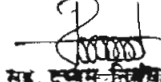


गणराज्य महाराष्ट्र
राज्य सरकार
व्यवसाय व उद्योग विभाग
व्यवसाय व उद्योग विभाग
व्यवसाय व उद्योग विभाग
व्यवसाय व उद्योग विभाग

नोंदणी फी	₹ 200.00
दस्त हजनाळणी फी	₹ 520.00
गुप्रांची संख्या: 26	
एकूण	₹ 720.00

राज्य सरकार, व्यवसाय व उद्योग विभाग
12/13 PIM झा बळम विंगल


सह. उपमुख्य निदेशक, अर्थी. क्र. १
मुंबई उपनगर जिल्हा

व्यवसाय क्रमांक: 12927489.33/-
व्यवसाय क्र. १००/-
व्यवसाय मुद्रांक शुल्क: ₹. 200/-

- 1) वेयकाचा प्रकार: DHC रकम: ₹.520/-
ईडी/धनादेश/पे ऑर्डर क्रमांक: 0707202213076 दिनांक: 08/07/2022
विक्रेते नाव व पत्ता
- 2) वेयकाचा प्रकार: eChallan रकम: ₹.200/-
ईडी/धनादेश/पे ऑर्डर क्रमांक: MH004696965202223E दिनांक: 08/07/2022
विक्रेते नाव व पत्ता



REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 08/07/2022

GEN: M4004896985202203E		BARCODE		Form ID	
Department: Inspector General of Registration			Payer Details		
Registration Fee			TAX ID / TAN (If Any)		
Type of Payment: Ordinary Collections IGR			PAN No. (If Applicable)		
Office Name: BDR1_JT SUB REGISTRAR ANDHERI NO		Full Name		DIPESH JANANI	
Location: MUMBAI		Flat/Block No.		JUHU SHEETAL	
Year: 2022-2023 One Time		Premises/Building			
Account Head Details		Amount in Rs		Road/Street	
000063301 Amount of Tax		200.00		VILE PARLE WEST	
				Area/Locality	
				MUMBAI	
				Town/City/District	
				PIN	
				4 0 0 0 4 9	
				Remarks (If Any)	
				SecondPartyName=HASMUKH 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.	69103332022070810196 2755274758
Cheque/DD No.			Bank Date	RBI Date	07/07/2022-20:37:55 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.

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

सदर चढाव केवल दृश्या निबन्धक कार्यालयत नोदणी कचमसाल्या दस्तासारी लागू आहे. नोदणी अ नसतयाच्या दस्तासारी नोदणी घेतले-पुढी नसते.



बदर - १		
१०२३	१	२६
२०२२		

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0707202213076	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 10004152022070712156	REF No. 2773480780
This is computer generated receipt, hence no signature is required.	



बदर - ४		
२०२३	२	२६
२०२२		



महाराष्ट्र MAHARASHTRA

© 2021 ©

ZR 101324



जिल्हा कोषागार कार्यालय, बंज
30 DEC 2021
मुद्रांक प्रमुख लिपीक लिपीक



GIFT DEED

This Gift Deed is made and executed in Mumbai on 25th 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 802, 8th Floor, Juhu Sheetal, Samarth Ramdas Marg, JVPD Scheme, ~~विल्वर~~ Juhu Shopping Centre, Juhu, Vile Parle (West), Mumbai 400 049

Hasmukh Janani

Janani

50023	3	KE
2022		

जोडपत्र - २
024715

11 JAN 2022

मुद्रांक विक्री कोटवही अमुकमुद्रांक दिनांक

दस्ताचा प्रकार Gift Deed दास कोटवही करणार अ (सह/सो/नाही)

मुद्रांक विक्री घेणाऱ्याचे नाव Hasmukh. S. Janani

दारी असल्यास त्याचे नाव Yadav

पत्ता Villeparle रती 8

विक्रीसाठीचे कोटवहीत दर्जद्वारा

दुसऱ्या प्रकाराचे नाव Dipesh. H. Janani मुद्रांक शुल्क रक्कम 100/-

मुद्रांक विक्रीसाठी सही (के. डी. चावी)

मुद्रांक विक्रीचे ठिकाण / पत्ता - लक्ष्मी कॉम्प्युटर सेंटर, ७, न्यू जयराज अपार्टमेंट, के.डी.न
रोड, भाईपूर (पूर्व), ४०११०५, मुद्रांक परतवना क्र. १२०१०२०

11 JAN 2022



मदर = 8		
90e23	8	24
१०/११		

क्रांक



महाराष्ट्र MAHARASHTRA

2021

ZR 101325



जिल्हा कार्यालय, जुहाू
 30
 प्रांक प्रमुख लिपीक

Hereinafter known as the "DONOR" (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 FIRST

AND

MR. DIPESH HASMUKH JANANI aged about 46 years having Pin Card Number AABPJ5027D, & Aadhaar Card Number 8128 4615 1610, Adult, Indian Inhabitant residing in 802, 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 ~~व्यवहारे~~ executors, administrators and assigns) of the SECOND PART.

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90023	4	2E
2022		

जोडपत्र - २

11 JAN 2022

मुद्राक विहीन वीवारी अनुक्रमांक ०24716 दिनांक

दस्ताचा प्रकार Gift Deed परत मोगणी करणार आहे वा? होय/नाही!

मुद्रांक विहीन मालकाचा नाव Hasmukh. S. Janani

हस्तो आतल्याला राजाचा नाव Yadvav

परत Millepante रक्की #

मिळवणीचे पत्रे/पत्रे/पत्रे

दुसऱ्या परतदाराला का Dipesh. H. Janani मुद्रांक शुल्का रक्कम 100/-

मुद्रांक विहीन मालकी (वडी, फी, फी, फी)

मुद्रांक विहीन वीवारी / परत - लवणी वडी मुद्रांक ऑफिस, ७, मधु कवाटेंज अपार्टमेंट, पेन्डीव

रोड, वडोदरा (गुई), ३९०११०५. मुद्रांक परतवणी क्र. १२०१०३०

11 JAN 2022



जदर = ३		
७०२३	₹	२६
२०२३		

WHEREAS the Donor & Donee are the absolute owners (in the ratio of 50%:50%) and as in use occupation possession of Flat No. 802 admeasuring 739.91 sq. ft. Carpet area which includes the area of passage counted in FSI admeasuring 74.50 Sq. ft. carpet area on 8th Floor 1 (one) 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 291 to 300 (both inclusive) Share Certificate No. 30 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 BDR9/8559/2014 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 & interest in the above said Flat No. 802 1 (one) Car Parking Space 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. 291 to 300 (both inclusive) vide Share Certificate No. 30 ("said shares") was issued in respect of the said Flat by the said society in the name of DONOR & DONEE herein **MR. HASMUKH ALIAS HASMUKHRAI**

291	0	26
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fil. qumem

[Signature]

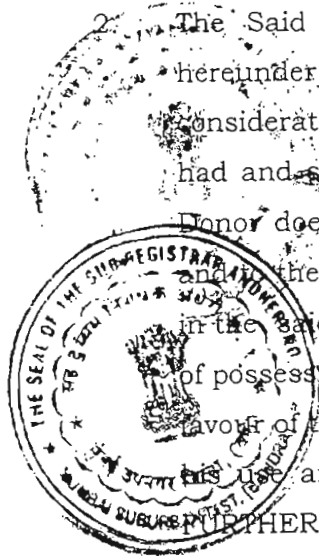
SHANTILAL JANANI AND MR. DIPESH HASMUKH JANANI respectively on 29th September, 2019.

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. 802, admeasuring 739.91 sq. ft. Carpet area which includes the area of passage counted in, FSI admeasuring 74.50 Sq. ft. carpet area on 8th Floor 1 (one) 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 291 to 300 (both inclusive) Share Certificate No. 30 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 the use of the Donee, freely and voluntarily his 50% share in the said Flat described in the Schedule hereunder and delivers of 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 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.



बदर - 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

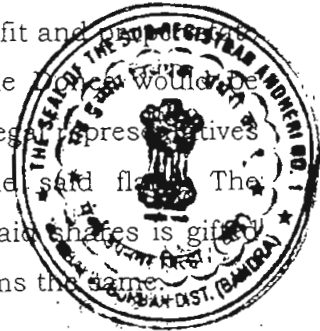
2023
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better and more perfectly assuring the title of the Donee to the 100% share of the said flat.

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 her 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. 30.
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 sound mind. After the execution of this Deed, the Donor 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.



Mr. Janani

Janani

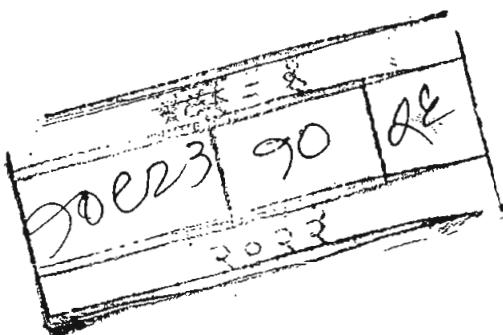
बदर - १		
5023	5	2E
२०२२		

SCHEDULE

50% undivided share in ALL THAT right title and interest in Flat No. 802, admeasuring 739.91 sq. ft. Carpet area which includes the area of passage counted in FSI admeasuring 74.50 Sq. ft. carpet area on 8th Floor 1 (one) 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 291 to 300 (both inclusive) Share Certificate No. 30, situated on the plot of Land bearing Survey No. 287, CTS No. 19 (Part) Village Vile Parle West, Taluka Andheri, District Mumbai Suburban District.

J.S. Gemeni

[Signature]



IN WITNESS WHEREOF, the parties hereto have hereunto
scribed their respective hands and seals the day and in
hereinabove mentioned.

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



MR. HASMUKH ALIAS HASMUKHRAI
SHANTILAL JANANI

Hasmukh Janani

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

In the presence of

- 1. Pradeepkumar M. Solanki *[Signature]*
- 2. Sandeep D. Magoor. - *[Signature]*

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



MR. DIPESH HASMUKH JANANI

[Signature]

In the presence of

- 1. Pradeepkumar M. Solanki *[Signature]*
- 2. Sandeep D. Magoor - *[Signature]*



बंदरा - १		
१०२३११	११	२६
२०२२		

0023	92	86
0023		





1. Name
2. Address
3. Occupation
4. Age
5. Sex

6. Religion

7. Date of Birth
8. Date of Issue

9. Signature
10. Name of Applicant

11. Name of Registrar
12. Name of Sub-Registrar
13. Name of Assistant Registrar
14. Name of Deputy Registrar
15. Name of Inspector
16. Name of Clerk
17. Name of Peon
18. Name of Driver
19. Name of Watchman
20. Name of Constable



सत्य-प्रतिष्ठा
यदा अविनाशं
तदा अमरता भवति

पुस्तक क्र. १	३५	७५
२०२५		

सिद्धिगंगा
सिद्धिगंगा
सिद्धिगंगा

सू. १

१००२५ १३ २६

२०२२

As. Kumar

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पत्र - १		
२०२३	१०	२६
२०२२		

शुद्धीकरण आदेश, 1988 धारा 20A अन्तर्गत जारी किया गया है

आवेदन संख्या: 3321000113000036
 SAURJI SHARDA, 10/04/2021
 SAURJI SHARDA

प्लॉट नंबर: 10/04/2021
 Building Plot on Road Or S.V. Road
 Bandra (West) Mumbai - 400054

सुद्धीकरण आदेश संख्या: 10/04/2021
 10/04/2021 SAMARATI PRASAD MATHUR

19/04/2018

Twenty Five Lakh One Thousand

01/04/2021 से 31/03/2022 तक का समय

दिनांक	प्राप्त	उत्पन्न	दस्तावेज
01/04/2021	12176	0	
	0		
	7763		
	0		
	4806		
	4507		
	1914		
	0		
	225		
	5626		
	39265		
	0		
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	0		
	35165		
	0		

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 21/2/2021
 21/2/2021
 21/2/2021

Twenty Five Thousand Two hundred Sixty Five

30/01/2021



शुद्धीकरण आदेश, 1988 धारा 20A अन्तर्गत जारी किया गया है
 शुद्धीकरण आदेश, 1988 धारा 20A अन्तर्गत जारी किया गया है

शुद्धीकरण आदेश, 1988 धारा 20A अन्तर्गत जारी किया गया है
 शुद्धीकरण आदेश, 1988 धारा 20A अन्तर्गत जारी किया गया है

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 20/04/21

Handwritten signature and date:
 20/04/21

बंदर - १		
9023	94	2E
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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. 11th + 12th 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.

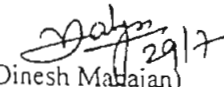
- 1) Certificate under section 279A of MMC Act will have to be obtained from H.E.s dept. regarding adequacy of water supply as mentioned in I.O.D. condition.

The Completion Certificate submitted by you is hereby accepted.

D.A.:- Set of Plan.



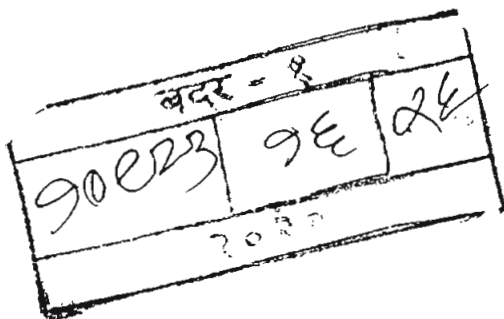
गृहनिर्माण भवन, कलानगर, बान्द्रे (पूर्व), मुंबई ४०० ०५९.
दूरध्वनी ६६४० ५०००
फॅक्स नं.: ०२२-२६५९२०५६


(Dinesh Marajan)
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 JURU SHEETAL CO-OPERATIVE
HOUSING SOCIETY LIMITED

(Reg.No.BOM/HSG/4543 of 1976)

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

Member's Register No 50 Share Certificate No 35

THIS IS TO CERTIFY that SHRI/SMT NASMUKH SHANTILAL J. JADAV MR. DIPESH H. JADAV
of JURU SHEETAL CO-OP HOUSING SOCIETY LTD of Mumbai - 400 049 is the Registered Holder of
Share No. from No 291 to 300 of Rupees FIVE HUNDRED ONLY (Rs 500/-)
in THE JURU SHEETAL CO-OP HOUSING SOCIETY LTD. Subject to the Bye-laws of the said Society
and 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]



Member of the Committee

बंदर - ३		
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2022		

[Signature]

[Signature]



2023 96 26
2023



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POPR	



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card
AABPJ0687K

पिता का नाम / Father's Name
SHANTILAL JANANI

जन्म तिथि / Date of Birth
04/05/1947

Handwritten signature of Shantilal Janani.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DIPESH HASMUKH JANANI

HASMUKH SHANTILAL JANANI

02/03/1976

Permanent Account Number
AABPJ5027D

Handwritten signature of Dipesh Has Mukherjee.

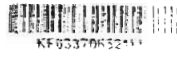


भारत सरकार
Government of India

भारतीय विशिष्ट आंकड़ों प्राधिकरण
Unique Identification Authority of India

भारतीय विशिष्ट आंकड़ों प्राधिकरण / Enrollment No. : 0000:0011275764

To
Has Mukherjee Shantilal Janani
HASMUKH SHANTILAL JANANI
601 8TH FLOOR, JEWELRY SHEETAI
SAMARTH PRINCE'S MARG, JVPD SCHE ME
NEAR JEWELRY SHOW CENTER
VILE PARLE, WEST
VTC, Mumbai - 400 056
District: Mumbai Suburban
State: Maharashtra PIN Code: 400056
Mobile: 9820011131



KF85379K52111

91370654

आपला आधार क्रमांक / Your Aadhaar No

5493 2421 1131

माझे आधार, माझी ओळख



भारत सरकार
Government of India



Has Mukherjee Shantilal Janani
जन्म तिथि: 04/05/1947

5493 2421 1131

माझे आधार, माझी ओळख



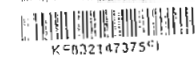
भारत सरकार
Government of India

भारतीय विशिष्ट आंकड़ों प्राधिकरण
Unique Identification Authority of India

भारतीय विशिष्ट आंकड़ों प्राधिकरण / Enrollment No. : 0000:0011271892

Dipesh Has Mukherjee Janani

DIPESH HASMUKH JANANI
601 8TH FLOOR, JEWELRY SHEETAI
NEAR JEWELRY SHOW CENTER
VILE PARLE, WEST
VTC, Mumbai - 400 056
District: Mumbai Suburban
State: Maharashtra PIN Code: 400056
Mobile: 9820011131



KF83214737561

91370654

आपला आधार क्रमांक / Your Aadhaar No

8128 4615 1610

माझे आधार, माझी ओळख



भारत सरकार
Government of India



Dipesh Has Mukherjee Janani
जन्म तिथि: 02/03/1976

8128 4615 1610

माझे आधार, माझी ओळख

बंद - १
90223 2018
२०२२

Handwritten signature of Dipesh Has Mukherjee.

भारत सरकार
GOVERNMENT OF INDIA

संदीप दादु मगर
Sandeep Dadu Magar
जन्म तारीख / DOB: 19/07/1986
पुलक / MALE
Mobile No.: 9594837313
5347 1452 6634
VID 9151 4264 6231 8960

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

202, Manilal Terace, Maharashtra Palle Chawl,
Opp. Sai Sai Bank, The Mogaresha Bank,
Society, Gangawadi, Gopal Bhavan,
Ghatkopar West S.O

5347 1452 6634

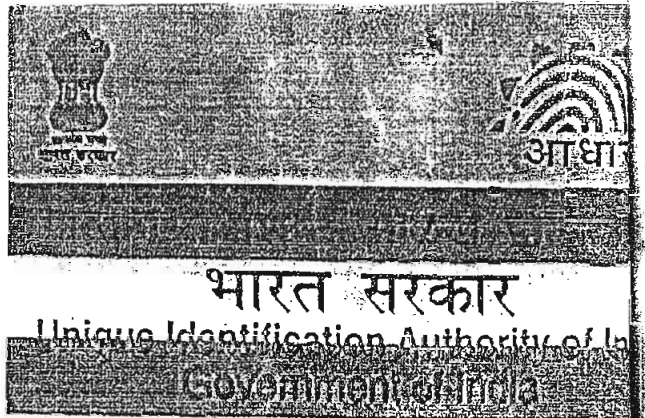
QR CODE



P.O. Box No. 1847
Bangalore - 560 004



बदर - २
50023 29/28
२०१२



नोंदविण्याचा क्रमांक / Enrollment No 1104/20020/06

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

28/08/2011

Ref: 58 / 07E / 114872 / 115710 / P



UE418947232IN



आपला आधार क्रमांक / Your Aadhaar No

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

Solanki

मूल्यांकन पत्रिका, शहरी क्षेत्र, वाधाव

22/08/2022

प्लॉट नं. १०१	२०१
विक्रय	मुंबई उपनगर
प्लॉट नं.	२०१ विलेपार्ले जंक्शन, अहरी,
प्लॉट मालकाचे नाव	श्री. जयसिंग मुभास उतरेरा गावाची हद्द, पूर्वस रावामा दिवेकर-२०१, दक्षिणेस मकानातील महता मार्गे व पश्चिमेस गावाची हद्द.
सर्व्हे नंबर व प्लॉट क्रमांक	सि टी एस नंबर २०१

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जागा	निकासी सटनिका	कार्यालय	सु हसि	आद्योगिक	मातृकामागम प्रकार
१५१५००	२४६४००	३१४४००	४२०००	२४६४००	नारम १०२२

वाधीत क्षेत्राची माहिती					
वाधीत मालकाचे नाव	५१ चौचौरस मीटर	मिलकतीचा वापर.	विक्रय प्रमाण	मिलकतीचा प्रकार	वाधाव
वाधीत जागा स्थिति	१-२२२ सी सी	मिलकतीचा वा.	२००० रु.	मूल्यदर क्षेत्रामागम २०१	२०१
वाधीत जागा स्थिति	आह	मजला	२००० रु.		
दस्तावेज क्रमांक					
Sale Type - First Sale					
Sale of sale of built up Property constructed after circular dt 02/09/2018					

१०१ - १०१ मालकाचे वाधाव = १०१% apply to rate R २०१

१०१ - १०१ मालकाचे वाधाव प्रति चौ मीटर मूल्यदर	= (वार्षिक मूल्यदर + खुल्या जमिनीचा दर) + पन्ना-घानुनार टक्केवारी + खुल्या जमिनीचा दर
	$(101 \times 201 + 201) \times (100 + 100 + 151420)$
	Rs 361 78
१) मूल्य मालकाचे मूल्य	- वरील प्रमाणे मूल्य दर - मिलकतीचा वा
	36178×41.25
	Rs 12427635 78
२) वाधीत मालकाचे वाधाव क्षेत्र	६.९७ चौचौरस मीटर
वाधीत मालकाचे वाधाव मूल्य	$6.97 \times 286800 \times 25.10$
	Rs 498853 55

एकत्रित अंतिम मूल्य
 मुख्य मिलकतीचे मूल्य तक्त्याचे मूल्य मालकाचे मूल्य मालकाचे मूल्य मालकाचे मूल्य मालकाचे मूल्य मालकाचे मूल्य
 तक्त्याचे मूल्य मालकाचे मूल्य मालकाचे मूल्य मालकाचे मूल्य मालकाचे मूल्य मालकाचे मूल्य
 $A + B + C + D + E + F + G + H$
 $= 12427635 78 + 0 + 0 + 0 + 498853 55 + 0 + 0 + 0 + 0$
 = Rs 12927489 33/-



वर्ष - २०२२
 20/08/22
 २०२२





D I C
District Registrar
Mumbai

Receipt of Document Handling Charges

PRN 0707202213076 Receipt Date 08/07/2022

Received from DIPESH HASMUKHRAI JANANI, Mobile number 9820847905, an amount of-Rs.520/-, towards Document Handling Charges for the Document to be registered on Document No 10923 dated 08/07/2022 at the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District

520

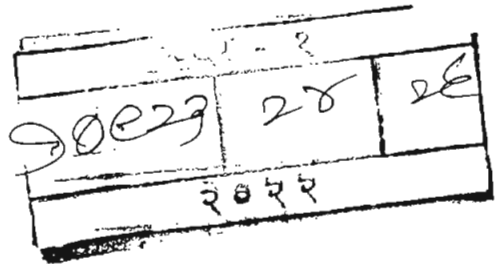
Payment Details

Bank Name IBKL Payment Date 07/07/2022

Bank CIN 10004152022070712156 REF No. 2773480780

Deface No 0707202213076D Deface Date 08/07/2022

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



सहायक न्यायाधीश क्र. 10923/2022

कामाचा मूल्य ₹. 1,29,27,489/-

मोचकला ₹. 00/-

दस्तावेज शुल्क ₹. 200/-

पु. सं. 12, 8 दि. कलरा यांचे कार्यालयाने

पत्रिका 12171

पावती दिनांक: 08/07/2022

अ. सं. 10923/2022 दि. 08-07-2022

पत्रिका, एकात्मिक नाव दिपेश हसमुख जनानी

मो. सं. 11.57 म. ग. वा. इतर केला

पत्राची फी

₹ 200.00

पत्राचे प्रकाशक फी

₹ 520.00

पत्राची मर्यादा 26

दस्तावेज कलरा यांची मदी

मर्यादा 720.00

सह. दुय्यम निबंधक, अंधेरी क. १

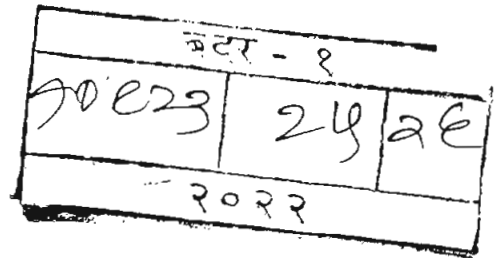
सह. दुय्यम निबंधक, अंधेरी क. १

दस्तावेज प्रमाण अर्थातपत्र

पुढील पत्रा 08 दिनाची आणि कृपि मातमना ही पत्नी, पत्नी, मुलगा, मुलगी यात सात, सय्य पावलेल्या मुलाची पत्नी यांना वर्धाम दिनांक 08/07/2022

दिनांक: 10/07/2022 11:57:28 AM ची वेळ: (सादरपत्रपत्र)

दिनांक: 20/07/2022 11:58:26 AM ची वेळ (फी)



दस्तावेज क्र. (10923/2022)

दस्तावेजाचा प्रकार - वकीलपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

1. नाव: हंसमुख ऊर्फ हंसमुखराय शांतोलाल जनानी
पत्ता प्लॉट नं: 801, माळा नं: 8, इमारतीचे नाव: जुहु शांतल, ब्लॉक नं: जुहु, विने पार्क पश्चिम, रोड नं: नमर्थ रामदास मार्ग, जेव्हीपीडी स्कीम, महाराष्ट्र, MUMBAI
पिन नंबर: AABPJ0687K

पक्षकाराचा प्रकार

विद्वान देणार
वय: -76
स्वाक्षरी:-



2. नाव: दिपेश हंसमुख जनानी
पत्ता प्लॉट नं: 801, माळा नं: 8 इमारतीचे नाव: जुहु शांतल, ब्लॉक नं: जुहु, विने पार्क पश्चिम, रोड नं: नमर्थ रामदास मार्ग, जेव्हीपीडी स्कीम, महाराष्ट्र, MUMBAI.
पिन नंबर: AABPJ5027D

विद्वान देणार
वय: -46
स्वाक्षरी:-



वरील दस्तऐवज करून देणार तथाकथित वकीलपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 08 / 07 / 2022 12 : 21 : 24 PM

ओळख -

वारील इमम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1. नाव: संदीप दाडू पगार
वय: 36
पत्ता: 9, बालकृष्ण फाळे चाळ, गुंडावली हिल, अंधेरी पूर्व, मुंबई
पिन कोड: 400099

स्वाक्षरी



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

स्वाक्षरी



प्रमाणित करणेत ये...
दस्तामळे एकूण.....पाने आहेत.
पुस्तक क्र. १/बदर-१०९२३/२०२२
वर नोंदला, दिनांक: ०८ JUL 2022

शिक्का क्र. 4 ची वेळ: 08 / 07 / 2022 12 : 22 : 26 PM

सह. दुय्यम निबंधक, अंधेरी क्र. १

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

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Mudrank	ZR 101324,101325	1201030	200	SD		
2		DHC		0707202213076	520	RF	0707202213076D	08/07/2022
3		eChallan		MH004696965202223E	200	RF	0002345543202223	08/07/2022

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



Know Your Rights as Registrants

1. Verify Scanned Document for correctness (ough thumbprint (pages on a side) printout after scanning)

2. Get print immediately after registration

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

बदर - १

१०९२३ २६ २६

२०२२

10923/2022



08/07/2022

सूची क्र. 2

दुय्यम निबंधक, सह दु. नि. अधी

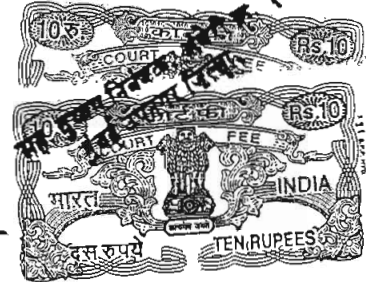
दस्त क्रमांक : 10923/2022

नोंदणी :

Regn:63m

गावाचे नाव : विलेपार्ले

(1) विलेखाचा प्रकार	बक्षीसपत्र
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12927489.33
(4) भू-मापन, पोटहिस्सा व घरकमांक (असल्यास)	1) पातिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 802, 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 739.91 चौ फूट कारपेट व 1 कार पार्किंग त्या पैकी 50% अविभाजित हिस्सा, वडील मुलाला दान करत आहे PUi: KW2111830640029 ((C.T.S. Number : 19 ;))
(5) क्षेत्रफळ	1) 41.26 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तर्का.	
(7) दस्तऐवज करून देणा-या/लिहून ठवणा-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	10923/2022
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	200
(14) शेरा	




मुल्यांकनासाठी 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 सूची II दिली.




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

