIETY LIMITED

(Reg.No.BOM/HSG/4543 of 1975)

No. 08/030

Authorised Share Capital Rs.500/- Divided unto 10 Shares each of Rs.50/-

Member's Register No. 30 Share Certificate No. 30

THIS IS TO CERTIFY that SHRI / SMT. HASBMUKH SHANTILAL JANANI (FLATNO.802)  
& MR. DIPESH H. JANANI

JUHU SHEETAL CO-OP. HOUSING SOCIETY LTD. of Mumbai - 400 049 is the Registered Holder of

Shares (TEN) from No. 291 to 300 of Rupees FIVE HUNDRED ONLY (Rs.500/-)

In THE JUHU SHEETAL CO-OP. HOUSING SOCIETY LTD. Subject to the Bye-laws of the said Society

and that upon each of such Shares the sum of Rupees Five Hundred Only has been paid.

GIVEN under the Common Seal of the said Society at Mumbai this

29TH day of SEPTEMBER 2019.

[Signature]

Chairman

[Signature]

Hon. Secretary

[Signature]

Member of the Committee

Annexure - 1

MUNICIPAL CORPORATION OF GREATER MUMBAI

No.: CHE/WS/1053/K/337(NEW)

21 ..... 2014

21 MAR 2014

To,  
Shri Abhijit A. Mehta  
101, Matru Vatsalya  
V.P. Road, Andheri (W)  
MUMBAI 400 058.

Ex. Engineer Bldg. Proposal (W.S.)  
H and K. Wards  
Municipal Office, R. K. Patkar Marg.  
Bandra (West), Mumbai - 400 050

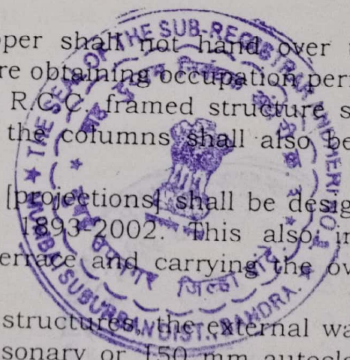
Sub : Proposed redevelopment of residential building No.12 on  
Plot bearing C.T.S. No.19(pt) of village Vile Parle (W)  
At J.V.P.D. Scheme, Vile Parle (W), Mumbai.

Ref : Your letter dated 15.02.2014

Gentleman,

There is no objection to your carrying out the work as per amended plans submitted by you vide your letter under reference for which competent authority has accorded sanction, subject to the following conditions :-

- 1) All the objections of this office I.O.D. under even no. dated 30.12.2013 shall be applicable and should be complied with.
- 2) The changes proposed shall be shown on the canvas mounted plans to be submitted at the time of B.C.C.
- 3) That every part of the building constructed and more particularly overhead water tank will be provided with proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 4) That the infrastructural works, such as; construction of hand holes / panholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall be provided.
- 5) That the regulation No.45 and 46 of D.C.Reg.1991 shall be complied with.
- 6) That the letter box shall be provided at the ground floor for all the tenements.
- 7) That the owner/developer shall not hand over the possession to the prospective buyers before obtaining occupation permission.
- 8) That no main beam in R.C.C. framed structure shall be less than 230 mm. wide. The size of the columns shall also be governed as per the applicable I.S. Codes.
- 9) That all the cantilevers [projections] shall be designed for five times the load as per I.S. code 1893-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 10) That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.



बंदर-९		
पुस्तक क्र. १	१५५९	२६ ए
२०१४		

21 MAR 2014

Hand K Ward  
Municipal Office, F. K. Parkar Marg,  
Gandra (West), Mumbai - 400 050

- 34) That the R.U.T. & Indemnity Bond shall be submitted stating that owner/developer and concerned Architect/Lic. Surveyor shall complete and preserve the following documents.
- a) Ownership documents.
  - b) Copies of IOD, CC subsequent amendments, OCC, BCC and corresponding canvas mounted plans.
  - c) Copies of Soil Investigation Report.
  - d) RCC details and canvas mounted structural drawings.
  - e) Structural Stability Certificate from Lic. Structural Engineer.
  - f) Structural audit reports.
  - g) All details of repairs carried out in the buildings.
  - h) Supervision certificate issued by Lic. Site Supervisor.
  - i) Building Completion Certificate issued by Lic. Surveyor / Architect.
  - j) NOC and Completion Certificate issued by C.F.O.
  - k) Fire safety audit carried out as per the requirement of C.F.O.

The above documents shall be handed over to the end user/prospective society within a period of 30 days in case of redevelopment of properties and in other cases, within 90 days after granting occupation certificate by the developer. The end user/prospective society shall preserve and maintain the above said documents/plans and subsequent periodical structural audit reports and necessary repairs/structural audit/fire safety audit, etc. at regular intervals as per requirement of C.F.O. A copy of the sample agreement to be executed with the prospective buyers incorporating the above conditions shall not be submitted to this office.

One set of plans (5 plans) in token of approval is enclosed herewith.

Yours faithfully,

Sd/-

Executive Engineer  
Building Proposals  
(Western Suburbs) K Ward

- Copy to : 1] Juhu Sheetal C.H.S. Lkhne Sub-Region  
2] Assistant Commissioner, W.S. K Ward  
3] A.E.W.W. K/West Ward

Forwarded for information please.



E.E.B.P. (W.S.) K Ward

21/3/14

वर्क नं.	३५४३९	६५
दि. १		
२०१४		

# Arjunlal M. Chhabria

## ADVOCATE HIGH COURT

B.A., LL.B.

15, "Bella Vista"  
Swami Vivekanand Road,  
Opp. L.I.C. Office & Lake,  
Bandra (W), Mumbai - 400050.  
Phone : 022 26421858  
Mobile : 9833099187

Ref. \_\_\_\_\_

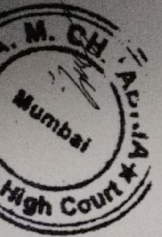
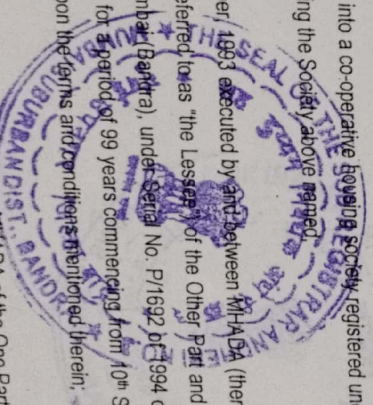
Date : \_\_\_\_\_

### TO WHOMSOEVER IT MAY CONCERN

Re: Land admeasuring approximately 783.84 square meters (and on physical survey admeasuring 812.60 square meters as stated in the letter dated 8<sup>th</sup> April, 2011 issued by the Executive Engineer Housing, Bandra Division/M.B. MHADA) (hereinafter referred to as "the Land") and forming part of the land bearing Survey No.287 and bearing CTS No.19 of Village Vile Parle West, situate at Samarth Ramdas Marg, J. V. P. D. Scheme, Juhu, Mumbai 400 049, together with the building bearing No.12, constructed on the Land (hereinafter referred to as "the Building").

1. I have been requested to examine the title of Juhu Sheela Co-operative Housing Society Limited ("the Society") to the Land and the Building which are more particularly described in **Part-1** and **Part-2** respectively of the **First Schedule** hereunder written (and hereinafter collectively referred to as "the Property"):
2. After taking the necessary steps, the following is known :
  - (a) The Maharashtra Housing & Area Development Authority ("MHADA"), as successor to the Bombay Housing Board, is the owner, inter alia, of the Land;
  - (b) The said Bombay Housing Board had constructed the Building bearing No.12 on the Land;
  - (c) The said Bombay Housing Board thereafter allotted tenements in the Building on ownership basis to individual allottees by and under separate allotment letters;
  - (d) These aforesaid allottees thereupon formed themselves into a co-operative housing society, registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, being the Society above named;
  - (e) By and under the Indenture of Lease dated 30<sup>th</sup> November, 1993 executed by and between MHADA (therein referred to as "the Lessor") of the One Part and the Society (therein referred to as "the Lessee") of the Other Part and registered in the office of the Joint Sub Registrar of Assurances IV at Mumbai (Bandra), under Serial No. P/1692 of 1994 on 3<sup>rd</sup> September 2005, MHADA demised the Land in favour of the Society for a period of 99 years commencing from 10<sup>th</sup> September, 1974, subject to the payment of the rent specified therein and upon the terms and conditions mentioned therein;
  - (f) By and under the Deed of Sale also dated 30<sup>th</sup> November, 1993 executed between MHADA of the One Part and the Society of the Other Part and registered in the Office of the Joint District Registrar of Assurances for Mumbai Suburban District under Serial No. P/1690 of 1994 on October 4, 2011, MHADA conveyed the Building in favour of the Society, at or for the consideration and upon the terms and conditions mentioned therein;

1



पत्र क्र. १	३३	६५
२०१४		

Form 583-  
BMAPP-4243-2008-3,000 Forms

MUNICIPAL CORPORATION OF GREATER MUMBAI  
MUNICIPAL CORPORATION OF GREATER MUMBAI  
FORM 'A'  
MUNICIPAL CORPORATION OF GREATER MUMBAI  
Municipal Office, R. K. Park Marg,  
Bandra (West), Mumbai - 400 050

H and K - Wards  
Municipal Office, R. K. Park Marg,  
Bandra (West), Mumbai - 400 050

To: Tulsa Shetty  
Corp. Eng. R. W.  
COMMENCEMENT CERTIFICATE  
#B/H/W/S/H/A/K of  
CHS/W/1153/K/1957 (N) 22 MAY 2014  
CERTIFIED TRUE COPY

With reference to your application No. 1881 dated 12-08-2013 for Development  
Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional  
and Town Planning Act 1966, to carry out development and building permission under Section 346 of the  
Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of off. app. 3001. bldg on village Y. K. Park CTS No. 19 (A)  
at premises at Street JVPD situated at M. L. Park in K. West Ward.

The Commencement Certificate/Building Permit is granted on the following conditions :-  
1. The land vacated in consequence of the endorsement of the setback line/road widening line shall  
form part of the public street.

2. That no new building or part thereof shall be occupied or allowed to be occupied or used or  
permitted to be used by any person until occupancy permission has been granted.  
3. The Commencement Certificate/Development permission shall remain valid for one year  
commencing from the date of its issue.

4. This permission does not entitle you to develop land which does not vest in you.  
5. This Commencement Certificate is renewable every year but such extended period shall be in no  
case exceed three years provided further that such lapse shall not bar any subsequent application for fresh  
permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-  
(a) The Development work in respect of which permission is granted under this certificate is not  
carried out or the use thereof is not in accordance with the sanctioned plans.

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed  
by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

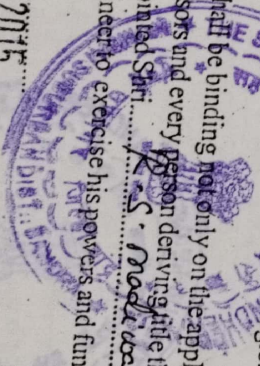
(c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the  
applicant through fraud or misrepresentation and the applicant and every person deriving title  
through or under him in such an event shall be deemed to have carried out the development  
work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning  
Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs,  
executors, assignees, administrators and successors and every person deriving title through or under him.  
The Municipal Commissioner has appointed Shri K. S. Modave  
Executive Engineer to exercise his powers and functions of the Planning  
Authority under Section 45 of the said Act.

This CC is valid upto 21 MAY 2015

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

Executive Eng. Building Proposals  
FOR  
CORPORATION OF GREATER MUMBAI  
FOR  
WEST WARDS  
21/3/2014 NO. 103/2014  
Be carried out during movement.  
Dusree  
Resigned  
K. S. Modave



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