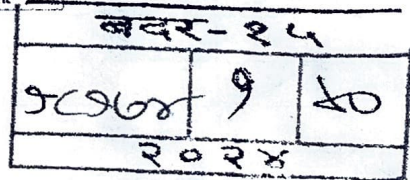


Valuation ID	202410218520				
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	39-अंधेरी (अंधेरी)				
मूल्य विभाग	धुभाग: उत्तरेस जयप्रकाश रोड, पुर्वेस स्वामी विवेकानंद रोड, दक्षिणेस गावाची सीमा, व पश्चिमेस गुलमोहोर मार्ग (विरा देसाई मार्ग)				
सर्किल नंबर व भू क्रमांक	सि टी एस नंबर#535				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुला जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
82450	157790	200100	287800	159530	चौरस मीटर
वांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	103 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2 वर्षे	बांधकामाचा दर -	Rs.30250/-
वाहन सुविधा-	आहे	मजला -	1st floor To 4th floor		
रस्ता सन्मुख					
Sale Type - Resale		First Sale Date - 14/05/2007			
Sale-Resale of built up Property constructed after circular dt 02/01/2018					
मजला निहाय घट वाढ = 100% apply to rate= Rs.157790/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर					
= ((157790-82450) * (100 / 100)) + 82450					
= Rs.157790/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 157790 * 103				
	= Rs.16252370/-				
Applicable Rules	= .10.4				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनतळ				
	= A + B + C + D - E - F - G + H + I + J				
	= 16252370 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs.16252370/-				

Home

Print



**CHALLAN**  
MTR Form Number-6

GRN	MH009931939202425M	BAKCODE	IN 1100 2 10 0000 1 0000 00 0000 11 11 00 00	Date	17/10/2024 19:55:58	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
Office Name	BDR18 - JT SURR REGISTRAR ANDHERI 7			PAN No. (If Applicable)	DAGPST244P		
Location	MUMBAI			Full Name	TRUSHAL M. SHAIYAND JIR		
Year	2024-2025 One Time			Flat/Block No.	FLAT NO.101		
Account Head Details				Amount in Rs.	Premises/Building		
0030045501	Stamp Duty			1206000.00	Road/Street		
0030033301	Registration Fee			30000.00	Area/Locality		
					Town/City/District		
					PIN		
				Remarks (if Any)			
				PAN2=AFMPJ2289P-S&A/RIP/RegName: SANGEET BY			
				RAJIV JAIN AND ORS-			
				Amount in	Twelve Lakh Thirty Six Thousand Rupees Only		
				Words			
Total				12,36,000.00			

वर्कर-१५  
१०१/०२/२  
MUMBAI  
१०२४



Payment Details		BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02202292024101995329	5001110
Cheque/DD No.				Bank Date	RBI Date	19/10/2024 00:00:00	NO. OF...
Name of Bank				Bank-Branch		BANK OF INDIA	
Name of Branch				Scroll No. , Date		157 , 21/10/2024	

Department ID: Mobile No  
 NOTE- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.  
 नोट- इस चालान केवल दस्तावेज पंजीकरण कार्यालय में ही उपयोग के लिए मान्य है। अन्य जगहों पर अमान्य है।

Challan Defaced Details

Sl. No.	Remarks	Defacement No.	Defacement Date	Userid	Defac entered at
1	(S)-401-18174	0005576800202425	21/10/2024-19:55:58	RGR189	
2	(S)-401-18174	0005576800202425	21/10/2024-19:55:58	RGR189	
Total Defacement Amount					





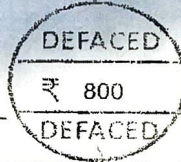
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 1024217017872

Receipt Date 21/10/2024

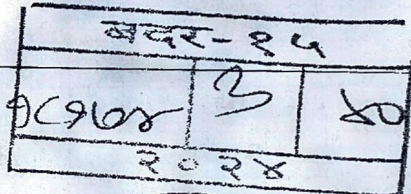
Received from DHC, Mobile number 0000000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 18174 dated 21/10/2024 at the Sub Registrar office Joint S.R. Andheri 4 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name SBIN	Payment Date 21/10/2024
Bank CIN 10004152024102117013	REF No. 429539006871
Deface No 1024217017872D	Deface Date 21/10/2024

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

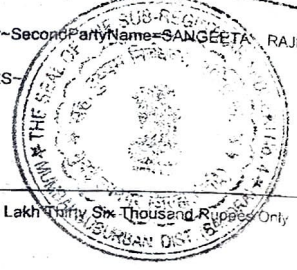




CHALLAN  
MTR Form Number-6



GRN	MH009931939202425M	BARCODE	Date		17/10/2024-12:03:28	Form ID	252
Department				Payer Details			
Inspector General Of Registration				TAX ID / TAN (If Any)			
Stamp Duty				PAN No.(If Applicable)			
Registration Fee				DAGPS1244P			
Office Name				Full Name			
BDR18 __JT SUB REGISTRAR ANDHERI 7				TRUSHAL M. SHAH AND ORS			
Location				Flat/Block No.			
MUMBAI				FLAT NO.101			
Year				Premises/Building			
2024-2025 One Time				ANDHERI			
Account Head Details			Amount In Rs.	Road/Street			
0030045501 Stamp Duty			1206000.00	MUMBAI			
0030063301 Registration Fee			30000.00	Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				PAN2=AFMPJ2289P-Second Party Name=SANGEETA RAJEEV RAJIV			
				RAJIV JAIN AND ORS-			
				Amount In			
				Twelve Lakh thirty Six Thousand Rupees Only			
Total			12,36,000.00	Words			
Payment Details				FOR USE IN RECEIVING BANK			
BANK OF INDIA				Cheque-DD Details			
Cheque/DD No.		Bank CIN	Ref. No.	02202292024101995328, S62511605			
Name of Bank		Bank Date	RBI Date	19/10/2024-00:00:00 Not Verified with			
Name of Branch		Bank-Branch		BANK OF INDIA			
		Scroll No. , Date		152 , 21/10/2024			



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. 9813111111  
सदर चलन केवल दृश्यन निबन्धक कार्यालयत नोंदणी करावयाच्या दस्तऐवाडी लागू आहे. नोंदणी न करावयाच्या दस्तऐवाडी सदर चलन नाही.

S.R.Jain

Shah

KIRAN.M.Shah.

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Handwritten signature



बदर-२५  
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AGREEMENT FOR SALE

This Deed is made and entered into at Mumbai on this 21<sup>st</sup> day of October, 2024

**BETWEEN**

(1) Mrs Sangeeta Rajeev Alias Rajiv Jain, Aged About 54 Years, Having Pan : AFMPJ2289P, Aadhar: 642276522094, and (2) Mr. Rajeev Alias Rajiv Roopchand Jain, Aged About 54 Years, Having Pan : ADLPJ4822H, Aadhar : 659206905257, both of Mumbai, Indian Inhabitants, residing at Flat No.101, Osia Heritage, J.P.Road, Shantawadi Lane, Andheri (West), Mumbai – 400058 hereinafter referred to as the “Transferors” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administrators and assigns) of the **ONE PART**

**AND**

(1) Ms. Trushal Mukesh Shah, aged about 31 Years, Pan: DAGPS1244P, Aadhar : 415368508196 (2) Mrs. Kiran Mukesh Shah, aged about 55 years Pan: AFBPS4126D, Aadhar : 526401842530 (3) Mr. Mukesh Sevantilal Shah, aged about 57 years Pan : ABTPS7737G, Aadhar : 644129175749 and (4) Mr. Margesh Mukesh Shah, aged about 32 years Pan No. CNUPS1935D, Aadhar : 488519988904 all of Mumbai, Indian Inhabitants, residing at 602, Chandra Darshan, Near Bombay Bazar, Andheri (West), Mumbai - 400058 hereinafter referred to as the “Transferees” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administrators and assigns) of the **SECOND PART**.

**WHEREAS: -**

A. One Smt. Sukanben K. Kothari was the tenant in respect of Two Rooms i.e. Room No.1 and Room No.15 on Ground Floor in the building known as Prabha

S. R. Jain

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Trushal

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Margesh  
Trushal  
KIRAN.M.Shah.  
S. R. Jain





Premises situated on the Land bearing City Survey No. 296, 297, 297/A to 6-532, situated at Shantawadi off. J. P. Road, Andheri (west), Mumbai 400 058.

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१८९१०८	२०२४

- B. By an Agreement dated 30<sup>th</sup> March, 1999 entered into by and between **Osia Properties Pvt. Ltd.** (being the Landlord therein) and **Smt. Sughanben K. Kothari** (being the Tenant), the Landlord agreed to provide to the tenant therein a Flat bearing No. 101 on 1<sup>st</sup> Floor, admeasuring 103 sq. mtrs. built up area in the new building known as **Osia Heritage** to be constructed on the said property as and by way of Permanent Alternate Accommodation in lieu of tenancy. In respect of the said Two Rooms bearing No.1 and 15 on the terms and conditions mentioned thereon.
- C. The aforesaid **Osia Properties Pvt. Ltd.** demolished the aforesaid old building and constructed a new building **Osia Heritage** on the said property and allotted and handed over to **Smt. Sughanben K. Kothari** a Flat bearing No. 101 consisting of Two Bed Rooms, Hall, Kitchen and Pooja Room admeasuring 103.00 sq. meters built up area on ownership basis.
- D. Since then **Smt. Sughanben K. Kothari** was in exclusive use, occupation and possession of the said Flat as an owner.
- E. By an Agreement dated 14<sup>th</sup> May, 2007, entered into by and between aforesaid **Smt. Sughanben K. Kothari**, therein referred to as "Vendor" of the One Part and **M/s. Osia Properties Pvt. Ltd.**, therein referred to as "Confirming Party" of the Second Part and **Mrs. Sangeeta Rajeev Jain** and **Mr. Rajeev R. Jain**, the Transferors herein and therein referred to as "Purchaser" of the Third Part, the Party of the Third Part, the Transferors herein have purchased from the Party of the First Part therein, the Flat bearing Flat No. 101, on 1<sup>st</sup> Floor, admeasuring about 103 sq.mtrs. Built up area in the new building known as **Osia Heritage** situate, lying and being at **Jai Prakash Road, Andheri (West), Mumbai - 400058** (hereinafter referred to as "the said Flat") on the terms and conditions mentioned thereon and paid entire agreed consideration. The said Agreement dated 14/05/2007 was duly registered with Sub-Registrar of Assurance, Andheri - 3 under bearing Serial No. BDR9-05688-2007 on 06/06/2007.
- F. All the occupants in the said **Osia Heritage** Building have formed and registered a Co-operative Housing Society in the name of "**Osia Heritage Co-Operative Housing Society Ltd.**," under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. MUM/WKW/HSG/ (T.C)/14085/2007-2008 having address at Shantawadi, off. Jay Prakash Road, Andneri (West), Mumbai - 400058 (hereinafter referred to as "the said Society"). The Transferors

S. R. Jain

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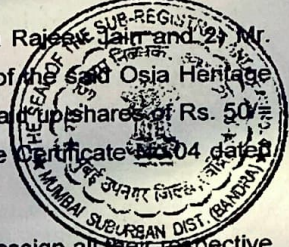
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herein were admitted as the members and the shareholders in the said Society and they are holding five fully paid up shares of Rs. 50/= each bearing distinctive Nos. From 16 to 20 under Share Certificate No.04 dated 21/06/2008 (hereinafter referred to as the 'said Shares').

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G. Since then the Transferors herein i.e. 1) Mrs. Sangeeta Rajeev Jain and 2) Mr. Rajeev R. Jain became the members and shareholders of the said Osia Heritage Co-operative Housing Society Ltd. and holding five fully paid up shares of Rs. 50 each bearing distinctive Nos. From 16 to 20 under Share Certificate No.04 dated 21/06/2008 issued by the said Society.



H. The Transferors herein have agreed to sell, transfer and assign all their respective rights, title and interest in respect of the said Flat alongwith said Shares to the Transferees herein and the Transferees on the basis of representation of Transferors have agreed to purchase and acquire the said Flat and said Shares more particularly described in the schedule hereunder written with clear and marketable title for the lump-sum consideration of Rs.2,01,00,000/- (Rs. Two Crores One Lakh Only) on the terms and conditions hereinafter appearing:

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

1. The Transferors hereby declare and confirm that all and whatsoever stated in the recitals hereinabove is true and correct. The parties hereto have agreed that the recitals recorded hereinabove shall form integral part of this Deed as if the same are specifically set out in the operative part of this Deed.

2. The Transferors declare, confirm and covenant with the Transferees as under;

- i) That the Transferors herein are the joint owners and have been in joint use, occupation and possession of the said Flat bearing Flat No. 101, on 1<sup>st</sup> floor, admeasuring about 103 sq. mtrs. Built up area in the said building known as **Osia Heritage** situate, lying and being at **Jai Prakash Road, Andheri (West), Mumbai - 400058** (hereinafter referred to as the "said Flat") and the lawful Members of the Society i.e. "**Osia Heritage Co-Operative Housing Society Ltd.**" holding five fully paid up shares of Rs. 50/= each bearing distinctive Nos. From 16 to 20 under Share Certificate No.04 dated 21/06/2008 issued by the said Society.
- ii) That except the Transferors herein, no other person or persons has or have any right, title, claim or interest of any nature whatsoever unto or upon the said Flat and the said Shares either by way of lien, sale, mortgage, gift, trust, inheritance, lease, assignment or otherwise and they



S. R. Jain

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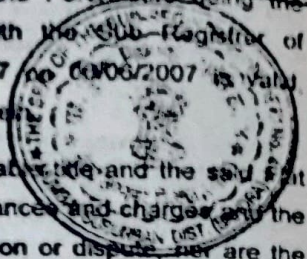
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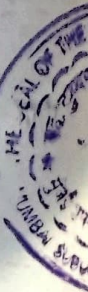
have good power, title, full right and absolute authority to sell and transfer the said Flat and the said Shares to the Transferees under these presents.

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- iii) That the said Agreement dated 14<sup>th</sup> May, 2007, entered into by and between the Vendor, Confirming Party and the Purchasers being the Transferors/Sellers herein duly registered with the Sub-Registrar of Assurance under serial no. BDR9-05688-2007 No. 6006/2007 is valid subsisting and binding upon the Transferors herein.
- iv) That the said Flat is having clear and marketable title and the said Flat and the said Shares are free from all encumbrances and charges and the same are not the subject matter of any litigation or dispute nor are the same liable for attachment in execution of decree of any civil court or order of any government or semi-government authority and there are no outstanding as to estate and effects including by way of lease, lien, charge, inheritance or otherwise whatsoever outstanding in respect of the said Flat or any part thereof in any manner whatsoever.
- v) That the said society i.e. "Osia Heritage Co-Operative Housing Society Ltd." is well aware that the Transferors herein are the joint owners and have been in joint use, occupation and possession of the said flat and are the lawful members of the said society.
- vi) That the said Society by its Letter dated 03/10/11 has given No Objection for selling and transferring the said Shares alongwith the said Flat in favour of the Transferees herein. The copy of the said NOC is annexed herewith and marked as Exhibit A.
- vii) That the Transferors are not defaulter either under Income Tax Act, Gift Tax Act, Estate Duty Act, Wealth Tax Act and or other Government Liabilities and any other statutory law and the said Flat is not attached by the Income Tax Authority and there is no litigations pending by and between the Transferors and the Society and or any other third party for the time being in force and they are entitled to deal with or dispose of the said Flat or any part thereof in any manner whatsoever.
- viii) That Transferors undertake to pay all the aforesaid Taxes including any Sales Tax Liabilities, Income Tax, Service Tax and all other taxes levied or to be levied in respect of the said flat and previous Stamp Duty if any till execution of this Agreement and duly transferring the said flat in favour of the Transferees in the records of the society.



S. P. Jain



S. R. Jain

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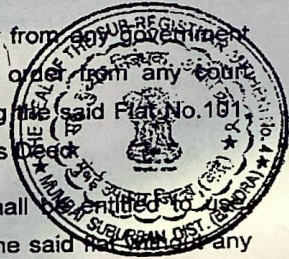
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ix) That they have not entered into any agreement, arrangement, writing, contract or commitment either for sale or transfer of the said Flat with any person or party and the Transferors are therefore entitled to enter into this Deed with the Transferees as recorded herein.

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x) That they have not received any prohibitory order from any government and semi-government authority or any injunction order from any court restraining the Transferors from selling /transferring the said Flat, No. 101 1<sup>st</sup> floor and the said shares prior to execution of this Deed.



xi) That the Transferees shall hereafter hold and shall be entitled to use, occupy, possess and enjoy quietly and peacefully the said flat and shares without any hindrance, demand, interruption, eviction or claim by the Transferors or any other person or persons lawfully or equitably claiming through under or in trust for the Transferors.

xii) That they shall whenever require to do so from time to time and at all times after receipt of full consideration amount, execute and sign or cause to be executed and signed all such letters, forms, applications, affidavits, declarations, power of attorney, deeds or documents for perfectly securing and effectually transferring the said Flat and the said Shares unto the Transferees forever in the records of government and semi-government authorities and the said Society.

xiii) That the Transferors do hereby transfer all the amounts standing to their credit on the date of execution of these presents in the books of society, builders, and other amount to which they are legitimately entitled to being the members of the said Society and owners of the said Flat in favour of the Transferees after receipt of full and final consideration amount.

3. Relying upon the above said representations made by the Transferors, the Transferees have agreed to purchase the said Flat alongwith the said Shares from the Transferors herein with clear and marketable title free from all encumbrances for the lumpsum price of Rs.2,01,00,000/- (Rs. Two Crores One Lakh Only).

The said consideration of Rs.2,01,00,000/- (Rs. Two Crores One Lakh Only) being the full and final consideration shall be paid by the Transferees to the Transferors in the following manner:-

i) The Transferees have already paid to the Transferors a sum of Rs. 15,00,000/- (Rs. Fifteen Lakhs only) before execution hereof (a receipt whereof the Transferors do hereby admits and acknowledge).

S. R. Jain

*[Signature]*

*[Signature]*

KIRAN. M. Shah

*[Signature]*

*[Signature]*



- II. The Transferees have agreed to pay to the Transferors a sum of **Rs. 15,00,000/- (Rs. Fifteen Lakhs only)** on execution hereof (a receipt whereof the Transferors do hereby admits and acknowledge).
- III. The Transferees have agreed to pay to the Transferors a sum of **Rs. 8,99,000/- (Rs. Fifteen Lakhs only)** on execution hereof (a receipt whereof the Transferors do hereby admits and acknowledge).
- IV. The Transferees shall pay the aforesaid sale consideration after deducting TDS @1% amount i.e. **Rs.2,01,000/-** out of total consideration.
- V. Since the Transferees are availing Loan facility from the Bank therefore on execution hereof, the Transferors undertake to get the Sale Deed registered with the Sub-Registrar of Assurance and the same shall be submitted to the Bank and the balance consideration of **Rs. 1,60,00,000/- (Rs. One Crore Sixty Lakhs only)** being the full and final consideration shall be paid directly from the Transferee's Bank to the Transferors within a period of 45 days from the date of execution hereof.
4. On receipt of the balance consideration of **Rs. 1,60,00,000/- (Rs. One Crore Sixty Lakhs only)** as aforesaid, the Transferors shall handover vacant and peaceful possession of the said Flat to the Transferees and shall also handover the original Share Certificate bearing No. 04 dated 21/06/2008 issued by the said society and shall provide all other original title deeds and documents on execution and registration of this Agreement. Till the balance amount of **Rs.1,60,00,000/- (Rs. One Crore Sixty Lakhs only)** is received by the Transferors, the possession of the said flat shall not be handed over by the Transferors to the Transferees.
5. Henceforth the Transferees shall be entitled to become the members of the Society and the Transferors do hereby give their Irrevocable Consent for deleting their names from the membership of the Society and enroll the names of the Transferees.
6. The Transferors declare that there is no outstanding loan of any Bank and/or financial Institution against the said Flat and the said flat is free from any mortgage, charge or any other encumbrances on the said Flat.
7. It is also mutually agreed between the parties that in the events of, Transferees failure to pay the balance consideration of **Rs. 1,60,00,000/- (Rs. One Crore Sixty Lakhs only)** to the

S. R. Jain

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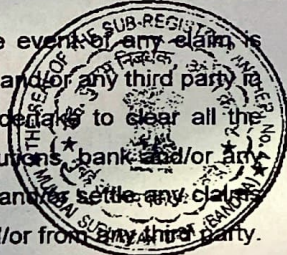
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Transferees within the said stipulated period of 45 days with the grace period of 15 days i.e. (45 + 15) 60 days, this Sale Deed shall ipso-facto be treated as cancelled and the Transferees shall not be entitled to claims any rights in the said flat.

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8. The Transferors further declare and confirm that in the event of any claim being received from any of the financial institutions, bank and/or any third party in respect of the said Flat, the Transferors do hereby undertake to clear all the claims being received from any aforesaid financial institutions, bank and/or any third party and the Transferees shall not be liable to pay and/or settle any claims received by the aforesaid banks, financial institutions and/or from any third party. The Transferors shall only be liable to settle the claim which being received from the aforesaid financial institutions, banks and/or from any third party and if any damages caused due to any such claim on the said Flat, the Transferors undertakes to pay the damages including to settle the claims being received from the aforesaid financial institutions, banks and/or from any third party in respect of the said Flat.



9. The Transferors undertake to pay all the liabilities i.e. Sales Tax, Income Tax, Service Tax and/or BMC Taxes, Telephone Bills, Electricity Bills, BMC Tax Assessment Bills and the Transferees shall not to pay any such aforesaid liabilities and the Transferors shall be exclusively responsible and answerable to the concerned Departments for discharging all such liabilities at their own costs and expenses till execution hereof.

10. It is specifically agreed between the parties hereto that the transfer charges/premium payable to Osia Heritage Co-operative Housing Society Ltd. for getting the said Flat No.101, 1<sup>st</sup> floor and the said Shares transferred in the name of Transferees shall be paid by the Transferees only. The Transferors have agreed to sign all necessary applications and forms required to be signed in connection with the transfer of the said Flat in favour of the Transferees.

11. The Transferors agree and undertake to obtain from the said Society a Confirmation that all outgoing, cesses, taxes, rates and other charges, including maintenance charges payable in respect of the said Flat upto and inclusive of the date of the transfer of the said Flat by the Transferors to the Transferees that is to say, upto the date of handing over vacant possession of the said Flat by the Transferors to the Transferees is fully paid and shall ensure that there are no other dues outgoings in respect of the said Flat payable by the Transferors. The Transferees shall pay such charges only from the date of the Transferees taking possession of the said Flat.

S. R. Jain

*[Signature]*

*[Signature]*

KIRAN. M. Shuh.

*[Signature]*

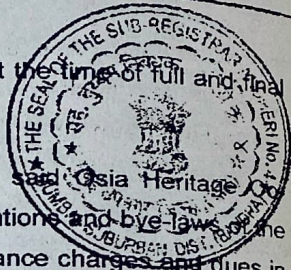
*[Signature]*



12. The Transferors declare and confirm that henceforth the Transferors and/or on their behalf any of their respective heirs and legal representatives and/or any third party shall not be entitled to claim any rights of whatsoever nature in respect of the said Flat or any part thereof and henceforth the Transferees shall be entitled to deal with and/or dispose of the said Flat to any third party as the Transferees may deem fit and proper.

21/9/2018  
[Handwritten signature]

13. The Transferors shall handover keys of the said Flat at the time of full and final consideration amount is received from the Transferees.

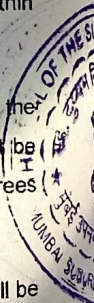


14. The Transferees shall on becoming members of the said Osia Heritage Co-operative Housing Society Ltd. abide by all rules, regulations and bye-laws of the said Society and they shall pay the amount of maintenance charges and dues in respect of the said Flat No.101, 1<sup>st</sup> floor to the said Society from time to time.

15. On execution hereof, the Transferees shall be entitled to sell, transfer and assign the benefit of and under this Deed and all their respective rights and interest in the said Flat to any third party and the Transferors shall not be entitled to prevent in any manner whatsoever to the Transferees for transferring and assigning their rights and interest in respect of the said Flat to any third party.

16. The Transferors undertake to deliver or produce or cause to be delivered Original Agreements and all other original documents relating to the said Flat on receipt of balance consideration from the Transferees to the Transferors herein within the said stipulated period as mentioned herein above.

17. The Transferees shall be entitled to use, occupy and possess the said Flat as the Joint Owners and possessors of the said Flat and the Transferors shall not be entitled to interfere in any manner the rights and possession of the Transferees of the said Flat.



18. All costs, charges and expenses by way of Stamp Duty and Registration shall be borne and paid by the Transferees. Each party shall however bear and pay the fees of their respective Solicitors.

**SCHEDULE OF THE FLAT**

ALL that piece and parcel of Flat bearing Flat No.101, 1<sup>st</sup> floor, admeasuring about 103 sq.mtrs. Built Up area in Osia Heritage Co-operative Housing Society Ltd. situated at Shantawadi, off. Jay Prakash Road, Andheri (West), Mumbai - 400058. The structure of the building is standing on C.T.S No. 296, 297,

S.R. Jain

[Handwritten signature]

[Handwritten signature]

KIRAN.M.Shah

[Handwritten signature]

Mogal



297/1 to 6, 534, 534/1 to 3 and 535, of Village - ~~Andheri~~ Taluka - Andheri in the Registration District of Mumbai Suburban. The structure of the said building is Ground plus 8<sup>th</sup> floors with lift facility. The said building is constructed in the year 2004-2005

*(Signature)*  
KIRAN - M. Shah  
S. R. Jain  
*(Signature)*  
Margesh

SAC No. KW2000870040004.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands first hereinabove mentioned.

SIGNED SEALED AND DELIVERED )

By the withinnamed "Transferors" )

(1) Mrs Sangeeta Rajeev Alias Rajiv Jain, ) *Sangeeta R. Jain*

(2) Mr. Rajeev Alias Rajiv Roopchand Jain, )

In the presence of ..... )

Witnesses:-

1. Vaishali Jain
2. Karpesh D. Oak

*(Signature)*



SIGNED SEALED AND DELIVERED )

By the withinnamed "Transferees" )

(1) Ms. Trushal Mukesh Shah ) *Shah*

(2) Mrs. Kiran Mukesh Shah ) *KIRAN. M. Shah.*

(3) Mr. Mukesh Sevantilal Shah ) *(Signature)*

Mr. Margesh Mukesh Shah ) *Margesh*

In presence of ..... )

Witnesses:-

1. Vaishali Jain
2. *(Signature)*

बदर-१५		
१९७४	१३	२०
२०२४		

*Shah*

*KIRAN. M. Shah.*

*(Signature)*

*Margesh*





**RECEIPT FOR PART CONSIDERATION**

RECEIVED of and from Withinnamed the Transferees i.e. Ms. Trushal Mukesh Shah, Mrs. Kiran Mukesh Shah, Mr. Mukesh Sevantilal Shah and Mr. Margesh Mukesh Shah a sum of Rs. 38,99,000/- (Rs. Thirty Eight Lakhs Ninety Nine Thousand only) out of which i) Rs.15,00,000/- (Rs. Fifteen Lakhs only) already paid by the Transferors to the Transferees and ii) Rs.15,00,000/- (Rs. Fifteen Lakhs only), iii) Rs.8,99,000/- (Rs. Eight Lakhs Ninety Nine Thousand only) shall be paid by the Transferors to the Transferees on execution hereof being part consideration and a sum of Rs.2,01,000/- (Rs. Two Lakhs One Thousand only) deducted as TDS amount.

Sr.No.	Cheque/RTGS No.	Date	Amount	Bank/Branch
1	BACBR 52024032750261280	27.03.2024	15,00,000/-	Bassein Catholic Bank
2	000066	30.10.2024	15,00,000/-	Bank of Baroda
3	000040	05.11.2024	8,99,000/-	City Union Bank
4	TDS Amount		2,01,000/-	
		Total Rs.	41,00,000/-	

We received

*Sangeeta R. Jain*  
MRS SANGEETA RAJEEV ALIAS RAJIV JAIN

*M/R*

MR. RAJEEV ALIAS RAJIV ROOPCHAND JAIN  
(Transferors)

७८९७०९९४		
१८९७०९९४	९४	४०
२०२४		





5688378  
21-10-2024Note:-Generated Through eSearch  
Module,For original report please  
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : अंधेरी 3 (अंधेरी)

दस्त क्रमांक : 5688/2007

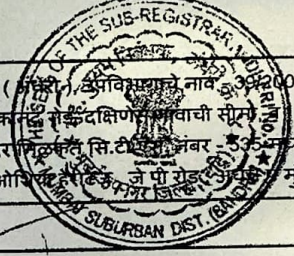
नोंदणी :

Regn:63m

गावाचे नाव : अंधेरी

बदर-२५

(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	रु.5450000	१८९००७१५ २०
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 4624700	२०२१
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - अंधेरी (अंधेरी), उपविभागाचे नाव - 39200 - भूभाग: उत्तरेस जयप्रकाश रोड, पूर्वेस स्वामी विवेकानंद रोड,दक्षिणेस गावाची सीमा पश्चिमेस गुलमोहोर मार्ग (विरा देसाई मार्ग), सदर मिल्करी सि.टी.ए. नंबर - 5, 55 प्लॉट आहे. सदनिका क्र 101, 1 ला मजला , ओशिवी रोड, जे पी रोड, अंधेरी मुं 58	
(5) क्षेत्रफळ	बांधीव मिल्करीचे क्षेत्रफळ 103 चौ.मी. आहे. ✓	
(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:- सुगनबेन कपुरचंद कोठारी तर्फे राहुल प्रकाश कोठारी - - वय:-25पत्ता:- -पिन कोड:-५८पॅन नं:- 2): नाव:- प्रकाश के कोठारी - - वय:-52पत्ता:- लिहून देणारप्रमाणेपिन कोड:-पॅन नं:-	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	3): नाव:- संगीता राजीव जैन - - वय:-37पत्ता:- ३०२पिन कोड:-५८पॅन नं:- AFMPJ 2289P 4): नाव:- राजीव रुपचंद जैन - - वय:-37पत्ता:- वरीलप्रमाणेपिन कोड:-पॅन नं:- ADLPJ 4822H	
(9) दस्तऐवज करून दिल्याचा दिनांक	14/05/2007	
(10) दस्तऐवजी केल्याचा दिनांक	06/06/2007	
(11)अदलागळ खंड व पृष्ठ	5688/2007	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	255100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)अदलागळ खंड व पृष्ठ	-	





709107 92 20  
2007



Original  
नॉ. गी 39 न.  
दिनांक 06/06/07

पावती

पावती क्र. 5692

दिनांक 06/06/2007

सर्वपत्रजाचा प्रमुखक्रमांक ४२२९ - ०५६८६ - २६४७

रत्ना दिवधाबाई प्रभाकर प्रनरुपभाऊ

गव्हर कल्याणबाई ताय. लक्ष्मीता शशीव. जैन

गिदमी मी. 30000.00

एकल (अ. 11(1)), पुढीलकन्याची नसकल (आ. 11(2)), 660.00

प्रवात (अ. 12) व अर्थाचित्रण (अ. 13) -> एकत्रित हो (49) 30860.00

एकूण रु.

प्रशासक हा वस्तू अंदाजे 11:54AM र्हा पोलेस स्थितीत

सह. दुय्यम निवडणूक  
प्रमुख निवडणूक अधिकारी-२,  
प्रा. ज. प्रशासक विभाग

आर. मुल्या 4624700 रु. संदर्भक्र. 5850000  
सिले. मुद्रांक शुल्क 265100 रु.  
काम प्रचार - सौ. वि. मण्डल प्रशासक  
दि. ता. व. प्रशासक, मुंबई. १३/०४/२००७  
प्रशासक प्रमुख ०७६२४१, ए. क्र. ३००००, अ. दि. क्र. १३/०४/२००७

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON 06/06/07



Exhibit - A

**OSIA HERITAGE  
CO-OPERATIVE HOUSING SOCIETY LIMITED**

(REGN NO. MUM/ W-KW/ HSG/TC/14085/2007-2008)

SHANTAWADI OFF. J. P. ROAD ANDHERI (W), MUMBAI 58

REF NO. ....

Date.....

बदर-२५		
Date: 03/10/2024		
१८१०८	१०	२०२४

To,  
**MRS SANGEETA RAJEEV ALIAS RAJIV JAIN**  
**MR. RAJEEV R. JAIN ALIAS RAJIV ROOPCHAND JAIN**  
 Osia Heritage Co-Operative Housing Society  
 Andheri (West), Mumbai 400058



**Sub: Issue of N.O.C. for transfer of Flat No. 101, on 1th Floor in Osia Heritage CHS LTD.**

Dear Sir,

This has reference to your letter dt.03/10/2024 for transfer of your aforesaid flat to **MS. TRUSHAL MUKESH SHAH, MRS. KIRAN MUKESH SHAH, MR. MUKESH SEVANTILAL SHAH and MR. MARGESH MUKESH SHAH**. In this regard we inform you that we have no objection in you selling aforesaid flat to any other person subject to your payment of Societies dues and completing all transfer formalities by the Purchasers. We further certify and confirm that the aforesaid flat is not mortgaged and no charge or lien is created in favour of any person. We further certify that there are no outstanding dues payables by our member of the Society.

Kindly take the aforesaid on your record.



Thanking you,  
 Yours truly,  
 For **OSIA HERITAGE CHS LTD.,**

For OSIA HERITAGE CO-OP. HSG. SOC. LTD.

Chairman Secretary Treasurer  
**Ranjit Kothari**



गणतन्त्र भारत सरकार का अधिसूचित कार्यालय - २५

मालुका जिल्हा मुंबई उपनगर, मुंबई

१८१०००  
अर्ज क्र. १००

दस्तावेज क्र. / दिनांक	दस्तावेज प्रकार	कराचा प्रकार	सत्कारला गेलेल्या माल्याचा अथवा उर्ध्वाचा तपसिली अ. तो केंव्या बदलोपचाचा
२६-९ / १९०३	न.भू.क्र. ५३४३/२	८	नि.स.क्र. ५३४३ प्रमाणित
२६-१० / ३६६६	उर्ध्वाचा	देवा. कमी	मि.स.क्र. ५३४३ प्रमाणित



१. मध्ये घातण करणाऱ्याचा नाव इतके कसा प्राप्त झाला? जो पर्यंत तपास लागता तो पर्यंत

२. मध्ये

३. मध्ये

४. मध्ये



तारीख (१)	घटणा (२)	दस्तावेज क्र. (३)	नविन घातण करणाऱ्याचा (घा.) अथवा इतर बोला असणाऱा (४)	सक्षिदार (५)
०३/१०/०३	उर्वरेकीने	२५०८/९८ दि. २५/१०/०३ अन्वये	धारक. अ. ओ.श्रीवा. प्रा.परी. प्रा. जि.	रु.सि. १००४ / १६/०३ न.भू.क्र. अंधेरी
०३/१०/०३	सहाय्यक अभियंता (परियोजना) के वेस्ट बँक याचे कडील पत्र क्र. KW/46589/AEM/SB/ दि. २६/१०/०३ लातडी भो.र.नं. ६४ ४३ दि. १०/१०/०३ व इच्छित अर्थ दि. १५/१०/०३ अन्वये न.भू.क्र. ५३४३/२ चा ५३४३/२ असा लोजा लदाड काढा व न.भू.क्र. ५३४३/२ वोग २६-९ कोसामधून न.भू.क्र. ५३४३/२ वोग १-९ ची नविन मिळकत पत्रिका २५०८/९८ अन्वये देवा. कमी करून देवा. २५-० कोसामधून न.भू.क्र. ५३४३/२ असा लोजा काढा			रु.सि. १००४ / १६/०३ न.भू.क्र. अंधेरी खरी नक्कल १०/१०/०३



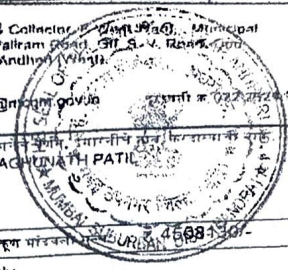
५६८ २०



मुहूर्तपूर्व महानगरपालिका  
 वृहत्सुवर्च महानगरपालिका  
 वृहत्सुवर्च महानगरपालिका

बिल-२५

बिल नं. 202300870040004	व्यवस्थापक संस्था/संस्था 2023-2024 01/04/2023 ते 31/03/2024	आवेदन नं. 202300870040004	बिल नं. 202300870040004
भारत नगरपालिका, गा.सं. १०१/१, गौतम, ज.प. रोड, अंधारी (व). व्यवस्थापक संस्था		आसल आसलत & कलेक्टर, (मुहूर्तपूर्व), Municipal Office Building, Paltram Road, श्री. व. रानी, अंधारी स्टेशन, अंधारी (व.) ईमेल - <a href="mailto:backw.rc@nagarपालिका.gov.np">backw.rc@nagarपालिका.gov.np</a>	
प्राप्तकर्ताको नाम (अक्षरों में) र Forty Five Lakh Eight Thousand One Hundred Thirty Only			



कराचे नाव	01/04/2023 ते 30/09/2023 (202310) Bill Amount in (₹)	01/10/2023 ते 31/03/2024 (202320) Bill Amount in (₹)
सर्वसाधारण कर	2480	2480
उत्सव कर	0	0
वृक्ष कायम कर	1556	1556
सुदृढीकरण कर	0	0
सुदृढीकरण शुल्क कर	967	967
सुदृढीकरण शुल्क कर	902	902
सुदृढीकरण शुल्क कर	789	789
सुदृढीकरण शुल्क कर	0	0
सुदृढीकरण शुल्क कर	45	45
सुदृढीकरण शुल्क कर	1127	1127
सुदृढीकरण शुल्क कर	7866	7866
सुदृढीकरण शुल्क कर	0	0
सुदृढीकरण शुल्क कर	0	0
सुदृढीकरण शुल्क कर	7866	7866
सुदृढीकरण शुल्क कर	0	0
सुदृढीकरण शुल्क कर (Payable Amount)	₹Seven Thousand Eight Hundred Sixty Six Only	₹Seven Thousand Eight Hundred Sixty Six Only
बिल तय दिनांक	25/05/2024	25/05/2024

Make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first)  
 BIC - SBIN0003000, Beneficiary A/C No:- MCGMPTKW2000870040004, Name-BMC Property Tax.  
 Payment should be drawn in the name of BMC / वृहत्सुवर्च महानगरपालिका

REGISTRATION

मान, न्यायालयीन निर्णयानुसार बाण्डवली मूल्य निश्चिती नियम २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ रद्दबादल ठरविण्यात आले आहेत. सदर देयक हे संरक्षणात्मक आधारावर जारी करण्यात आलेले असून मूल्यांकनाविषयी सुधारित धोरण जाहीर साल्यानंतर त्यानुसार पूर्ववर्ती प्रभावाने मालमत्ताचे मूल्यांकन / करमूल्यांकन व त्यानुसार करवसुली करण्याचा महानगरपालिकेचा अधिकार राखून ठेवण्यात येत आहे. या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे.

*P. P.*  
 महेश पाटील  
 करनिर्धारक व संकलक

User Category :- R



BRIHANMUMBAI MAHANAGARPALIKA

NO. CE/6405/WS/AK

31 OCT 2005

FULL OCCUPANCY CERTIFICATE

Ex: Engineer Bldg. Proposal (W.S.)  
H and K - Wards  
Municipal Office U. S. P. Khar Marg,  
Bandra (West), Mumbai-400 058.

To,  
M/s. Osia Properties Pvt.Ltd.,  
1, Osia Paradise Dawood Baug,  
Off: J.P. Road, Andheri-(West),  
Mumbai 400 058.

Sir,

The full development work of Residential Bldg comprising of Ground floor and 1st floor, situated on plot bearing [earlier CTS No. 296, 297, 297/1 to 6, 53-1 to 3, 53-1] now C.T.S. No.296-A, at Santawadi road, Village Andheri at Andheri (West) is under the supervision of Licensed Architect Shri Samoon Rassiwalla, Architect. The same may be occupied on the following conditions.

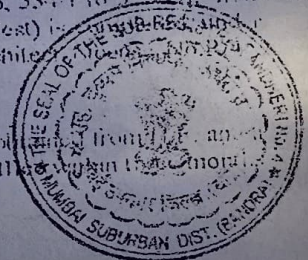
- 1) That the Cft. under section 270-A of B.M.C. Act shall be obtained from the Municipal Engineer from the date of issue of occupations Cft.

A set of certified completion plan is attached herewith.

Yours faithfully,

*[Signature]*  
31-10-05  
Executive Engineer Building Proposal  
(Western Suburb) K&W & P Wards

बदर-१५		
१८९७०४	२०	२०



बदर-११	
५६८८	२३
२००७	



आपला आधार क्रमांक / Your A

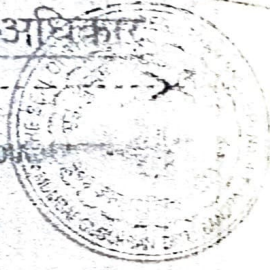
वि.सं. - २५  
वि.सं. - २५  
२०२४

6422 7652 2094

आधार - सामान्य माणसाचा अधिकार

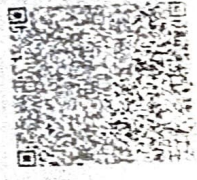


भारत सरकार  
GOVERNMENT OF INDIA



संजीता राजीव जैन  
Sangeeta Rajiv Jain

जन्म वर्ष (Year of Birth) : 1970  
स्त्री / Female



6422 7652 2094

आधार - सामान्य माणसाचा अधिकार





2024-25		
2024	23	20
2024		





वदर-२५		
२५	२५	२५
२५	२५	२५



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SANGEETA RAJIV JAIN  
JUGRAJ MULCHANDJI SOLANKI  
03/01/1970  
Permanent Account Number  
AFMPJ2289P



*Sangeeta R. Jain*

*Sangeeta R. Jain*



1942-44		
1942	1944	80
ROR		





स्थायी खाते संख्या

PERMANENT ACCOUNT NUMBER

ADLPJ4822H



नाम (NAME)

RAJIV ROOPCHAND JAIN

जन्म - २९		
१९७०	१९	२०
२०२४		

पिता के नाम (FATHER'S NAME)

ROOPCHAND JAIN

जन्म तिथि (DATE OF BIRTH)

28-10-1970

हस्ताक्षर (SIGNATURE)



Computer Operator of Income-tax (Computer Operator)

Handwritten mark

Handwritten mark





नाम / Name - रवि

नाम / Name - रवि रघुचंद जैन

जन्म वर्ष / Year of Birth - 1970

प्राथ / Male

6592 0690 5257

आयुष्य - सामान्य माणसाचा अधिकार



1/2



भारत सरकार  
Income Tax Department

INCOME TAX DEPARTMENT

SHAH TRUSMAL MUKESH

MUKESH SEVENTILAL SHAH

18/09/1993

Permanent Account Number

DAGPS1244P

Signature

*Mukesh*



भारत सरकार  
GOVT. OF INDIA

GOVT. OF INDIA



10012014



*Mukesh*

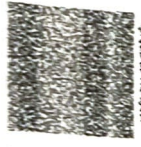




भारत सरकार  
 Government of India

Enrollment No.: D62BM40952/01421

नाम / Name: QO Mukesh Shri  
 पता / Address: QO Mukesh Shri, Near Bombay Branch, Cross Road, Kashi, J.P. Cross Road, Cross No. 2, Chandrabai Lane No. 4, Andheri West, Mumbai - 400058, Maharashtra



आपका आधार क्रमांक / Your Aadhaar No.:

4153 6850 8196

माझे आधार, माझी ओळख

भारत सरकार  
 Government of India



नाम / Name: QO Mukesh Shri  
 पता / Address: QO Mukesh Shri, Near Bombay Branch, Cross Road, Kashi, J.P. Cross Road, Cross No. 2, Chandrabai Lane No. 4, Andheri West, Mumbai - 400058, Maharashtra



4153 6850 8196

माझे आधार, माझी ओळख



- कृपया ऑनलाइन प्रमाणित करा. (Please verify online.)
- ऑनलाइन प्रमाणित करणेसाठी कृपया ऑनलाइन प्रमाणित करा. (Please verify online.)
- हे इलेक्ट्रॉनिक पत्र आहे. (This is an electronic letter.)

INFORMATION

- Aadhaar is a proof of identity.
- To establish identity, authenticate online.
- This is electronically generated letter.

- अध्यात्म देशभक्त मान्यता आहे.
- आधार प्रमाणित करण्यासाठी ऑनलाइन प्रमाणित करा.
- अध्यात्म उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

ज्वर - ३५	
१८१०४०२	१०
२०२४	

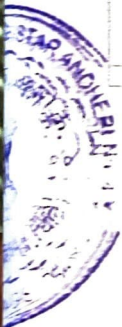


भारत सरकार  
 Government of India

नाम / Name: QO Mukesh Shri  
 पता / Address: QO Mukesh Shri, Near Bombay Branch, Cross Road, Kashi, J.P. Cross Road, Cross No. 2, Chandrabai Lane No. 4, Andheri West, Mumbai - 400058, Maharashtra



4153 6850 8196



Shah



श्रीलक्ष्मी विप्लव

INCOME TAX DEPARTMENT

SHAH TRUSHAL MUKESH

MUKESH SEVENTILAL SHAH

18/09/1993

Permanent Account Number

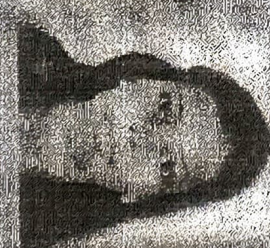
DAGPS1244P

Signature

*Mukesh Shah*



GOVT. OF INDIA

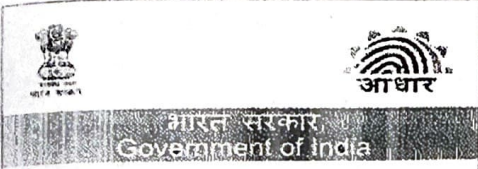


10012014

*Mukesh*



बदर-२५  
 १८१७४३१ ४०  
 २०२४



भारतीय विशिष्ट पहचान प्राधिकरण  
 Unique Identification Authority of India

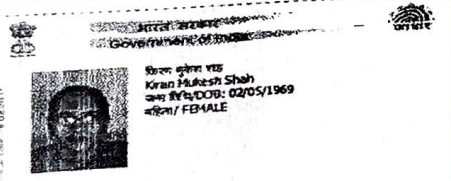
नमस्करण क्रम/ Enrolment No.: 0000/00483/80723

To  
 भरोसा: किरान शहा  
 Kiran Mukesh Shah  
 C/O  
 602, chandra Darshan  
 Santawadi Lane 4, P Road  
 Near Bombay Bazar  
 Mumbai  
 Mumbai Suburban Maharashtra - 400053  
 9004855484

आधार कार्ड का प्रमाण है।  
 सुरक्षित QR कोड / ऑफलाइन XML/ ऑनलाइन  
 पहचान प्रामाणिक करें।  
 यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बनाया गया है।



आपका आधार क्रमांक / Your Aadhaar No. :  
**5264 0184 2530**  
 VID : 9148 3434 9807 9838  
 मेरा आधार, मेरी पहचान



भरोसा: किरान शहा  
 Kiran Mukesh Shah  
 जन्म तिथि/DOB: 02/05/1969  
 लिंग/ GENDER: FEMALE

**5264 0184 2530**  
 VID : 9148 3434 9807 9838  
 मेरा आधार, मेरी पहचान



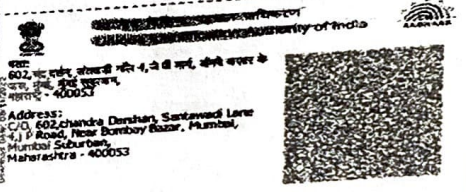
- आधार पहचान का प्रमाण है।
- सुरक्षित QR कोड / ऑफलाइन XML/ ऑनलाइन पहचान प्रामाणिक करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बनाया गया है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान करता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भरोसा: किरान शहा  
 Kiran Mukesh Shah  
 जन्म तिथि/DOB: 02/05/1969  
 लिंग/ GENDER: FEMALE

**5264 0184 2530**  
 VID : 9148 3434 9807 9838

KIRAN. M. shah.



आयकर पत्रिका

INCOME TAX DEPARTMENT

KIRAN MUKESH SHAH

LILACHAND CHAMANLAL SHAH

02/05/1969

Permanent Account Number

AFBPS4126D

Kiran M. Shah

Signature

22	2008	2008	2008
----	------	------	------



GOVT. OF INDIA

आयकर पत्रिका



KIRAN M. Shah.



बदर-१५  
१९७४/७५  
४०



MUKESH S SHAH

SEVANTILAL MAFATILAL SHAH

04/12/1967

PRINTED AT ACCOUNT NUMBER

ABTPS7737G

*[Handwritten signature]*

भारत सरकार  
GOVT. OF INDIA

*[Handwritten signature]*







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



E-Aadhaar Letter

नामांकन क्रमांक/Enrollment No.: 1216/00192/04337

बदर-२५

मुद्रा	
...	...

Mukesh Sevanti Shah (मुकेश सेवंतिलाल शाह)  
S/O Sevanti Shah, Room No 1, Amir Chawl,  
Shantawadi Lane No.4, Near Bombay Bazar Stores,  
J.P. Cross Road, Andheri West, Mumbai.  
Maharashtra - 400058

Date: 04/03/2018

आधार आधार क्रमांक/ Your Aadhaar No.:

**6441 2917 5749**



आधार-मेरा आधार, मेरी पहचान

1800 300 1547    help@uidai.gov.in    www.uidai.gov.in

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण अंतिम/अन्यथा अनधिकृत/अन्यथा प्रमाण नहीं।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा उत्पन्न/उत्पन्न है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Digitally signed by UIDAI  
CERTIFICATE AUTHORITY OF INDIA  
Date: 2018.03.08 14:15:41 ET

- आधार देश भर में मान्य है।
- आधार के लिए आरको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायता होगी।

- Aadhaar is valid throughout the country.
- You need to enroll only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार



मुकेश सेवंतिलाल शाह  
Mukesh Sevanti Shah  
जन्म तिथि DOB: 04/12/1967  
पुरुष / MALE



पता: S/O Sevanti Shah, Room No 1,  
Amir Chawl, Shantawadi Lane No.4,  
Near Bombay Bazar Stores, J.P. Cross  
Road, Andheri West, Mumbai,  
Maharashtra - 400058  
स्टॉक, जे.पी. क्रॉस रोड,  
अंधेरी वेस्ट, मुंबई,  
महाराष्ट्र - 400058

6441 2917 5749

6441 2917 5749

आधार-मेरा आधार, मेरी पहचान

Aadhaar-Mera Aadhaar, Meri Pehechan

*(Handwritten Signature)*



बदर-१५  
 १८७०४३५ ४०  
 २०२४

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

**आधार**

**भारतीय विशिष्ट पहचान प्राधिकरण**  
**Unique Identification Authority of India**

संयोजन क्रम/ Enrollment No.: 0000/00575/27764

to  
 मर्गेश मुकेश शाह  
 Margesh Mukesh Shah  
 B-602, Chandra Darshan,  
 Shantawadi Lane No. 4  
 Nr. Bombay Bazar,  
 Andheri West,  
 Mumbai  
 Mumbai Suburban Maharashtra - 400058  
 0162457915

**आपका आधार क्रमांक / Your Aadhaar No. :**  
**4885 1998 8904**  
 VID : 9125 5083 0329 7757

**मेरा आधार, मेरी पहचान**

**आधार**

मर्गेश मुकेश शाह  
 Margesh Mukesh Shah  
 संयोजन क्रम/ Enrollment No.: 0000/00575/27764  
 VID : 9125 5083 0329 7757

**4885 1998 8904**  
 VID : 9125 5083 0329 7757

**मेरा आधार, मेरी पहचान**

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

**आधार**

**भारतीय विशिष्ट पहचान प्राधिकरण**  
**Unique Identification Authority of India**

संयोजन क्रम/ Enrollment No.: 0000/00575/27764

to  
 मर्गेश मुकेश शाह  
 Margesh Mukesh Shah  
 B-602, Chandra Darshan,  
 Shantawadi Lane No. 4  
 Nr. Bombay Bazar,  
 Andheri West,  
 Mumbai  
 Mumbai Suburban Maharashtra - 400058  
 0162457915

**आपका आधार क्रमांक / Your Aadhaar No. :**  
**4885 1998 8904**  
 VID : 9125 5083 0329 7757

**मेरा आधार, मेरी पहचान**

**आधार**

मर्गेश मुकेश शाह  
 Margesh Mukesh Shah  
 संयोजन क्रम/ Enrollment No.: 0000/00575/27764  
 VID : 9125 5083 0329 7757

**4885 1998 8904**  
 VID : 9125 5083 0329 7757

**मेरा आधार, मेरी पहचान**

**INFORMATION**

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

**आधार देश भर में मान्य है।**  
**आधार कई सरकारी और गैर सरकारी सेवाओं को प्राप्त आसानी बनाता है।**  
**आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।**  
**आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।**

**Aadhaar is valid throughout the country**  
**Aadhaar helps you avail various Government and non-Government services easily**  
**Keep your mobile number & email ID updated in Aadhaar.**  
**Carry Aadhaar in your smart phone - use mAadhaar App.**

Margesh  
 21/10/24



आयकर विभाग

INCOME TAX DEPARTMENT

MARGESH MUKESH SHAH

MUKESH SEVANTILAL SHAH

01/11/1991

Permanent Account Number

CNUPS1935D

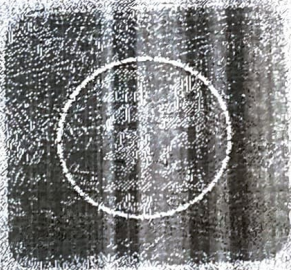
Signature

*Margesh*



भारत सरकार

GOVT. OF INDIA



08012010

*Margesh*  
21-10-24



साक्षीकार

आयकर विभाग  
INCOME TAX DEPARTMENT  
DARSHAN SATYAVAN GULEKAR  
SATYAVAN MOHAN GULEKAR  
27/06/1997  
BSFPG5551C

*Dashu*

बदर-१५		
१८९७४	५४	४०
२०२४		



NO MH03 20140012297      DOJ 27-03-2014  
 DLD 23-07-2016  
 AUTHORIZATION TO EMPLOY FOLLOWING CLERKS  
 EMPLOYED THROUGHOUT YEAR  
 DOJ  
 MWC 27-03-2014  
 LMV 27-03-2014



*[Handwritten mark]*

NAME: KALPESH GOLE  
 CITY: DADAR  
 ADD: SUNDER GALLI, ENTA WITRA, KANDAL, P.L.  
 LOKHANDE MARG, OPP. DR. BABASAHEB  
 AMBEDKAR HIGH SCHOOL, CHEMBUR, MUMBAI  
 PIN: 400088  
 Telephone & ID of  
 Issuing Authority: *[Signature]*

Signature/Thumb  
Impression of M/303





401/18174  
गोमठार 21 अक्टोबर 2024 8:00 म.न.

दम्न गोधवाग भाग-1

बदर 15  
दम्न क्रमांक: 18174/2024

दम्न क्रमांक: बदर 15/18174/2024

वास्तव मूल्य रु. 1,62,52,370/-

मांगदला रु. 2,01,00,000/-

भरतमेल मद्राक आंक रु. 12,06,000/-

द. ति. मद्र. द. ति. बदर 15 याच कानाक्यात

गावची 19942

गावची दिनांक 21-10-2024

अ. क्र. 18174 वर ति. 21-10-2024

नादरकरणाचाच नाव वृशाल मुखथ शाह

रोजी 7.54 म.न. वा. लका वला

नोंदणी क्र.

दम्न प्रानाक्याची फी

गृहाची गणना: 40

*Shah*

दम्न दम्न करणाचो नाव:

*Shah*

दम्न क्र. बदर 15-4

दम्नाचा प्रकार: वराच नामा

मद्राक आंक (एक) वांणव्याही मद्राकगणनालिकेकरा द्दीन विवा प्रानामन अमलेकी वांणव्याही नदर करणाचो नाव वृशाल मुखथ शाह

लिका क्र. 121/10/2024 07 54:19 PM ची वेळ: (नादरकरणा)

लिका क्र. 221/10/2024 07 55:18 PM ची वेळ: (फी)

बदर-१५		
९८७६५४३२१०	३८	४०



**प्रतिज्ञापत्र**

● वर दस्तावेज हा नोंदणी १९०८ अंतर्गत असलेल्या वास्तुनियमांचा नोंदणीकृत करलेला आहे. ● वर दस्तावेज मजबूत, निष्पक्ष, लक्ष्यीदार व शीत जोडलेला आहे. ● दस्तावेज कथित, कथित व कथित वारसाचा आहे. ● दस्तावेज मजबूत करलेला आहे.

*Kangari R. Jais*  
लिहून देणारे:

*Shah*  
लिहून देणारे:

KIRAN. M. Shah.

*K.M.S.*

*Shah*



10/2024 7:56:02 PM

दम्पन क्रमांक:18174/2024

- 1. एकद्वारागावा प्रकार  
नाम: मनीषा राशीद जैन  
पत्ता: फ्लॉट नं. 101, माळा नं. - इमारतीचे नाव: श्रेयिणा इंजिनिअरिंग कॉलेज सी.सी.सी., ब्लॉक नं. शानावादी जैन अंधेरी पश्चिम, रोड नं. 7 सी. रोड, महाराष्ट्र, MUMBAI  
पिन नंबर: AFMPJ2289P  
निवृत्त वेपार वर :-54  
स्वाधरी:- *Sangita K. Jain*
- 2. नाव: राशीद कापूर जैन  
पत्ता: फ्लॉट नं. 101, माळा नं. - इमारतीचे नाव: श्रेयिणा इंजिनिअरिंग कॉलेज सी.सी.सी., ब्लॉक नं. शानावादी जैन अंधेरी पश्चिम, रोड नं. 7 सी. रोड, महाराष्ट्र, MUMBAI  
पिन नंबर: ADLPJ4822H  
निवृत्त वेपार वर :-54  
स्वाधरी:- *[Signature]*
- 3. नाव: मुंजल शहा  
पत्ता: फ्लॉट नं. 602, माळा नं. - इमारतीचे नाव: चंद्र दर्शन, ब्लॉक नं. बीम्बे बज्जार बबक अंधेरी पश्चिम, रोड नं. - महाराष्ट्र, मुम्बई  
पिन नंबर: DAGPS1244P  
निवृत्त वेपार वर :-31  
स्वाधरी:- *[Signature]*
- 4. नाव: मुंजल शहा  
पत्ता: फ्लॉट नं. 602, माळा नं. - इमारतीचे नाव: चंद्र दर्शन, ब्लॉक नं. बीम्बे बज्जार बबक अंधेरी पश्चिम, रोड नं. - महाराष्ट्र, मुम्बई  
पिन नंबर: AFBPS4126D  
निवृत्त वेपार वर :-55  
स्वाधरी:-
- 5. नाव: मुंजल शहा  
पत्ता: फ्लॉट नं. 602, माळा नं. - इमारतीचे नाव: चंद्र दर्शन, ब्लॉक नं. बीम्बे बज्जार बबक अंधेरी पश्चिम, रोड नं. - महाराष्ट्र, मुम्बई  
पिन नंबर: ABTPS7737G  
निवृत्त वेपार वर :-57  
स्वाधरी:- *[Signature]*
- नाम: मनीषा मुंजल शहा  
पत्ता: फ्लॉट नं. 602, माळा नं. - इमारतीचे नाव: चंद्र दर्शन, ब्लॉक नं. बीम्बे बज्जार बबक अंधेरी पश्चिम, रोड नं. - महाराष्ट्र, मुम्बई  
पिन नंबर: CNUPS1935D  
निवृत्त वेपार वर :-32  
स्वाधरी:- *[Signature]*

KIRAN.M.Shuh.

प्राचाचित्र	दुना प्रमाणित

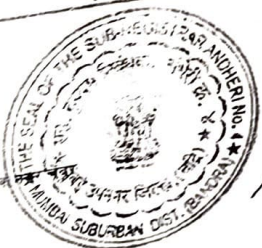
दम्पन नोंदवाग करून देणारा नाव: दम्पन नोंद करून देणाऱ्याचे कृपया करताना. 21/10/2024 07:57

दम्पन नोंदवाग करून देणाऱ्याचे नाव: **दक्षर-२५**

दम्पन नोंदवाग करून देणाऱ्याचे पत्ता: **509/30/30**

दम्पन नोंदवाग करून देणाऱ्याचे पिन नंबर: **२०२४**

- 1. नाव: दक्षर-२५  
पत्ता: फ्लॉट नं. 301, माळा नं. - इमारतीचे नाव: श्रेयिणा इंजिनिअरिंग कॉलेज सी.सी.सी., ब्लॉक नं. शानावादी जैन अंधेरी पश्चिम, रोड नं. 7 सी. रोड, महाराष्ट्र, MUMBAI  
पिन नंबर: 400055
- 2. नाव: दक्षर-२५  
पत्ता: फ्लॉट नं. 301, माळा नं. - इमारतीचे नाव: श्रेयिणा इंजिनिअरिंग कॉलेज सी.सी.सी., ब्लॉक नं. शानावादी जैन अंधेरी पश्चिम, रोड नं. 7 सी. रोड, महाराष्ट्र, MUMBAI  
पिन नंबर: 400083



*[Signature]*  
स्वाधरी

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2		DHC		1024217017872	800	RF	1024217017872D	21/10/24
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२०२४		



प्रमाणित करणेत घेतले की, आ  
दस्तामध्ये एकूण.....४०.....पाने आहेत  
बदर-१५/ १८७७४ २०२४  
पुस्तक क्र. १, क्रमांक १८७७४  
नोंदला:  
दिनांक: २१/१०/२०२४

जी. सी. खांत  
मह. दुय्यम निबंधक, अंधेरी क्र. ४,  
मुंबई उपनगर जिल्हा.

श्री. मंगेश शाह  
यांना त्यांचे ता. ११/११/२४ च्या अर्ज क्र ११२४  
३ सास नक्कल दिली. २०२४  
दि. ११/११/२०२४



खरी प्रत

मह. दुय्यम निबंधक अंधेरी-४  
मुंबई उपनगर जिल्हा.