

Page 1 of 10

पावती क्र.: 13586 दिनांक: 18/07/2022

गावाचे नाव. विलेपार्ले

दस्तऐवजाचा अनुक्रमांक: वदर18-12615-2022

दस्तऐवजाचा प्रकार : बक्षीसपत्र

मादर करणान्याचे नाव: सीमा दिपेश जनानी

नोंदणी फी	रु. 200.00
दस्त हाताळणी फी	रु. 520.00
पृष्ठांची संख्या: 26	

एकूण:	रु. 720.00
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आपणास मूळ दस्त ,थंबनेल प्रिंट,मूची-२ अंदाजे
2:42 PM ह्या वेळेस मिळेल.

Joint S.R. Andheri-7

वाजार मूल्य: रु.32875733.73 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 200/-

सह. दुय्यम निबंधक, अंधेरी क्र. ७
मुंबई उपनगर विभाग

1) देयकाचा प्रकार: DHC रकम: रु.520/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0707202213152 दिनांक: 18/07/2022

वेंकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004697221202223E दिनांक: 18/07/2022

वेंकेचे नाव व पत्ता:



REGISTERED ORIGINAL DOCUMENT
DELIVERED ON.....

१९/०७/२०२२



Valuation ID		202207183586		19 July 2022 01:53:46 PM	
मूल्यांकनाचे वर्ष		2021		बदर 18	
जिल्हा		मुंबई (उपनगर)			
मूल्य विभाग		37. विलेपार्ले पश्चिम (अंधेरी)			
उप मूल्य विभाग		37/190 भुभाग उत्तरेस गावाची हद्द, तुर्वेस स्वामी विवेकानंद रोड, दक्षिणेस वेक्रेटलाल मेहता मार्ग व गच्छिमेस गावाची हद्द.			
सर्व्हे नंबर / न. भू क्रमांक		सि टी एस नंबर # 19			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
151420	286860	318400	362000	286860	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	102.51 चौरस मीटर	मिळकतीचा वापन.	निवासी सदनिका	मिळकतीचा प्रकार.	बांधीव
बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे वय.	0 TO 25 वर्षे	मूल्यदर/बांधकामाचा दर -	Rs 286860/-
उदवाहन सुविधा.	अहे	मजला -	5th floor To 10th floor		
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 105% apply to rate= Rs.301203/-					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((301203-151420) * (100 / 100)) + 151420 = Rs.301203/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 301203 * 102.51 = Rs.30876319.53/-					
E) बंदिस्त वाहन तळाचे क्षेत्र = 27.88 चौरस मीटर बंदिस्त वाहन तळाचे मूल्य = 27.88 * (286860 * 25/100) = Rs.1999414.2/-					
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझोलाईन मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य + वरील गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 30876319.53 + 0 + 0 + 0 + 1999414.2 + 0 + 0 + 0 + 0 + 0 = Rs.32875733.73/-					

Home Print



बदर - १८
१२९५ | १२९
१०२२

सह. दुय्यम निबंधक, अंधेरी क्र. ७



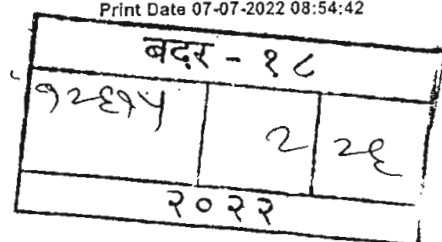
GRN	MH004697221202223E	BARCODE			Date	07/07/2022-20:52:10	Form ID
Department	Inspector General Of Registration			Payer Details			
Registration Fee	Type of Payment			TAX ID / TAN (If Any)			
	Ordinary Collections IGR			PAN No.(If Applicable)			
Office Name	BDR1_JT SUB REGISTRAR ANDHARI NO 1			Full Name	seema janani		
Location	MUMBAI			Flat/Block No	juhu sheetal		
Year	2022-2023 One Time			Premises/Building			
Account Head Details	Amount In Rs.	Road/Street		vile parle west			
0030063301 Amount of Tax	200.00	Area/Locality		mumbai			
		Town/Cjty/District					
		PIN		4 0 0 0 4 9			
		Remarks (If Any)					
		SecondPartyName=dipesh janani-					
		Amount In	Two Hundred Rupees Only				
Total	200.00	Words					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	69103332022070810272		2755277570		
Cheque/DD No	Bank Date	RBI Date	07/07/2022-20:54:30		Not Verified with RBI		
Name of Bank	Bank-Branch		IDBI BANK				
Name of Branch	Scroll No. , Date		Not Verified with Scroll				

Department ID :

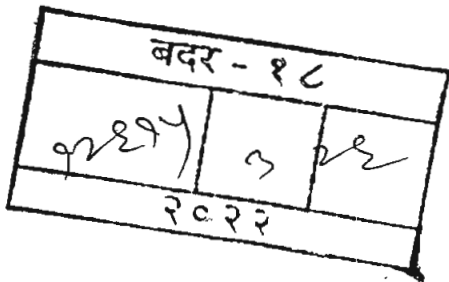
Mobile No. : 9833919663

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

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



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0707202213152	Date 07/07/2022
Received from DIPESH HASMUKHRAI JANANI, Mobile number 9820847905, an amount of Rs.520/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name IBKL	Date 07/07/2022
Bank CIN 10004152022070712230	REF No. 2773483248
This is computer generated receipt, hence no signature is required.	



GRN	MH004697221202223E	BARCODE	Date		07/07/2022-20:52:10	Form ID
Department	Inspector General Of Registration		Payer Details			
Registration Fee	Type of Payment		TAX ID / TAN (If Any)			
Ordinary Collections IGR		PAN No.(If Applicable)				
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1		Full Name	seema janani		
Location	MUMBAI		Flat/Block No.	juhu sheetall		
Year	2022-2023 One Time		Premises/Building			
Account Head Details	Amount In Rs.	Road/Street	vile parle west			
0030063301	Amount of Tax	200.00	Area/Locality	mumbai		
		Town/City/District				
		PIN	4 0 0 0 4 9			
		Remarks (If Any)	SecondPartyName=dipesh janani-			
		Amount In	Two Hundred Rupees Only			
		Words	200.00			
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CiN	Ref. No.	69103332022070810272		2755277570
Cheque/DD No.		Bank Date	RBI Date	07/07/2022-20:54:30		11/07/2022
Name of Bank		Bank-Branch	IDBI BANK			
Name of Branch		Scroll No. , Date	100 , 11/07/2022			

Dep. Agent ID : Mobile No. : 9833919663
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

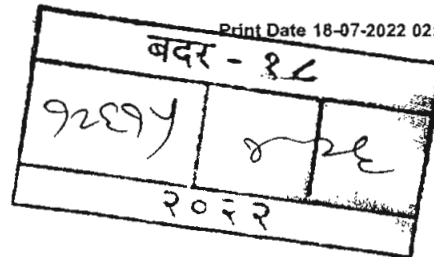
Signature Not Verified

Digitally signed by DS
 VIRTUAL TREASURY

Challan Defaced Details

MUMBAI03
 Date: 2022.07.18
 14:26:57 IST
 Reason: GRAF Secure
 Document
 Location: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(IS)-514-12615	0002547594202223	18/07/2022-14:23:46	IGR555	200.00
Total Defacement Amount				200.00	



Print Date 18-07-2022 02:26:57

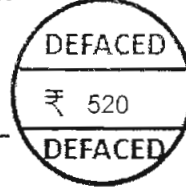




Receipt of Document Handling Charges

PRN	0707202213152	Receipt Date	18/07/2022
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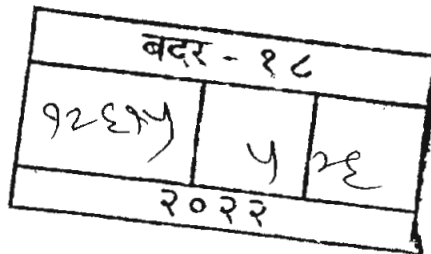
Received from DIPESH HASMUKHRAI JANANI, Mobile number 9820847905, an amount of Rs.520/-, towards Document Handling Charges for the Document to be registered on Document No. 12615 dated 18/07/2022 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District



Payment Details

Bank Name	IBKL	Payment Date	07/07/2022
Bank CIN	10004152022070712230	REF No.	2773483248
Deface No	0707202213152D	Deface Date	18/07/2022

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





महाराष्ट्र MAHARASHTRA

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बदर - १८		
१२६१५	६२६	
२०२२		

कोषागार कार्यालय, कोषागार
- 3 FEB 2022

GIFT DEED

This Gift Deed is made and executed in Mumbai on 29th day of March, 2022

BETWEEN

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 400 056

मुद्रांक विधी प्रोगरी मुद्रांक नं. २
 नोंदण-२ ०28533 दिनांक 15 FEB 2022
 दस्तावेज प्रकार Gift Deed
 मुद्रांक विक्रेता घेणाऱ्या व्यक्तीचे नाव Dipesh. H. Janani वया किती? जवळ का? होय/नाह
 इतर अदाकार Seema. D. Janani
 पत्ता Villeparle Nadar
 मिळवणारी व्यक्ती Seema. D. Janani मुद्रांक प्रमाण 100/-
 मुद्रांक दिनांक 15/2/2022
 मुद्रांक विक्रेता/विक्रेत्याचा पत्ता मुद्रांक विक्रेता/विक्रेत्याचा पत्ता, ७, न्यु नवरंग अपार्टमेंट, केबीन रोड, भाईंदर (पूर्व) मुद्रांक परतणा क. १२०१०३०



15 FEB 2022

श्रीमती के.डी.चावडे				
मुद्रांक विक्रेता, लायसन्स नं. १२०१०३०				
दुकान नं.७, न्यु नवरंग अपार्टमेंट, केबीन रोड, भाईंदर (पूर्व), ता.व जि.ठाणे				
पावती क्रं.	पावती	दिनांक 15/2/2022		
अ.क्रमांक	मुद्रांक विक्रेता घेणाऱ्या व्यक्तीचे नाव पत्ता	मुद्रांक		विक्री केलेल्या एकूण मुद्रांकाची किंमत
		१००	५००	
28533 to 28534	Dipesh. H. Janani	2		200
		एकूण		200
बंदर - १८				स्टॅम्प बँन्डर (सौ.के.डी.चावडे)

१२२५५	७२२
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MAHARASHTRA 2021

ZP 889091



बदर - १८		
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२०२२		

महाराष्ट्र शासन
 -3 FEB 2022
 क प्रमुख लिपीक / लिपीक

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.

AND

MRS. SEEMA DIPESH JANANI aged about 42 years having Pan Card Number ARAPJ9126F, & Aadhaar Card Number 2024 0626 0982, Adult, Indian Inhabitant residing in 801, 8th Floor, Juhu Sheetal, Samarth Ramdas Marg, JVPD Scheme, Near Juhu Shopping Centre, Juhu, Vile Parle (West), Mumbai 400 056. 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.

DHS

SDT

नोंडपत्र-२
१२८५३४

15 FEB 2022

मुद्रांक विधि की शर्तों पर अमुद्रांकित
 दस्तावेज प्रकार Gift Deed दास/सहायक कर/काई का? होय/नाह
 मुद्रांक विहित धेना/दाता का नाम Dipesh. H. Janani
 हरसे अनामक/सहायक का नाम Tadar
 पता Villeparle
 गिराफ्तार/सहायक का नाम
 दुराव्या/सहायक का नाम Seema. D. Janani
 मुद्रांक विधि/सहायक का नाम (के. डी. रजि.)
 मुद्रांक विधि/सहायक का नाम / पता - लक्ष्मी कॉम्प्युटर सेंटर, (७) न्यु अवरॉज अपार्टमेंट, केबीन
 रोड, भाईंदर (पूर्व), ४०११०५, मुद्रांक परवाना क्र. १२०१०३०

15 FEB 2022



बंदर - १८		
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WHEREAS the Donor is the absolute owner 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 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; 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 17th 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 (therein referred to as "DEVELOPER") and Father of DONOR herein **MR.**

HASMUKH ALIAS HASMUKHRAI SHANTILAL JANANI AND DONOR **MR. DEEESH HASMUKH JANANI** respectively (therein referred to as the "Purchaser"), the DONOR & DONEE herein acquire right, title, interest, in the above said Flat No. 801 along with 2 (two) Car Parking Space in Stilt area from the said Developers.



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१२९५	१०२९	२९
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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

[Handwritten signature]

[Handwritten signature]

issued in respect of the said Flat by the said society in the name of **MR. HASMUKH ALIAS HASMUKHRAI SHANTILAL JANANI AND MR. DIPESH HASMUKH JANANI** respectively on 29th September, 2019.

AND WHEREAS by virtue of Gift Deed Father of DONOR herein **MR. HASMUKH ALIAS HASMUKHRAI SHANTILAL JANANI** gifted his entire share in (50% Share) in right, title, interest, in the above said Flat No. 801 to DONOR herein **MR. DIPESH HASMUKH JANANI**.

AND WHEREAS by virtue of the said Gift Deed, DONOR herein **MR. DIPESH HASMUKH JANANI** became the owner of 100% share in right, title, interest in the said Flat No. 801.

AND WHEREAS the Donor out of natural love and affection for his wife is desirous of making a Gift of his entire Share (**100% Share in the said Flat & the said Shares**) to **MRS. SEEMA DIPESH JANANI** the Donee.

NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS:



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 100% 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 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 of the said Society.

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Janani

2. The said 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 100% share in the said Flat described in the Schedule hereunder and delivers of possession of 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 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.

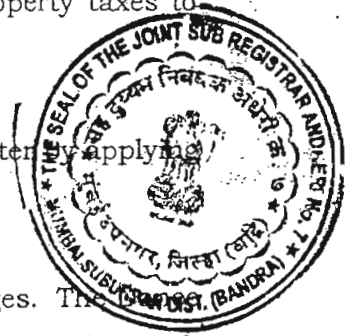
3. The Donor confirms the possession of the said Shares and the said Flat is hereby handed over to the Donee by the Donor.

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 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.



बंदर - १८		
१२६९५	१२	२९
२०२२		

8. The Donor hereby assures to the Donee that he is the owner of **100% 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 **MRS. SEEMA DIPESH NANI** would be **100% owner** of the said flat and said shares.

SCHEDULE

100% 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 of the said Society, situated on the plot of Land bearing Survey No. 287, CTS No. 19 (Part) Village Vile Parle West, Taluka Andheri, District Mumbai Suburban District.

बदर - १८		
१२२१५	१३२२	
२०२२		

IN WITNESS WHEREOF, the parties herein 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")



Dipesh Janani

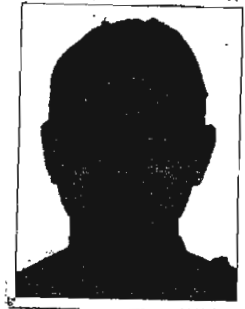
MR. DIPESH HASMUKH JANANI

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

In the presence of

1. Pradeep Kumar M. Solanki *[Signature]*
2. Sandeep D. Moga *[Signature]*

SIGNED, SEALED AND DELIVERED)
By the withinnamed "DONEE")



[Signature]

MRS. SEEMA DIPESH JANANI

In the presence of

1. Pradeep Kumar M. Solanki *[Signature]*
2. Sandeep D. Moga *[Signature]*



बंदर - १८		
१२९५	१२	२९
२०२२		

[Signature]



बंदर - १८		
गुणवत्	१५	२६
२०२२		



बंदर - १८		
१२६१५	१७	२६
२०२२		



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.



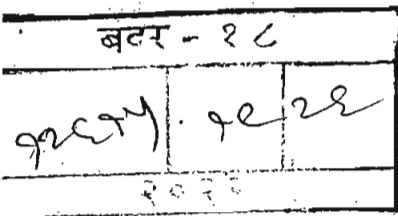
1. CGM/CHE/WS/1053/K/337(NEW) IOD dtd. 30/12/2013.
2. CGM/CHE/WS/1053/K/337(NEW) First CC issued dtd. 22/05/2014
3. CGM/CHE/WS/1053/K/337(NEW) latest Amended IOD dtd. 27/11/2017.
4. CGM/CHE/WS/1053/K/337(NEW) latest FCC dtd. 05/01/2018.
5. MH/EE (BP)/GM/MHADA- 104/104/2018 Part Occupation Certificate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

The Full development work of balance part of building i.e. 11th + 12th upper floors is completed under the supervision of Shri. Abhijet 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/I 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.

The Completion Certificate submitted by you is hereby accepted.

D.A.:- Set of Plan.



(Signature)
(Dinesh Mahajan)

Executive Engineer/B.P.Cell,
Greater Mumbai/ MHADA

1/2

(Signature)

(Signature)

THE JUHU SHEETAL CO-OPERATIVE
HOUSING SOCIETY LIMITED

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

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

Member's Register No 29 Share Certificate No. 29

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

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

Share (TEN) from No. 282 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.

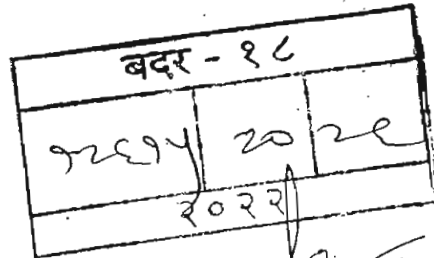
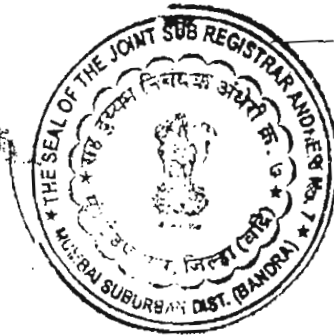
GIVEN under the Common Seal of the said Society at Mumbai this

29TH day of SEPTEMBER 2019.

[Signature] Chairman

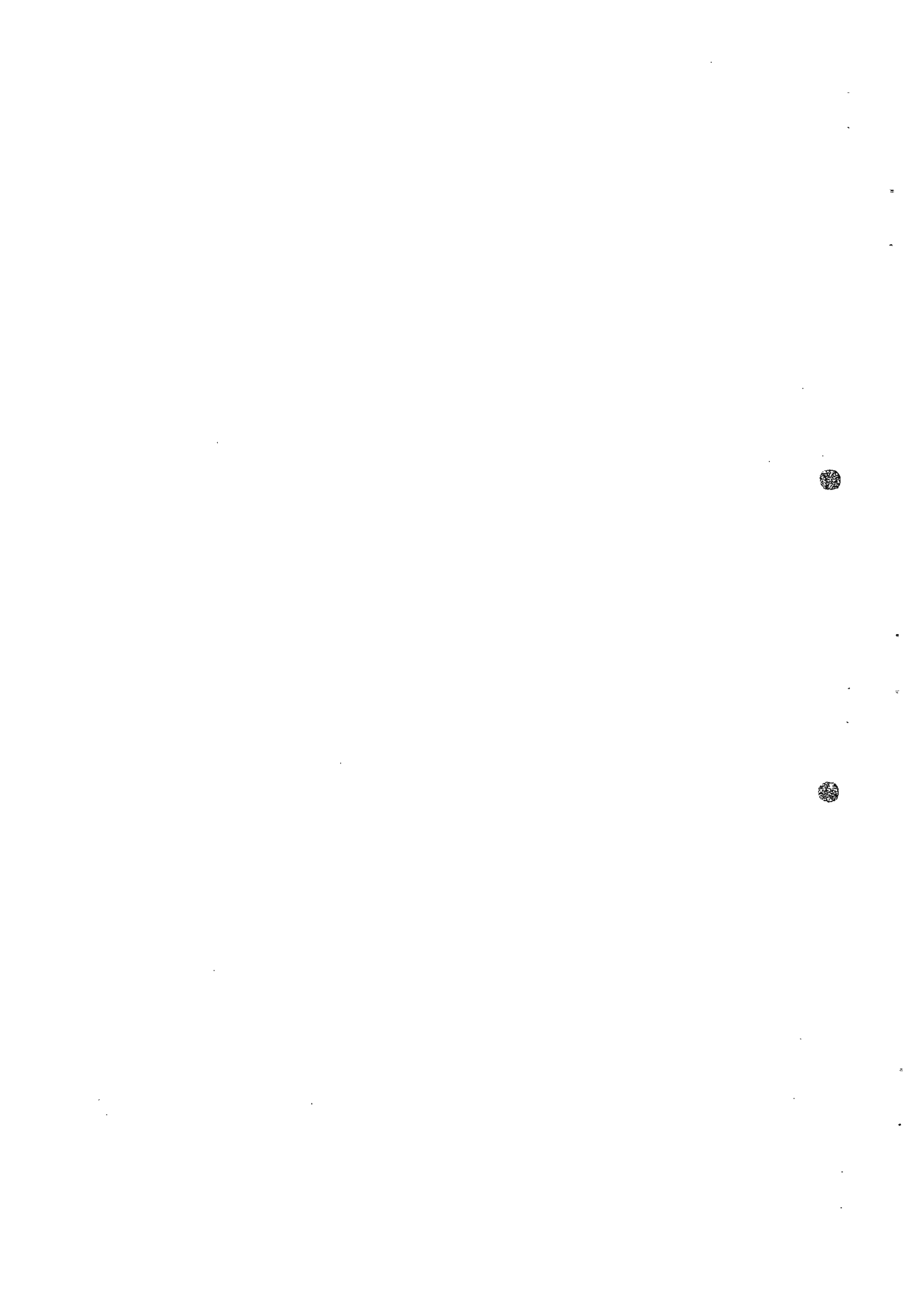
[Signature] Hon. Secretary

[Signature] Member of the Committee



[Signature]

[Signature]





08/07/2022

सुची क्र.2

दुयम निबंधक . सह दु.नि अंधेरी १

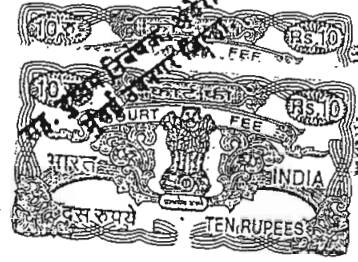
दस्त क्रमांक : 10922/2022

नोंदणी :

Regn:63m

गावाचे नाव : विलेपार्ले

- (1) विलेखना प्रकार बंधीसपत्र
- (2) मोबदला 0
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 16439372.88
- (4) भू-मापन, पोटहिस्सा व परक्रमांक (असल्यास)
- (5) क्षेत्रफळ 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 801, माळा नं: 8, इमारतीचे नाव: जुहू शीतल को हो सो लि, ब्लॉक नं: जुहू, विले पार्ले पश्चिम, मुंबई -400049, रोड : समर्थ रामदास मार्ग, जेवीपीडी स्कीम, इतर माहिती: एकूण क्षेत्रफळ 919.24 चौ फूट कारपेट व 2 कार पार्किंग त्या पैकी 50% अविभाजित हिस्सा, वडील मुलाला दान करत आहे PUI: KW2111830640029 ((C.T.S. Number : 19 ;))
- (6) आकारणी किंवा जुडी देण्यात असेल तव्हा 1) 51.26 चौ.मीटर
- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता 1): नाव:-हसमुख ऊर्फ हसमुखराय शांतीलाल जनानी वय:-75; पत्ता:-प्लॉट नं: 801, माळा नं: 8, इमारतीचे नाव: जुहू शीतल, ब्लॉक नं: जुहू विले पार्ले पश्चिम, रोड नं: समर्थ रामदास मार्ग, जेवीपीडी स्कीम, महाराष्ट्र, MUMBAI. पिन कोड:-400049 पॅन नं:-AABPJ0687K
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता 1): नाव:-दिपेश हसमुख जनानी वय:-46; पत्ता:-प्लॉट नं: 801, माळा नं: 8, इमारतीचे नाव: जुहू शीतल, ब्लॉक नं: जुहू, विले पार्ले पश्चिम, रोड नं: समर्थ रामदास मार्ग, जेवीपीडी स्कीम, महाराष्ट्र, MUMBAI. पिन कोड:-400049 पॅन नं:-AABPJ5027D
- (9) दस्तऐवज करून दिल्याचा दिनांक 25/03/2022
- (10) दस्त नोंदणी केल्याचा दिनांक 08/07/2022
- (11) अनुक्रमांक, खंड व पृष्ठ 10922/2022
- (12) बाजारभावाप्रमाणे मुद्राक शुल्क 200
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 200
- (14) शंभर



मुल्याकनासाठी विचारात घेतलेला तपशील :-

मुद्राक 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

सर. दुयम निबंधक, अंधेरी क्र. १
मुंबई उपनगर जिल्हा.

बदर - १८		
92884	22	28
२०२२		

आयकर विभाग
INCOME TAX DEPARTMENT
SEEMA DIPESH JANANI
VASANT VITTHALDAS GUJARATHI
22/10/1979
Permanent Account Number
AARAJ9126F
Signature



आयकर विभाग
INCOME TAX DEPARTMENT
DIPESH HASMUKHI JANANI
HASMUKHI SHANTILAL JANANI
02/03/1976
Permanent Account Number
AABR15027D
Signature




भारत सरकार
Government of India



भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदविषयक क्रमांक / Enrollment No 0000/0011274709
In
Seema Dipesh Janani
दिपेश दीपेश जनाणी
SEEMA DIPESH JANANI
807, 8TH FLOOR, Juhu Shantilal
Samarth Ramdas Marg
KEMAL Juhu Shopping Center
Juhu, Mumbai - 400049
Mobile: 9820547905
Kf833736510F1

नोंदविषयक क्रमांक / Enrollment No 0000/0011271892
In
Dipesh Hasmukhi Janani
दीपेश हसमुखराज जनाणी
dipesh hasmukhi janani
8th floor 801, juhu shantilal shopping center, 8th floor PT
Samarth Ramdas Marg
Juhu Shopping Center
Gulmohar Jyoti scheme
JTC, Mumbai PO Juhu
District: Mumbai Suburban
State: Maharashtra, PIN Code: 400049
Mobile: 9820547905
Kf832147375F1




आपला आधार क्रमांक / Your Aadhaar No
2024 0626 0982
माझे आधार, माझी ओळख

आपला आधार क्रमांक / Your Aadhaar No
8128 4615 1610
माझे आधार, माझी ओळख

भारत सरकार
Government of India

भारत सरकार
Government of India

Issue Date: 25/04/2012



दीपेश दीपेश जनाणी
Seema Dipesh Janani
जन्म तारीख / DOB: 22/10/1979

Issue Date: 24/04/2012



दीपेश हसमुखराज जनाणी
Dipesh Hasmukhi Janani
जन्म तारीख / DOB: 02/03/1976

2024 0626 0982
माझे आधार, माझी ओळख

बदल - १८		
१२६५	२३	२६
२०२२		

8128 4615 1610
माझे आधार, माझी ओळख

SD
Janani

DHS



भारत सरकार

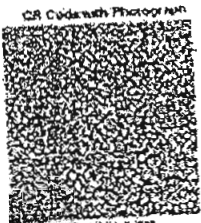
दीप ददु मगर
Sandeep Dadu Magar
जन्म तारीख / DOB: 19/07/1986
पुंस / MALE
Mobile No.: 9594837313
5347 1452 6634
VID: 9161 4284 6231 8960

माझी आधार, माझी ओळख



भारतीय पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O. Sandeep Magar, Balakrishna Falke Chawl,
Opp. SBI & Axis Bank, Opp. Mogaaveera Bank,
Bhandarkar Hill, Marolli, Mumbai, Maharashtra - 400069



Address:
S/O. Sandeep Magar, Balakrishna Falke Chawl,
Opp. SBI & Axis Bank, Opp. Mogaaveera Bank,
Bhandarkar Hill, Marolli, Mumbai, Maharashtra - 400069

5347 1452 6634
VID: 9161 4284 6231 8960

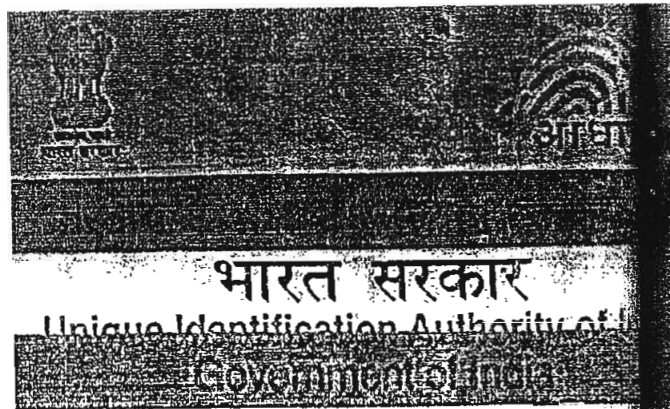


1329 506 1947
www.uidai.gov.in
P.O. Box No. 1947
Bangalore-560 001

Signature



बदर - १८		
१२९१	२४	२२
२०२३		



भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1104/20020/0

To,
प्रदीपकुमार मणिलाल सोलंकी
Pradeepkumar Manilal Solanki
S/O Manilal Solanki
Opp Diamond Terrace Bldg, A/4 sai kiran sadan
Society, Gangawadi, Gopal Bhavan
Ghatkopar West S.O
Mumbai
Maharashtra 400086
9820247905

28/08/2011

Ref: 58 / 07E / 1:4872 / 115710 / P



UE418947232IN



आपला आधार क्रमांक / Your Aadhaar

4558 7914 9537

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



प्रदीपकुमार मणिलाल सोलंकी
Pradeepkumar Manilal Solanki
जन्म वर्ष / Year of Birth : 1986
Male

4558 7914 9537

Signature

दस्ता क्रमांक बदर 18/12615/2022

वाज्रा मूल्य रु 3 28,75 734/-

मौल्य रु. 00/-

मरलेले मुद्रांक शुल्क: रु.200/-

दु. नि. मह. दु. नि. बदर 18 यांचे कार्यालयाने

पावती. 13586

पावती दिनांक: 18/07/2022

अ क्र 12615 वर दि 18-07-2022

मादरकरणाराचे नाव: सीमा दिपेश जनानी

रोजी 2:21 म न. वा हजर केला

नोंदणी फी

रु. 200.00

दस्त हाताळणी फी

रु 520.00

पुटाची सख्या 26

दस्त हजर करणाऱ्याची सही

एकुण: 720.00

Joint S.R. Andheri-7

सद. दुय्यम निबंधक, अंधेरी क्र. ७

Joint S.R. Andheri-7

सद. दुय्यम निबंधक, अंधेरी क्र. ७

दस्ताचा प्रकार: बंधीसपत्र

मुद्रांक शुल्क: जर निवासी आणि कृषी मालमत्ता ही पती, पत्नी, मुलगा, मुलगी, नातू, नातू, मरण पावलेल्या मुलाची पत्नी यांना बंधीस दिलेली असेल तर.

शिका क्रं. 1 18/07/2022 02:21 17 PM ची वेळ: (सादरीकरण)

शिका क्रं. 2 18/07/2022 02:22 26 PM ची वेळ: (फी)

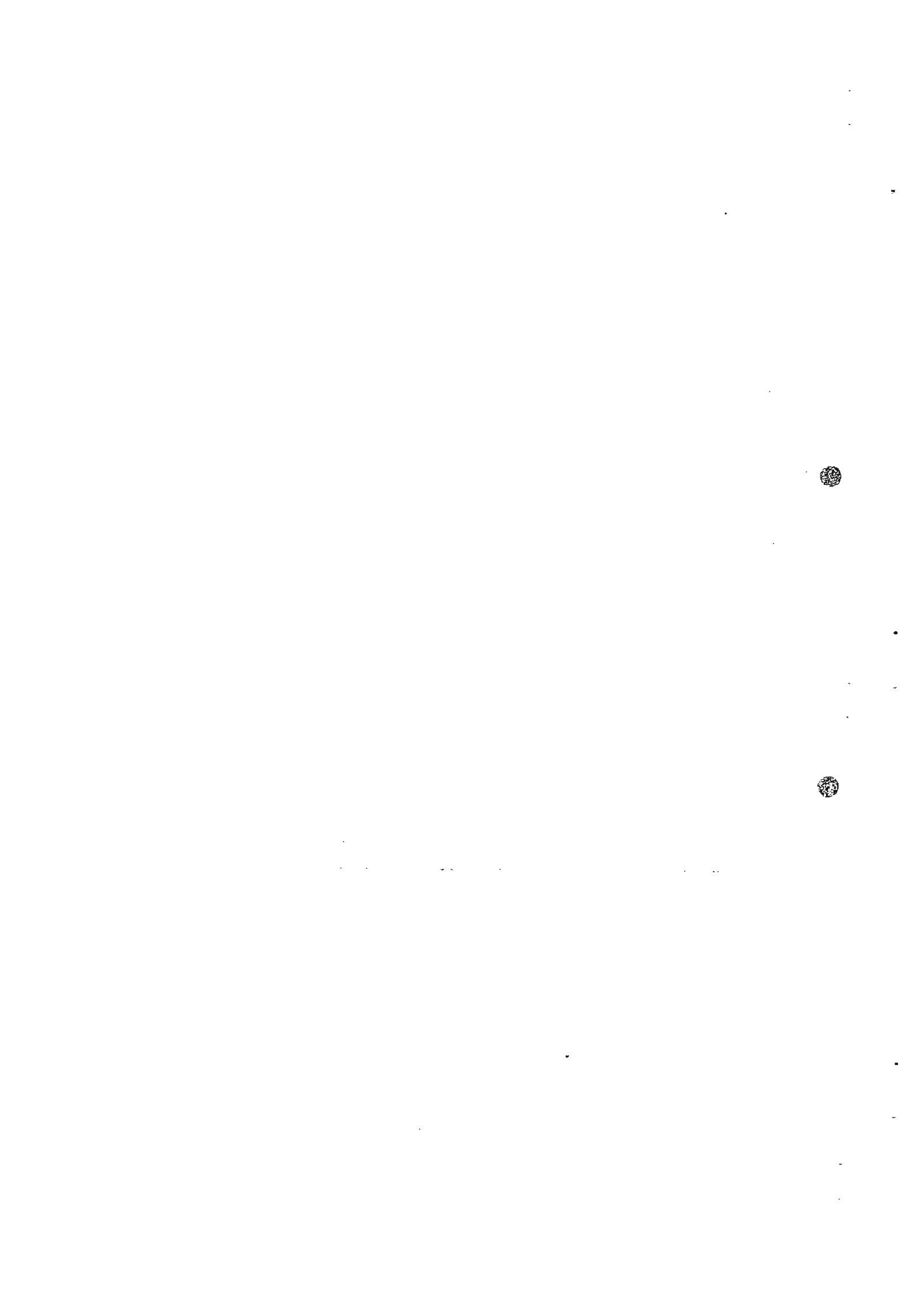
प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०६ च्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्ताची संपूर्ण प्रत निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कायदेशीर बाबींसाठी आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे

लिहून देणारे


बदर - १८		
१२६१५	२५	२६
२०२२		



दस्तावेजाचा प्रकार : वकीलपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:दिपेश हमसुख जनानी पत्ता:प्लॉट नं. 801, मीळा नं. 8, इमारतीचे नाव जुहु शीतल, ब्लॉक नं: जुहु, विले पार्ले पश्चिम, रोड नं. ममर्थ रामदास मार्ग, जेवीपीडी स्कीम, महाराष्ट्र, MUMBAI. पिन नंबर:AABPJ5027D	निवृत्त देणार वय :-46 स्वाक्षरी-		
2	नाव:सीमा दिपेश जनानी पत्ता:प्लॉट नं. 801, मीळा नं 8, इमारतीचे नाव. जुहु शीतल, ब्लॉक नं जुहु विले पार्ले पश्चिम, रोड नं. ममर्थ रामदास मार्ग, जेवीपीडी स्कीम, महाराष्ट्र, MUMBAI पिन नंबर:ARAPJ9126F	निवृत्त देणार वय :-42 स्वाक्षरी-		

वरील दस्तऐवज करून देणार तथाकथीत वकीलपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात
शिफा क्र.3 ची वेळ 18 / 07 / 2022 02 . 24 03 PM

बदर - १८
92९५५ २६ २६
२०२२

ओळख:-

खालील डसम अग्रे निवेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मदीप दादू मगर वय:36 पत्ता:9,बालकृष्ण फाळे चाळ, गुडावली हिल, अंधेरी पूर्व, मुंबई पिन कोड:400099			
2	नाव:प्रदीपकुमार मणिनाल मोलकी वय:36 पत्ता:ए/4,साई किरण सदन,घाटकोपर पश्चिम, मुंबई पिन कोड:400086			

प्रमाणित करण्यात येते की, या
दस्तामध्ये एकूण...२६.....पाने आहेत.

शिफा क्र.4 ची वेळ: 18 / 07 / 2022 02 : 24 : 50 PM

सह. दुय्यम निबंधक, अंधेरी क्र. ७,
मुंबई उपनगर जिल्हा

Payment Details.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Mudrank	ZP 889091	1201030	100	SD		
2		Mudrank	ZP 889090	1201030	100	SD		
3		DHC		0707202213152	520	RF	0707202213152D	18/07/2022
4				MH004697221202223E	200	RF	0002547594202223	18/07/2022

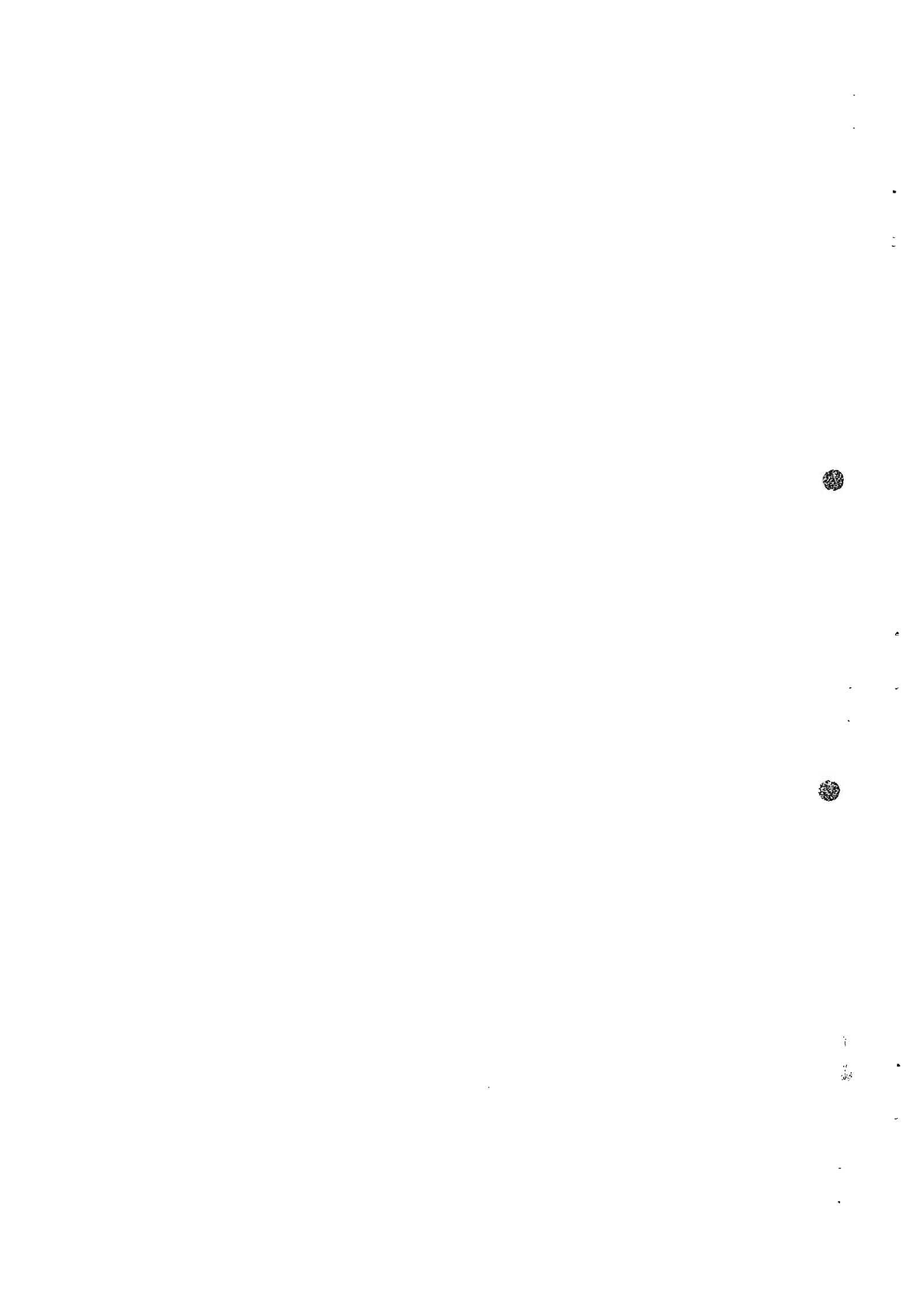
SD Stamp (Stamp Fee) [DHC: Document Handling Charges]



Know Your Rights as Registrants

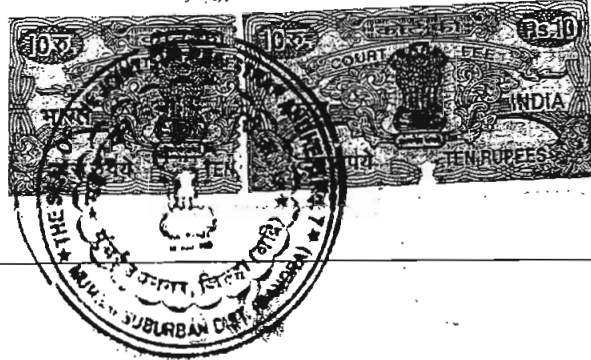
बदर-१८/ 92९५५ 12615/2022
दस्तावेजाचा क्रमांक १, क्रमांक.....२.....वर
नोंदला.
दिनांक: १८/०७/२०२२

सह. दुय्यम निबंधक, अंधेरी क्र.-७,
मुंबई उपनगर जिल्हा.



गावाचे नाव : विलेपार्ले

(1) विलेखाचा प्रकार	बक्षीसपत्र
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	32875733.73
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदनिका नं: 801, माळा नं: 8, इमारतीचे नाव: जुहू शीतल को हो सो लि, ब्लॉक नं: जुहू, विले पार्ले पश्चिम, मुंबई -400049, रोड नं: समर्थ रामदास मार्ग, जेवीपीडी स्कीम, इतर माहिती: एकूण क्षेत्रफळ 919.24 चौ फूट कारपेट व 2 कार पार्किंग, नवरा बायकोला दान करत आहे PUI: KW2111830640029 ((C.T.S. Number : 19 ;))
(5) क्षेत्रफळ	1) 102.51 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:-दिपेश हसमुख जनानी वय:-46; पत्ता:-प्लॉट नं: 801, माळा नं: 8, इमारतीचे नाव: जुहू शीतल, ब्लॉक नं: जुहू, विले पार्ले पश्चिम, रोड नं: समर्थ रामदास मार्ग, जेवीपीडी स्कीम, महाराष्ट्र, MUMBAI. पिन कोड:-400049 पॅन नं:-AABPJ5027D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सीमा दिपेश जनानी वय:-42; पत्ता:-प्लॉट नं: 801, माळा नं: 8, इमारतीचे नाव: जुहू शीतल, ब्लॉक नं: जुहू विले पार्ले पश्चिम, रोड नं: समर्थ रामदास मार्ग, जेवीपीडी स्कीम, महाराष्ट्र, MUMBAI. पिन कोड:-400049 पॅन नं:-ARAPJ9126F
(9) दस्तऐवज करून दिल्याचा दिनांक	29/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक	18/07/2022
(11) अनुक्रमांक, खंड व पृष्ठ	12615/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	200
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील :-:

मुद्रांक शुल्क आकारताना निवडलेला अनुसूची :-:

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

दस्तासोबत मधील क्र. II

खरी प्रत

सह. दुय्यम निबंधक, अंधेरी क्र. ७
मुंबई उपनगर जिल्हा.



Payment Details

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4		eChallan		MH004697221202223E	200	RF	0002547594202223	18/07/2022

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

