

2808/2024

0311708

DEED OF RECTIFICATION

MR. PRITAMSINGH G. GOHONIA

...Transferor

AND

1) MR. ADITYA SURESH KUMAR JAIN

2) MRS. SANGEETA SURESHKUMAR JAIN

3) MR. SURESH KUMAR JAIN

... Transferees

Property Description:

Flat No. 104, Shailputri Chs. Ltd. Jangid Apartment, Shanti Park,
Mira Road – East, Thane - 401107

Receipt (pavti)

76/2808

Tuesday, February 13, 2024

1:59 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 3180 दिनांक: 13/02/2024

गावाचे नाव: भाईदर
दस्तावेजाचा अनुक्रमांक: टनन4-2808-2024
दस्तावेजाचा प्रकार: 65-चुक दुहस्ती पत्र
सादर करणाऱ्याचे नाव: आदित्य सुरेश कुमार जैन -

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 13

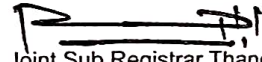
₹. 100.00

₹. 260.00

एकूण:

₹. 360.00

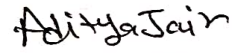
आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:19 PM ह्या वेळेत मिळेल.


Joint Sub Registrar, Thane 4

वाजार मुल्य: ₹.1/-
मोबदला ₹.0/-
भरलेले मुद्रांक शुल्क: ₹. 500/-

सह. दुय्यम निबंधक वर्ग-२
ठाणे. क्र. ४

1) देयकाचा प्रकार: DHC रकम: ₹.260/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224134710012 दिनांक: 13/02/2024
विकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रकम: ₹.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015531421202324E दिनांक: 13/02/2024
विकेचे नाव व पत्ता:



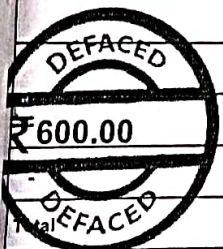
सह. दुय्यम निबंधक वर्ग-२
ठाणे. क्र. ४



CHALLAN
MTR Form Number-6

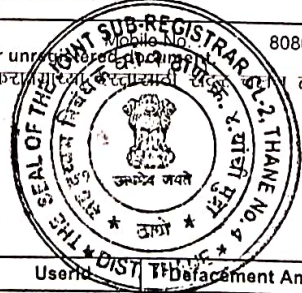


GRN	MH015531421202324E	BARCODE			Date	13/02/2024-12:48:31	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	THN10_THANE NO 10 JOINT SUB REGISTR			Full Name	ADITYA SURESH KUMAR JAIN			
Location	THANE			Flat/Block No.	104, SHAILPUTRI CHS. LTD.			
Year	2023-2024 One Time			Premises/Bulding	JANGID APARTMENT SHANTI PARK			
Account Head Details		Amount In Rs.	Road/Street		MIRA ROAD EAST			
0030046401	Stamp Duty	500.00	Area/Locallity		MIRA ROAD EAST			
0030063301	Registration Fee	100.00	Town/City/District					
			PIN		4	0	1	1
			PIN				0	7
			Remarks (If Any)					
			SecondPartyName=PRITAMSINGH G. GOHONIA-					
			Amount In	Six Hundred Rupees Only				
			Words	600.00				
Payment Details			FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	Ref. No.	69103332024021314874	2853450176		
Cheque/DD No.		Bank Date	RBI Date	13/02/2024-12:50:03	Not Verified with RBI			
Name of Bank		Bank-Branch		IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll					



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
सदर चलन केवल दुख्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तऐवजाची खात्री लागू आहे. नोंदणी न करता सादर केलेल्या दस्तऐवजाची नोंदणी लागू नाही.

टन नं ४
सदर २६०६ रूपये
१ १३



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User	Defacement Amount
1	(IS)-76-2808	0008203435202324	13/02/2024-13:59:37	IGR116	100.00
2	(IS)-76-2808	0008203435202324	13/02/2024-13:59:37	IGR116	500.00
Total Defacement Amount					600.00

DEED OF RECTIFICATION

THE ARTICLES OF THIS DEED OF RECTIFICATION is made and entered into at Mira Road, THANE on this 13th day of February 2024,

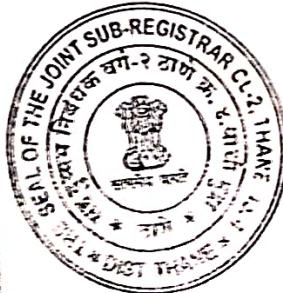
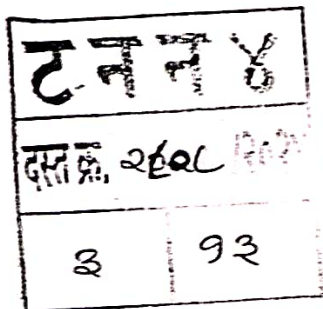
BETWEEN

MR. PRITAMSINGH G. GOHONIA Adult Indian Inhabitant having address at Flat No. 104, Shailputri Chs. Ltd. Jangid Apartment, Shanti Park, Mira Road – East, Thane - 401107, called the “VENDOR/SELLER” and hereinafter for brevity sake referred to as the “TRANSFEROR” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, legal representatives, successors and assigns) of the FIRST PART.

AND

1) MR. ADITYA SURESH KUMAR JAIN, 2) MRS. SANGEETA SURESHKUMAR JAIN & 3) MR. SURESH KUMAR JAIN all Adult Indian Inhabitants, all having address at Flat No. B-203, Aadeshwar Krupa Chs. Ltd. Shanti Park, Mira Road – East, Thane - 401107, called the “VENDEES/PURCHASERS” and hereinafter for brevity sake referred to as the “TRANSFEREES” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, legal representatives, administrators, successors and assigns) of the SECOND PART.

WHEREAS the Vendors herein executed Agreement for Sale dated 18/01/2024 duly registered at the office of Sub-Registrar of Assurances at Thane under Regn. No. TNN10-1251-2024 executed between 1) MR. ADITYA SURESH KUMAR JAIN, 2) MRS. SANGEETA SURESHKUMAR JAIN & 3) MR. SURESH KUMAR JAIN (hereinafter called and referred to as the (“Said Agreement”).



Aditya Jain
Sangeeta Jain
27/2/2024

WHEREAS the said Agreement was executed for the Sale in respect of Flat No. 104, Shailputri Chs. Ltd. Jangid Apartment, Shanti Park, Mira Road – East, Thane - 401107, hereinafter called and referred to as the “Said Flat.”

WHEREAS due to typographical error the Building Number of the said flat is wrongly mentioned as “Building No. SP-67/68” in the Schedule of the said flat instead of “*Building Number 71.*”

WHEREAS for confirmation of Building No. 71, Building ^{plan} as been attached in the Agreement For Sale Page No. 21 of Registration Document No.TNN10-1251-2024 Dated-18/01/2024

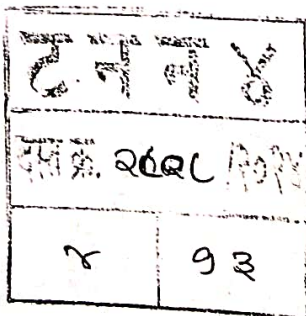
NOW THIS INDENTURE WITNESSETH AS UNDER:

1. That in the said agreement the Schedule of the said flat is wrongly mentioned as below

THE SCHEDULE OF THE SAID FLAT REFERRED TO ABOVE:

Flat No. 104, Building No. SP- 67/68 area admeasuring 92.56 Sq. Mt. (Built up Area), inclusive of terrace area 37.17 Sq. Mt. (Built Up Area) on the 1st Floor, in the Building known as JANGID APRTMENT and Society known as “SHAILPUTRI CO-OPERATIVE HOUSING SOCIETY LTD.” Situated at Shanti Park, Mira Road – East, Thane – 401107, on all that piece and parcel of land lying being and situated at Village: Bhayander, Tal & Dist: Thane, within the limits of Mira – Bhayander Municipal Corporation and within the Registration District and Sub-District of Thane bearing Old Survey No. 731, New Survey No.126.

BUILDING COMPRISES GROUND/STILT + _____ UPPER FLOORS.



Aditya Jain
Sangeeta Jain
22/01/2024

THE SCHEDULE OF THE SAID FLAT REFERRED TO ABOVE:

Flat No. 104, **Building No. 71** area admeasuring 92.56 Sq. Mt. (Built up Area), inclusive of terrace area 37.17 Sq. Mt. (Built Up Area) on the 1st Floor, in the Building known as JANGID APRTMENT and Society known as "SHAILPUTRI CO-OPERATIVE HOUSING SOCIETY LTD." Situated at Shanti Park, Mira Road – East, Thane – 401107, on all that piece and parcel of land lying, being and situated at Village: Bhayander, Tal & Dist: Thane, within the limits of Mira – Bhayander Municipal Corporation and within the Registration District and Sub-District of Thane bearing Old Survey No. 731, New Survey No.126.

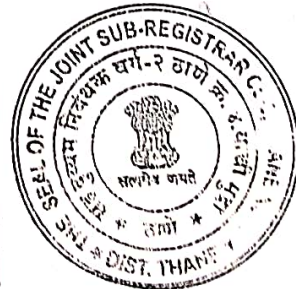
BUILDING COMPRISES GROUND/STILT + _____ UPPER FLOORS.

2. As rectified as aforesaid, the said agreement dated 18/01/2024 shall remain in full force and effect. And this rectification Deed shall be treated as a part and parcel of the said agreement dated 18/01/2024.
3. No consideration has been received by the Vendors for executing this Deed of Rectification.



Aditya Jain
Sangeeta Jain
रजेश कुमार शर्मा

ट न न ४	
दस्ता क्र. २६०८/१०१२	
५	९३

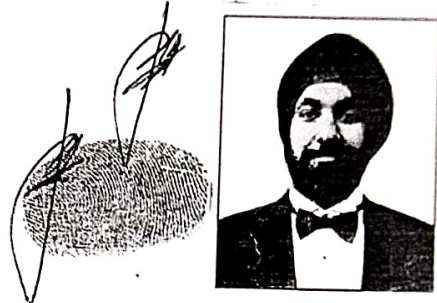


IN WITNESS WHEREOF THE TRANSFERORS AND THE TRANSFEREES HERETO AND HEREUNTO SET AND SUBSCRIBED, THEIR RESPECTIVE HANDS TO THESE PRESENTS ON THE DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES:

SIGNED & DELIVERED by the within named]
 the VENDORS/SELLERS/TRANSFERORS]
MR. PRITAMSINGH G. GOHONIA]

In the presence of _____

1. *Atul*
2. *Pritamsingh G.*



SIGNED & DELIVERED by the within named]
 the VENDEES/PURCHASERS/TRANSFEREES]

1) **MR. ADITYA SURESH KUMAR JAIN**]

Aditya Jain



2) **MRS. SANGEETA SURESHKUMAR JAIN**]

Sangeeta Jain



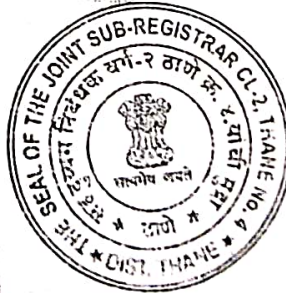
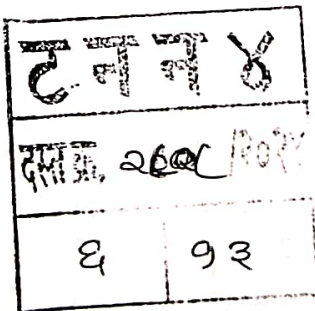
3) **MR. SURESH KUMAR JAIN**]

Suresh Kumar Jain



In the presence of _____

1. *Atul*
2. *Pritamsingh G.*





18/01/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 10

दस्त क्रमांक : 1251/2024

नोदणी :

Regn:63m

गावाचे नाव : भाईदर

(1)विजेबाचा प्रकार	करारनामा
(2)मोबदला	9500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9576700
(4) मू-मापन,पोंटहिस्ता व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मगपा इतर वर्णन : इतर माहिती: वार्ड-जे,विभाग-1/13,सदनिका क्र. 104,पहिला मजला,शैलपुत्री को.ओप.हो.सो.लि. जांणीड अपार्टमेंट,शांती पार्क,मीरा रोड पू. एकूण क्षेत्र फळ 92.56 चौ. मी. निवट अप. + 37.17 चौ. मी. देस्त. ((Survey Number : Old Survey No. 731, New Survey No.126 ;))
(5) क्षेत्रफळ	1) 92.56 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-भीतम सिंग जी. पोहानिया - बय:-46; पत्ता:-प्लॉट नं: 104, माळा नं:-, इमारतीचे नाव: शैलपुत्री को.ओप.हो.सो.लि., ब्लॉक नं: जांणीड अपार्टमेंट, शांती पार्क, रोड नं: मीरा रोड पू, महाराष्ट्र, . पिन कोड:-401107 पॅन नं:-AAVPS6243A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आदित्य सुरेश कुमार जैन - बय:-31; पत्ता:-प्लॉट नं: बी-203, माळा नं:-, इमारतीचे नाव: आदेशर कृपा को.ओप.हो.सो.सी., ब्लॉक नं: शांती पार्क, रोड नं: मीरा रोड पू, . . पिन कोड:-401107 पॅन नं:-AQMPJ2075N 2): नाव:-संगीता सुरेशकुमार जैन - बय:-54; पत्ता:-प्लॉट नं: बी-203, माळा नं:-, इमारतीचे नाव: आदेशर कृपा को.ओप.हो.सो.सी., ब्लॉक नं: शांती पार्क, रोड नं: मीरा रोड पू, . . पिन कोड:-401107 पॅन नं:-AHNPJ4017E 3): नाव:-सुरेश कुमार जैन - बय:-64; पत्ता:-प्लॉट नं: बी-203, माळा नं:-, इमारतीचे नाव: आदेशर कृपा को.ओप.हो.सो.सी., ब्लॉक नं: शांती पार्क, रोड नं: मीरा रोड पू, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AHKPJ5314P
(9) दस्तऐवज करून दिल्याचा दिनांक	18/01/2024
(10)दस्त नोंदणी केल्याचा दिनांक	18/01/2024
(11)अनुक्रमांक,खंड व पृष्ठ	1251/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	735000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

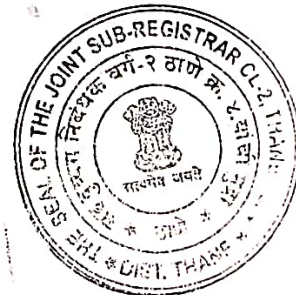
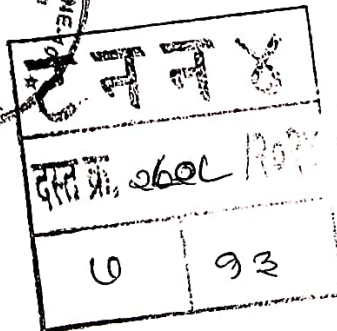
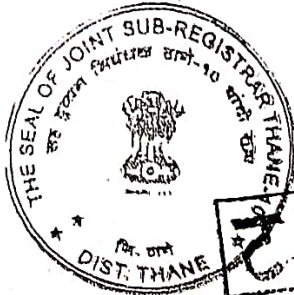
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सुमिली बाईवाल

सह दुय्यम निबंधक वर्ग-२

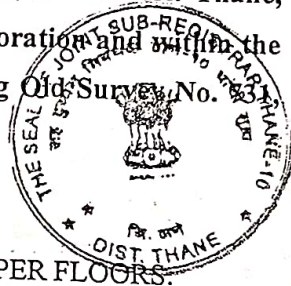
ठाणे क्र. १७



11) This Agreement for Sale executed subject to the provisions of the Maharashtra Ownership Flat Act, 1963 and subject to the rules and regulations of the Co-operative Housing Societies governed by the Maharashtra Co-operative Societies Act, 1961.

THE SCHEDULE OF THE SAID FLAT REFERRED TO ABOVE:

Flat No. 104, Building No. SP- 67/68 area admeasuring 92.56 Sq. Mt. (Built up Area), inclusive of terrace area 37.17 Sq. Mt. (Built Up Area) on the 1st Floor, in the Building known as JANGID APRTMENT and Society known as "SHAILPUTRI CO-OPERATIVE HOUSING SOCIETY LTD." Situated at Shanti Park, Mira Road – East, Thane – 401107, on all that piece and parcel of land lying, being and situated at Village: Bhayander, Tal & Dist: Thane, within the limits of Mira – Bhayander Municipal Corporation and within the Registration District and Sub-District of Thane bearing Old Survey No. 331 New Survey No.126.



BUILDING COMPRISES GROUND/STILT + _____ UPPER FLOORS.

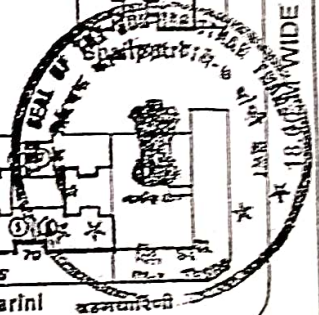
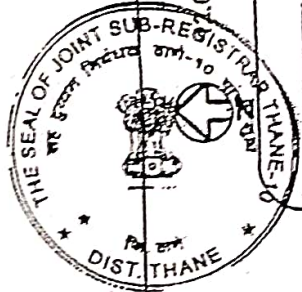
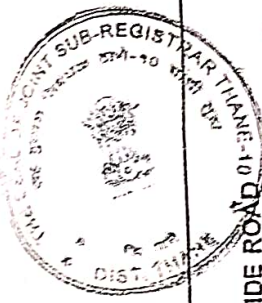
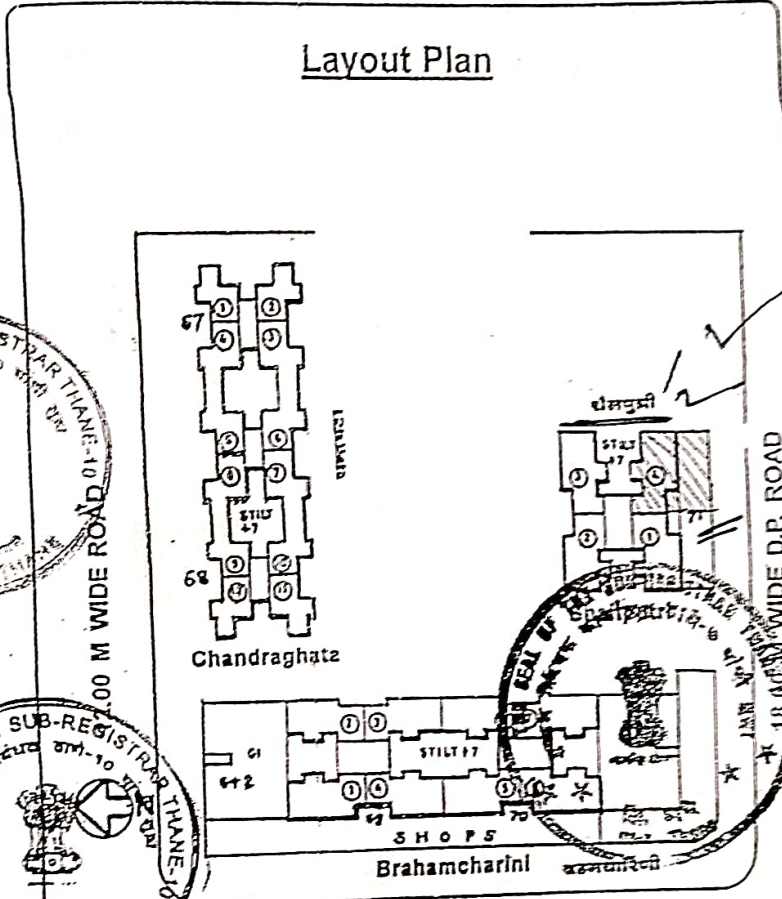
Aditya Jain
Sangeeta Jain
 २२/०५/२०१८

टनन - १०	
३२५९	/२०२४
९९	३२

टनन ४	
दस्ता क्र. २६०८/२०२४	
L	९३



Layout Plan



18.00 M WIDE D.P. ROAD

टनन-७
दस्तावेज क्र. ८०३
३१/१२

टनन - १०
१२५१ / २०२४
२९ ३४

टनन ४
दस्ता. क्र. २६०८ / २०२४
e १२



टनन - १०
२२८९६ / २०२२
२८ २०

Shash D. Mhatre

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAVPS6243A

नाम / Name
PRITAMSINGH G GOHONIA

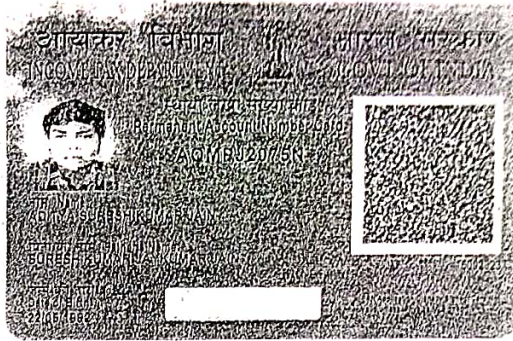
पिता का नाम / Father's Name
GURUDAYALSINGH JAYMALBINGH GOHONIA

जन्म की तारीख /
Date of Birth
31/03/1977

05042022

हस्ताक्षर / Signature

[Handwritten signatures]



Aditya Jain

Aditya Jain

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANGEETA SURESHKUMAR JAIN
NARENDRAKUMAR JAIN

11/09/1969

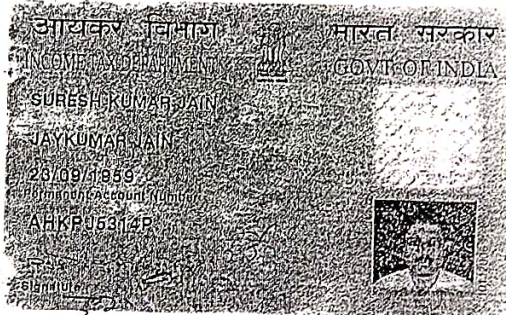
Account Number

AHNPJ4017E

Sangeeta Jain



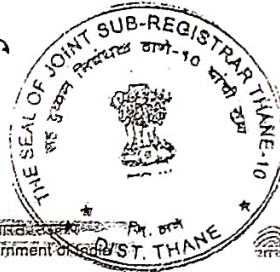
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आयकर विभाग

INCOME TAX DEPARTMENT

HAMID KHAN

HAMID KHAN

06/11/1992

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भारत सरकार

GOVT. OF INDIA



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