

318/2975

पावती

Original/Duplicate

Tuesday, March 22 .2022

नोंदणी क्र.: 39म

3:29 PM

Regn.:39M

पावती क्र.: 3533 दिनांक: 22/03/2022

गावाचे नाव: वरळी

दस्तऐवजाचा अनुक्रमांक: ववड1-2975-2022

दस्तऐवजाचा प्रकार : मेल डीड

मादर करणाऱ्याचे नाव: - - राज मंजय त्रियाणी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 31000.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

3:48 PM ह्या वेळेस मिळेल.

दुय्यम निबंधक, मुंबई-1

वाजार मुल्य: रु.46411439.64 /-

मोवदला रु.70000000/-

भरलेले मुद्रांक शुल्क : रु. 3500000/-

सह दुय्यम निबंधक
मुंबई शहर क्र. १

1) देयकाचा प्रकार: DHC रक्कम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2203202210081 दिनांक: 22/03/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014906952202122M दिनांक: 22/03/2022

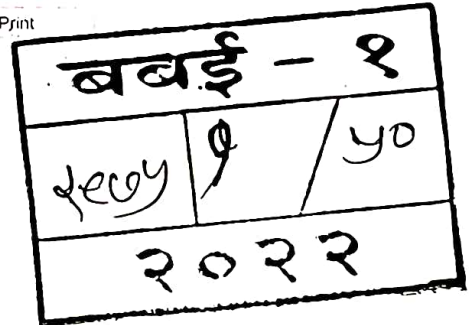
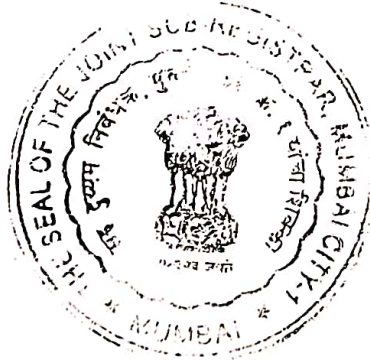
बँकेचे नाव व पत्ता:

DELIVERED
23/3/22

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202203219246			21 March 2022, 05:57:43 PM	
मूल्यांकनाचे वर्ष	2021				
जिल्हा	मुंबई (गैर)				
मूल्य विभाग	13-वरळी डिव्हिजन				
उप मूल्य विभाग	13/98 भागा : पुर्वेस डॉ. अंनी बेझेट रोड, पश्चिमेस खान अब्दुल गफारखान रोड, उत्तरेस न्यु प्रभादेवी मार्ग व वरळी गाव कोळीवाडा तसेच दक्षिणेस थंडाणी मार्ग				
सर्व्हे नंबर / न. भू क्रमांक :	शि टी एस नंबर 785				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी रादनिका	कार्यालय	दुकाने	औद्योगिक
	193820	387090	467300	584300	387090
गोजगापनाचे एकक	चौरस मीटर				
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	111.53 चौरस मीटर	गिळकतीचा वापर-	निवासी रादनिका	गिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण	1-आर सी सी	गिळकतीचे वय-	0 TO 2वरे	मूल्यदर बांधकामाचा दर	RS 387090
उद्दवाहन सुविधा-	आहे	गजला -	5th floor To 10th floor		
रस्ता संमुख -					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
गजला निहाय घट वाढ	= 105% apply to rate= Rs 406444/-				
घसा-यानुसार गिळकतीचा प्रति चौ. मीटर मूल्यदर	=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = ((406444-193820) * (100 / 100))+193820) = Rs.406444/-				
A) मुख्य गिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * गिळकतीचे क्षेत्र = 406444 * 111.53 = Rs.45330699.32/-				
B) खुल्या जमिनीवरील वाहन तळाचे क्षेत्र	13.94 चौरस मीटर				
खुल्या जमिनीवरील वाहन तळाचे मूल्य	= 13.94 * (193820*40/100) = Rs.1080740.32/-				
एकत्रित अंतिम मूल्य	= मुख्य गिळकतीचे मूल्य + तळघराचे मूल्य - गेजॉनार्डन गजला क्षेत्र मूल्य - लगतच्या गच्चीचे मूल्य - वरील गच्चीचे मूल्य - बंदिरात वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती गावंतीच्या खुल्या जागेचे मूल्य - बंदिरात बात्की - गॅकेनिकल वाहन तळाचे मूल्य = A + B + C + D + E + F + G + H + I + J = 45330699.32 + 0 + 0 + 1080740.32 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.46411439.64/-				

Home

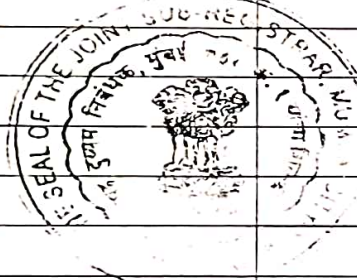
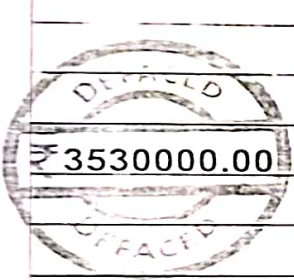
Print



CHALLAN
MTR Form Number-6



GRN	MH014906952202122M	BARCODE	[Barcode]		Date	21/03/2022-10 46 52	Form ID	25 1	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR			PAN No (If Applicable)	FSTPB8523H				
Location	MUMBAI			Full Name	MR RAJ SANJAY BIYANI				
Year	2021-2022 One Time			Flat/Block No.	FLAT NO 1001, admeasuring 1,000 50 sq ft				
Account Head Details				Amount In Rs.	784/B, 78				
0030045501 Stamp Duty				3500000.00	Road/Street	Sir Pochkhanwalla Road Worli			
0030063301 Registration Fee				30000.00	Area/Locality	Worli			
					Town/City/District				
					PIN	4 0 0 0 3 0			
					Remarks (If Any)	PAN2=AHKPC1201C-SANJAY BIYANI-MS-SR SANJAY BIYANI-ASHOK CHAVAN-			
					Amount In Words	Thirty Five Lakh Thirty Thousand Rupees Only			
Total				35,30,000.00					
Payment Details				BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK
Cheque/DD Details				Bank CIN	Ref. No.	02300042022032161/16		22080081/142	
Cheque/DD No				Bank Date	RBI Date	21/03/2022-15 21 25		Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch				Scroll No. Date		20322 22/03/2022			



बवई - ९
२६७५ २ / ५०
२०२२

Department ID: [ID] Mobile No: 9820210676
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दुर्यग निवधक कार्यालयात नोंदणी करावयाच्या दस्तावाडी लागू आहे. नोंदणी न करावयाच्या दस्तावाडी सदर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-318-2975	0007250142202122	22/03/2022-15 29 17	IGR182	30000.00

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 2203202210081

Date 22/03/2022

Received from - - Raj Sanjay Biyani, Mobile number 7800000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Mumbai City 1 of the District Mumbai District.

Payment Details

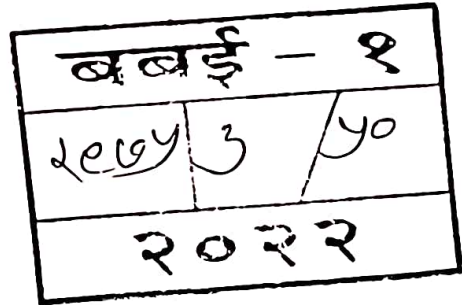
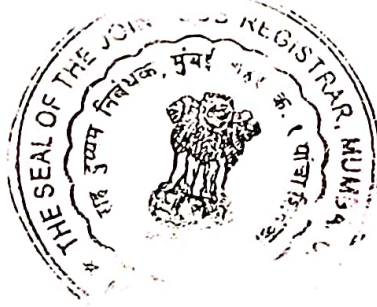
Bank Name MAHB

Date 22/03/2022

Bank CIN 10004152022032209174

REF No. 006620591

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



CHALLAN
MTR Form Number-6



N MH014906952202122M BARCODE [Barcode] Date 21/03/2022-10:46:52 Form ID 251

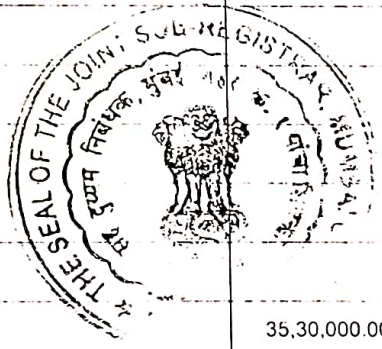
Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	BOM1 MUMBAI CITY 1 SUB REGISTRAR	PAN No.(If Applicable)	I STPB8523H
Location	MUMBAI	Full Name	MIR RAJ SANJAY BIYANI
Year	2021-2022 One Time	Flat/Block No.	FLAT NO 1001 admeasuring 1,000.50 sq. ft.
		Premises/Building	(carpet), 10th floor Shubhada Bldg. C S No

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	3500000.00	784/B, 78	Sir Pochkhanwalla Road, Worli,		4 0 0 0 3 0
0030063301 Registration Fee	30000.00		Worli		

Remarks (If Any)
PAN2-AIKPC1201C-SecondPartyName-MS SREEJAYA ASHOK CHAVAN-

Amount In Words
thirty Five Lakh Thirty Two thousand Rupees Only

Total 35,30,000.00



बनई - १
2022/8/30

Payment Details		FOR USE IN RECEIVING BANK			
BANK OF MAHARASHTRA		Bank CIN	Ref. No	02300042022032161/16	008596389
Cheque-DD Details		Bank Date	RBI Date	21/03/2022-15:21:25	Not Verified with RBI
Cheque/DD No.		Bank-Branch	BANK OF MAHARASHTRA		
Name of Bank		Scroll No.	Date	Not Verified with Scroll	
Name of Branch					

Department ID: Mobile No 9820210670
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
रादर चालन केवल दूरस्थ नितंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी रादर चालन लागू नाही.



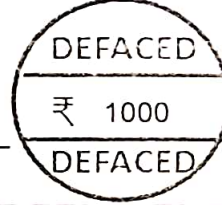


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2203202210081	Receipt Date	22/03/2022
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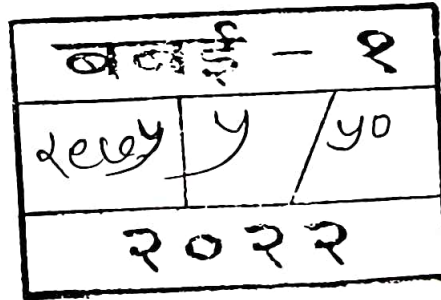
Received from - - Raj Sanjay Biyani, Mobile number 7800000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 2975 dated 22/03/2022 at the Sub Registrar office S.R. Mumbai City 1 of the District Mumbai District.

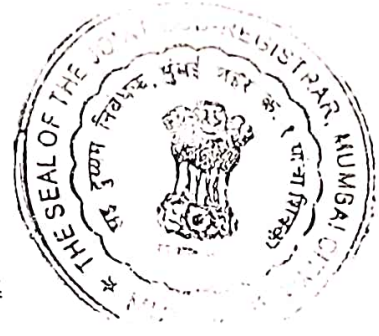


Payment Details

Bank Name	MAHB	Payment Date	22/03/2022
Bank CIN	10004152022032209174	REF No.	006620591
Deface No	2203202210081D	Deface Date	22/03/2022

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





DEED OF SALE/TRANSFER

THIS DEED OF SALE/TRANSFER is made at Mumbai, this 22nd day of March in the Christian year of Two Thousand and Twenty-Two

BETWEEN

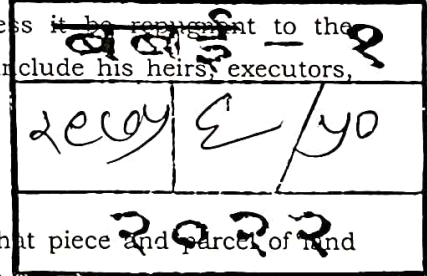
MS. SREEJAYA ASHOK CHAVAN (PAN: AHKPC1201C), of Mumbai, Indian Inhabitant, residing at Flat No. 6A, Bhagirathi Bhuvan, 2nd floor, Dadiseth First Cross Lane, 24, Babulnath Road, Mumbai - 400 007, hereinafter referred to as "**the Vendor/Transferor**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include her heirs, executors, administrators and assigns) of the **One Part**


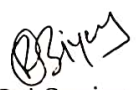
AND

MR. RAJ SANJAY BIYANI (PAN: FSTPB8523H), of Nanded, Indian Inhabitant, residing at Flat No. 1, Raj Residency, Sharda Nagar, Nanded, Taroda Budruk, Nanded - 431 605, Maharashtra, hereinafter referred to as "**the Purchaser/Transferee**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators and assigns) of the **Other Part**

WHEREAS:

- A. The State of Maharashtra is the owner of all that piece and parcel of land bearing No. 63B/64/64A, situate, lying and being at Sir Pochkhanwalla Road, Worli Hill, Mumbai - 400 030 ("**Leasehold Property**").
- B. The State of Maharashtra demised the Leasehold Property to Shubhada Co-operative Housing Society Limited ("**Society**"), registered under No. BOM/WGS/SSG/TC/6665-1996. Hereto annexed and marked **Annexure -**



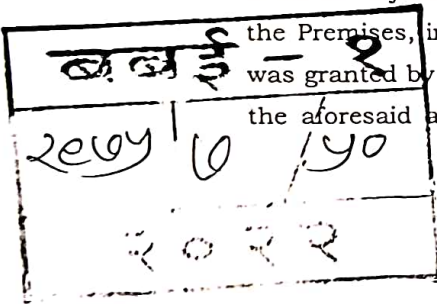
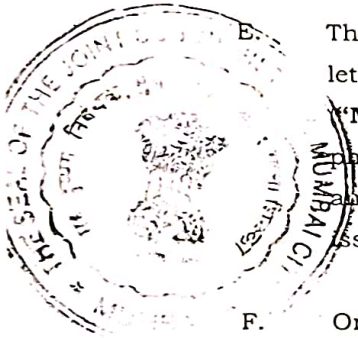
 (Sreejaya Ashok Chavan)	 (Raj Sanjay Biyani)
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'A' is a photocopy of the Society Registration Certificate dated 25th January, 1996.

- C. The Vendor/Transferor is one of the members of the Society. As such member, the Vendor/Transferor is holding 5 shares of Rs. 50/- each, bearing distinctive nos. 461 to 465 (both inclusive), contained under Share Certificate No. 093 (respectively "Shares" and "Share Certificate") together with right to use, occupy and possess flat no. 1001, admeasuring 1,000.50 sq. ft. [(carpet) ("Flat")], located on the 10th floor of the building known as "Shubhada" ("Building") belonging to the Society together with one open car parking space. Hereto annexed and marked **Annexure - 'B'** is a photocopy of the Share Certificate.
- D. The Shares, consequently and incidentally, the Flat together with one open car parking space are hereinafter collectively referred to as "**the Premises**". The Premises are more particularly described in the **First Schedule** hereunder written.

The Building was completed sometime in the month of October, 2004. By letter dated 16th October, 2004, Municipal Corporation of Greater Mumbai ("MCGM") granted part Occupation Certificate ("OC") to the Building, a photocopy whereof, is hereto annexed and marked **Annexure - 'C'**. Hereto annexed and marked **Annexure - 'D'** is a photocopy of the Assessment Bill issued by MCGM.

- F. On 12th March, 2022, the Vendor/Transferor applied to the Society for grant of its no objection/permission to the intended/proposed sell and transfer of the Premises, in favour of the Purchaser/Transferee, which said application was granted by the Society by its letter dated 14th March, 2022. Photocopy of the aforesaid application dated 12th March, 2022 and two original letters,



(Sreejaya Ashok Chavan)


(Raj Sanjay Biyani)

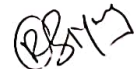


both dated 14th March, 2022, addressed by the Society, are hereto annexed and marked as Annexures - 'E' (colly);

- G. As aforesaid, as the Leasehold Property belong to the State of Maharashtra, it is absolutely necessary to obtain permission/no objection of the Collector of Mumbai. In view of the above, the Vendor/Transferor applied to the Collector of Mumbai to grant his permission/no objection in the matter of sell and transfer of the Premises in favour of the Purchaser/Transferee. By his letter dated 16th March, 2022, the Collector of Mumbai, while granting his permission/no objection directed the Vendor/Transferor to pay a sum of Rs. 6,09,070/- (Rupees Six Lakhs Nine Thousand Seventy Only), being the transfer charges payable to the State of Maharashtra. Hereto annexed and marked Annexure - 'F' is the original of the said letter dated 16th March, 2022. The Vendor/Transferor paid the aforesaid sum of Rs. 6,09,070/- (Rupees Six Lakhs Nine Thousand Seventy Only) and submitted with the Collector of Mumbai the proof/evidence of the payment. Hereto annexed and marked Annexure - 'G' is the photocopy of the aforesaid proof/evidence of payment of the transfer charges payable to the Collector of Mumbai. In view of the above, the Collector of Mumbai granted his permission/no objection in the matter of his letter dated 17th March, 2022. Hereto annexed and marked Annexure - 'H' is the original of the aforesaid permission/no objection issued by the Collector of Mumbai.

AND WHEREAS the Vendor/Transferor has further represented to the Purchaser/Transferee that by and under a Leave and License Agreement dated 20th September, 2019, duly registered under Sr. No. BBE-2-13755-2019 dated 20th September, 2019, in the office of Joint Sub-Registrar, Mumbai City -2, the Vendor/Transferor has granted the Premises on leave and license basis to Hindalco Industries Limited ("**Company**"), at and for the license fee therein reserved and on the terms and conditions as more particularly mentioned in the said Leave and License Agreement dated 20th September, 2019 ("**L & L Agreement**"). Under sub-


(Sreejaya Ashok Chavan)


(Raj Sanjay Biyani)

clause 13.4 of the L & L Agreement the Vendor/Transferor and the Company has agreed to terminate the L & L Agreement immediately by mutual consent, however, upon an enquiry being made by the Vendor/Transferor with the Company, the Company has requested the Vendor/Transferor to give them 60 days' notice to vacate the Premises. Accordingly, the Vendor/transferor has already given notice to vacate dated 21st February, 2022, to the Company requesting them to vacate the Premises within 60 days from 21st February, 2022 i.e. on or before 21st April, 2022, which the Company has expressly agreed to. In view of the above, it is agreed by and between the Parties hereto, that simultaneously with the execution hereof, the Vendor/Transferor shall handover to the Purchaser/Transferee formal/notional possession of the Premises, with an undertaking that it shall be the sole and absolute obligation of the Vendor/Transferor to see that the Company handover physical possession of the Premises to the Purchaser/Transferee on or before 21st April, 2022 (time be and the same is made as an essence of this Deed).

AND WHEREAS the Vendor/Transferor has further represented to the Purchaser/Transferee and hereby further declares that except her nobody else has or have got any right, title, interest or claim of any nature whatsoever in the Premises or any part thereof;

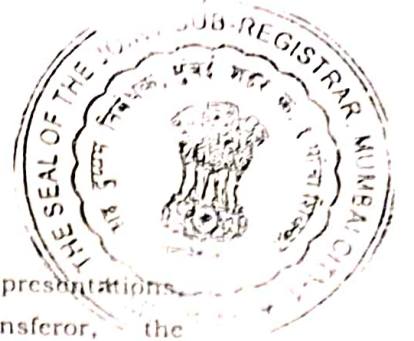
AND WHEREAS the Vendor/Transferor has further represented to the Purchaser/Transferee and hereby further declares that neither the Vendor/Transferor nor any one on her behalf has or have caused or created any charge, interest, lien, claim, mortgage or otherwise in any manner whatsoever have encumbered the Premises or any part thereof **AND FURTHER MORE** that there are no litigation pending against the Vendor/Transferor and that there is no valid, subsisting or existing liability, lien and/or attachment levied in, upon or against the

Premises;

बळई - १	
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(Sreejaya Ashok Chavan)

(Raj Sanjay Biyani)



AND WHEREAS relying and believing upon the aforesaid representations, declarations and assurances given by the Vendor/Transferor, the Purchaser/Transferee has agreed to purchase/acquire the Premises and all the other rights incidental thereto, with clear and marketable title and free from all encumbrances and to take quiet, vacant, peaceful and physical possession of the Premises on the terms, conditions and covenants as more particularly mentioned hereinafter;

AND WHEREAS the Vendor/Transferor has agreed to sell and transfer the Premises, in favour of the Purchaser/Transferee and the Purchaser/Transferee has agreed to purchase and acquire all the share, right, title, interest, benefit and claim of the Vendor/Transferor in the Premises and her membership, at and for the total lumpsum price and consideration of Rs. 7,00,00,000/- ((Rupees Seven Crores Only) ("**Purchase Consideration**")), free from all encumbrance and with clear and marketable title on the terms, conditions and covenants as hereinafter appearing;

AND WHEREAS the Vendor/Transferor has agreed to sell and transfer the Premises, in favour of the Purchaser/Transferee and the Purchaser/Transferee has agreed to purchase and acquire all the share, right, title, interest, benefit and claim of the Vendor/Transferor in the Premises and her membership, at and for the total lumpsum price and consideration of Rs. 7,00,00,000/- ((Rupees Seven Crores Only) (after deducting TDS @ 1% and paying to the Income-tax Department)), payable simultaneously with the execution of this Deed of Sale/Transfer, free from all encumbrance and with clear and marketable title on the terms, conditions and covenants as hereinafter appearing;

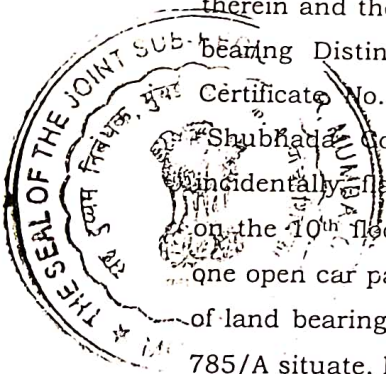
AND WHEREAS the aforesaid price, consideration and value agreed upon between the Parties hereto, is in respect of the sale, transfer and assignment of the Premises, the membership of the Society and all the beneficial rights, title and interests therein of the Vendor/Transferor and incidental thereto, the possession, use and enjoyment of the Premises;

बबई - १	
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 (Sreejaya Ashok Chavan)	 (Raj Sanjay Biyani)
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AND WHEREAS the Parties hereto, have agreed to reduce to writing the terms and conditions mutually agreed upon of the said sale and transfer of the Premises, as hereinafter appearing.

NOW THIS DEED OF SALE/TRANSFER WITNESSETH that in pursuance of the said agreement and in consideration of the Purchaser/Transferee simultaneously with the execution hereof, paying a sum of Rs. 6,93,00,000/- (Rupees Six Crores Ninety Three Lakhs Only) to the Vendor/Transferor, which together with Rs. 7,00,000/- (Rupees Seven Lakhs Only) being 1% TDS, deductible in accordance with provision of Section 194 1A of the Income-tax Act, 1961, aggregating to Rs. 7,00,00,000/- [(Rupees Seven Crores Only) (the payment and receipt whereof, the Vendor/Transferor hereby admits and acknowledges and of and from the same and every part thereof, acquits, releases and discharges the Purchaser/Transferee forever)], being the full and final price and consideration payable by the Purchaser/Transferee to the Vendor/Transferor as aforesaid, **SHE** the Vendor/Transferor doth hereby sells, transfers and assigns unto the Purchaser/Transferee forever all the beneficial rights, title, interests and claims therein and thereto, of the Vendor/Transferor herein, in 5 shares of Rs. 50/- each, bearing Distinctive Nos. 461 to 465 (both inclusive), contained under Share Certificate No. 093 (respectively "Shares" and "Share Certificate"), issued by Shubhada Co-operative Housing Society Ltd. ("Society"), consequently and incidentally flat no. 1001, admeasuring 1,000.50 sq. ft. [(carpet) ("Flat")], located on the 10th floor of the building known as "Shubhada" ("Building") together with one open car parking space, which Building is standing on all that piece and parcel of land bearing No. 63B/64/64A, Worli Division bearing C.S. No. 784/B, 785 and 785/A situate, lying and being at Sir Pochkhanwalla Road, Worli Hill, Mumbai - 400 030 ("Leasehold Property"), which the Shares, consequently and incidentally, Flat together with one open car parking space are hereinafter collectively referred to as the "Premises" as more particularly described in the **First Schedule** hereunder written, together with the rights, privileges, advantages and appurtenance



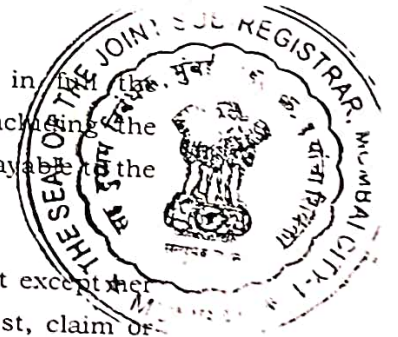
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(Sreejaya Ashok Chavan)

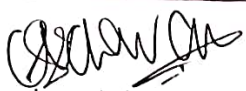
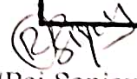
(Raj Sanjay Biyani)

whatsoever into or upon the Premises or with the same or any part thereof, or at any time heretofore usually held, used, enjoyed or occupied therewith or reputed or known as part or member thereof, or to belong or be appurtenant thereto, and also together with all the deeds, documents, vouchers and other evidences of title relating to the Premises and all other evidences in respect of the Premises or any part thereof, and all the estate, right, title, interest, use, inheritance, property, possession, benefit, claim, or demand whatsoever at law and in equity of the Vendor/Transferor in to, out of or upon the Premises **TO HAVE AND TO HOLD** all and singular the Premises hereby sold, transferred, assigned or intended or expressed so to be with their and every rights, members and appurtenances in to and to the use of the Purchaser/Transferee forever absolutely **SUBJECT** to the proportionate payment of all rents, rates, taxes, assessments, dues and outgoings, if any, now payable in respect thereof, or that may henceforth become payable presently to Society and/or the Government of Maharashtra, MCGM, or any other local body or authority **AND SUBJECT ALSO** to the observance and performance by the Purchaser/Transferee simultaneously of the regulations and bye-laws of the Society **AND THE VENDOR/TRANSFEROR DO TH HEREBY** for herself and for her heirs, executors, administrators and assigns covenants as follows :-

- (a) that, the Vendor/Transferor has duly paid and discharged in full the Society's debts and liabilities in respect of the Premises, including the municipal taxes, society outgoings, maintenance charges, etc., payable to the Society upto the date hereof;
- (b) that, the Vendor/Transferor is entitled to the Premises and that except that no other person or persons has or have any right, title, interest, claim or demand in to or upon the Premises;
- (c) that, the Vendor/Transferor has sole and absolute rights, title and interests in the membership of the Society and the Premises and the right and power to dispose of the same and there is no impediment or prohibition against the



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 (Sreejaya Ashok Chavan)	 (Raj Sanjay Biyani)
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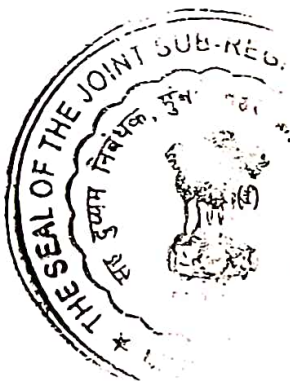
right, power and authority of the Vendor/Transferor to deal with and dispose off the same and the same are clear, marketable and free from encumbrances and that the Vendor/Transferor has not done or allowed or permitted to be done any act, deed or thing that may have resulted or tantamount to result in encumbering, charging, alienating or creating a lien over the Premises and/or her membership in any manner whatsoever;

(d) that, notwithstanding any acts, deeds, matters or things, whatsoever done, committed or omitted by the Vendor/Transferor or any person or persons lawfully and equitably claiming by, from, through, under or in trust of her, the Vendor/Transferor has good right, full power and absolute authority to transfer the Premises and to relinquish and surrender her right, title, interest, claim and demand thereto, in favour of the Purchaser/Transferee;


(e) that, the right, title and interest of the Vendor/Transferor to the Premises has not been the subject matter of any pending litigation or any attachment, either before or after judgment nor the same are subject of any attachment or prohibitory Orders issued by any Department of the State or Central Government or other Authorities, whereby, the Vendor/Transferor is prevented or restrained from assigning or transferring the Premises as envisaged under this Deed;

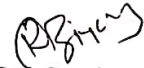
(f) that, neither the Vendor/Transferor nor any one on her behalf have or has committed or omitted to do any act, deed, matter or thing, whereby, peaceful possession, occupation and enjoyment of the Premises and other rights and benefits in respect thereof, may become or may be prejudicially affected or encumbered in any manner;

(g) that, the Vendor/Transferor has not created any lien or charge or mortgage or any encumbrances on the Premises and that there is no lis pendens notice in respect of the Premises;

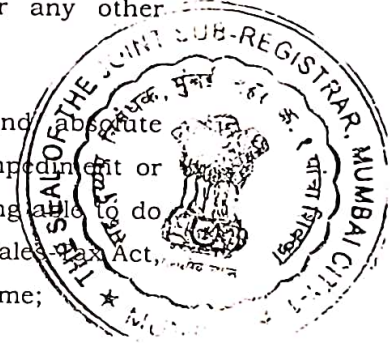


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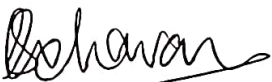


(Sreejaya Ashok Chavan)


(Raj Sanjay Biyani)

- (h) that, the Purchaser/Transferee shall peaceably and quietly enter upon and remain in possession of the Premises, without any interference, disturbance, interruption, claim or demand whatsoever by the Vendor/Transferor and/or person or persons lawfully and equitably claiming by, from, through, under or in trust for the Vendor/Transferor;
- (i) that, the Vendor/Transferor has not entered into any agreement for sale or created any third-party rights in respect of the Premises;
- (j) that, no notice of attachment in respect of the Premises under the Income-Tax Act, 1961 or Sales-Tax Act, 1956 or any other statute/law has been issued or served and there is no prohibition against the Vendor/Transferor under the Income-Tax Act, 1961, Sales-Tax Act, 1956 or any other statute/law from transferring or alienating the Premises;
- (k) that, the Vendor/Transferor has good right, full power and absolute authority to sell and transfer the Premises and there is no impediment or restraint or injunction against the Vendor/Transferor from being able to do so either under Income-Tax Act, 1961 or Gift-Tax Act, 1958 or Sales Tax Act, 1956 or any other statute/law from selling or transferring the same;
- (l) that, no notice has been issued for acquisition or requisition of the Premises or any part thereof, and further that there is no outstanding notice either for repairs or requiring any other thing to be complied with under the Municipal or other statute;
- (m) that, there are no circumstances, fact or act or any impediment prejudicially affecting full right and absolute authority of the Vendor/Transferor to sell and transfer the Premises and to transfer the membership of the Vendor/Transferor in the Society;

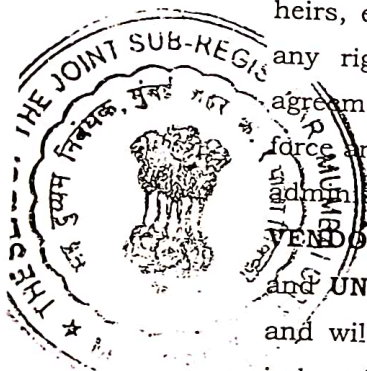


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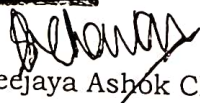
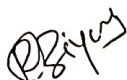
 (Sreejaya Ashok Chavan)	 (Raj Sanjay Biyani)
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- (n) that, the Vendor/Transferor has not entered into any agreement or understanding or any arrangement of any nature whatsoever in respect of the Premises with any third party or persons;
- (o) that, the Purchaser/Transferee shall be entitled to all deposits, sinking fund and other amounts lying to the credit of the Vendor/Transferor with the Society or any other person or authority of and relating to the Premises.

AND THE VENDOR/TRANSFEROR DOTH HEREBY COVENANTS and agrees with and **UNDERTAKES** to the Purchaser/Transferee that the Vendor/Transferor shall and will from time to time and at all times throughout hereafter save harmless, indemnify and keep indemnified, the Purchaser/Transferee and his heirs, executors, administrators and assigns from and against all payments of municipal taxes, electricity charges, water charges, maintenance charges and all other outgoings payable by the Vendor/Transferor to the Society and/or MCGM and/or any other concerned authority or authorities in respect of the Premises till the date of completion of sale as hereunder contemplated **AND FURTHER THAT** this Indemnity shall endure for the benefit of the Purchaser/Transferee and his heirs, executors, administrators and assigns and all persons deriving or claiming any right, title or interest under him **AND FURTHER THAT** the covenants, agreements, undertakings and indemnities herein contained shall remain in full force and effect for the benefit of the Purchaser/Transferee and his heirs, executors, administrators and assigns and all persons claiming under him **AND THE VENDOR/TRANSFEROR DOTH HEREBY FURTHER COVENANTS** and agrees with and **UNDERTAKES** to the Purchaser/Transferee that the Vendor/Transferor shall and will from time to time and at all times throughout hereafter save harmless, indemnify and keep indemnified the Purchaser/Transferee and his heirs, executors, administrators and assigns from and against all claims, demands, including any demand, if any, being made by the Income-Tax Department in the matter of any capital gain tax liability or in respect of any proceedings initiated or passed by the Income-Tax Authorities, suits, proceedings, losses, damages, costs, penalties,



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 (Sreejaya Ashok Chavan)	 (Raj Sanjay Biyani)
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charges and expenses that the Purchaser/Transferee may be made liable to pay, suffer or incur consequent upon (i) any of the statements, declarations, representations and assurances made and contained in this Deed or the Declaration executed simultaneously with the execution hereof, turning out to be wrong, false, inaccurate or incorrect and/or (ii) anybody else making any claim upon the Premises and all the other rights incidental thereto and/or (iii) anybody else challenging this Deed on any account whatsoever **AND FURTHER THAT** this Indemnity shall ensure for the benefit of the Purchaser/Transferee and his heirs, executors, administrators and assigns and all persons deriving or claiming any right, title or interest under him **AND FURTHER THAT** the covenants, agreements, undertakings and indemnities herein contained shall remain in full force and effect for the benefit of the Purchaser/Transferee and his heirs, executors, administrators and assigns and all persons claiming under him **AND THE VENDOR/TRANSFEROR DOTH HEREBY COVENANT WITH THE PURCHASER/TRANSFEREE** that the Vendor/Transferor and all persons having or lawfully or equitably claiming by, under, through or in trust of it, any estate, right, title or interest at law or in equity in the Premises and all the other rights incidental thereto, hereby transferred and assigned or expressed so to be or any part thereof, by or under or in trust for the Vendor/Transferor or any one on her behalf shall and will from time to time hereafter at the request and cost of the Purchaser/Transferee do, execute or caused to be done and executed all such further and other act, deed, matter, thing, conveyance and assurance in the law whatsoever, including the Instrument of Transfer prescribed by and required to be submitted to the Society and/or any authority together with all applications, letters and communications that may be required to be addressed to any authority for transfer of the Premises in favour of the Purchaser/Transferee **AND THE PURCHASER/TRANSFEREE DOTH HEREBY FOR HIMSELF AND HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS COVENANT** with the Vendor/Transferor that she shall duly observe and perform the various covenants and obligations, if any, required to be observed and performed by her as the purchaser of the Premises and shall abide by, observe and perform all the rules, regulations and bye-laws already framed and/or framed hereunder from time to time

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Sreejaya Ashok Chavan
 (Sreejaya Ashok Chavan)

Raj Sanjay Biyani
 (Raj Sanjay Biyani)

and at all times hereafter, liable to bear and pay his share of outgoings, taxes, water charges, electricity charges, maintenance charges, if any, payable in respect of the Premises in accordance with the bills that may be raised presently by the Society **AND THIS DEED OF SALE/TRANSFER FURTHER WITNESSETH AND IT IS HEREBY AGREED** that as aforesaid, by and under L & L Agreement the Vendor/Transferor has already granted the Premises on leave and license basis to the Company, who has agreed to vacate the Premises on or before 21st April, 2022. In view of the above, it is agreed by and between the Parties hereto that simultaneously with the execution hereof, the Vendor/Transferor shall handover formal/notional possession of the Premises subject to the condition that it shall be the sole and absolute obligation of the Vendor/Transferor to see that the Company handover possession of the Premises to the Purchaser/Transferee on or before 21st April, 2022 **AND THIS DEED OF SALE/TRANSFER FURTHER WITNESSETH AND HEREBY AGREED** that simultaneously against the receipt of the aforesaid full and final Purchase Consideration the Vendor/Transferor shall execute all the requisite forms required to be filed with the Society for transfer of the Premises in favour of the Purchaser/Transferee and not prior thereto **AND THIS DEED OF SALE/TRANSFER FURTHER WITNESSETH AND HEREBY AGREED** that the Purchaser/Transferee shall within a period of 7 (seven) days from the date hereof, handover to the Vendor/Transferor the TDS Certificate in respect of 1% TDS deducted and paid to the Income-tax Department **AND THIS DEED OF SALE/TRANSFER FURTHER WITNESSETH** that the transfer fees payable to the Society and the stamp duty and registration charges in respect of this Deed of Sale/Transfer and all other documents in pursuance hereof, are concerned the same, shall be borne and paid by the Purchaser/Transferee alone and the Vendor/Transferor shall not be liable to pay or contribute anything towards the same **AND THIS DEED OF SALE/TRANSFER FURTHER WITNESSETH THAT** this Deed of Sale/Transfer shall always be subject to the provisions of The Maharashtra



Cooperative Societies Act, 1960, with rules made thereunder or The Maharashtra Ownership Flat (Regulation of the Promotions of Construction, Sale, Management and Transfer) Act, 1963, and the rules made thereunder or any amendment or re-	
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2022	

Behava
(Sreejaya Ashok Chavan)

Raj Sanjay Biyani
(Raj Sanjay Biyani)

enactment thereof, for the time being in force or any other provisions of law applicable thereto **AND THE DEED OF SALE/TRANSFER FURTHER WITNESSETH THAT** immediately subsequent to the execution hereof, the Parties shall forthwith and on the same day, if possible, attend the office of the concerned Joint Sub-Registrar, Mumbai City-1 and admit execution of this Deed of Sale/Transfer and the Purchaser/Transferee shall be entitled to take delivery of the original of this Deed of Sale/Transfer from the office of the Joint Sub-Registrar, Mumbai City-1.

IN WITNESS WHEREOF the Parties hereto, have executed these presents on this _____ day and year first hereinabove mentioned.

:THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT 5 shares of Rs. 50/- each, bearing Distinctive Nos. 461 to 465 (both inclusive), contained under Share Certificate No. 093, issued by "Shubhada Co-operative Housing Society Ltd., consequently and incidentally, flat no. 1001, admeasuring 1,000.50 sq. ft. (carpet), located on the 10th floor of the building known as "Shubhada" together with one open car parking space, which Building is standing on all that piece and parcel of land bearing No. 63B/64/64A, Worli Division bearing C.S. No. 784/B, 785 and 785/A, situate, lying and being at Sir Pochkhanwalla Road, Worli Hill, Mumbai - 400 030

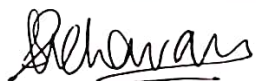
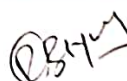
:THE SECOND SCHEDULE ABOVE REFERRED TO:

The list of original Title Deeds

1. Original Share Certificate No. 093, dated 29th April, 2003, containing 5 shares of Rs. 50/- each, bearing Distinctive Nos. 461 to 465 (both inclusive).
2. Original No Objection Certificate granted by the Society dated 14th March, 2022.
3. Original letter dated 14th March, 2022, issued by the Society giving details/particulars of the Building and the Premises.





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 (Sreejaya Ashok Chavan)	 (Raj Sanjay Biyani)
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Original last paid maintenance bill and the payment receipt issued by the Society.

- 5. Original last paid electricity bill.
- 6. Any other papers relating to the Premises, which are in possession of the Vendor/Transferor.

SIGNED AND DELIVERED	
by the withinnamed Vendor/Transferor viz.	
MS. SREEJAYA ASHOK CHAVAN,	
	
in the presence of	

Sreejaya

Raj Sanjay

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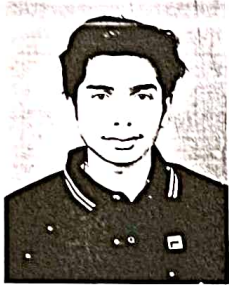
Solicitor
to
Raj Sanjay
Biyani

<i>Sreejaya</i> (Sreejaya Ashok Chavan)	<i>Raj Sanjay</i> (Raj Sanjay Biyani)
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SIGNED AND DELIVERED

by the withinnamed Purchaser/Transferee viz.

MR. RAJ SANJAY BIYANI



in the presence of

Raj Sanjay Biyani



Sreejaya Ashok Chavan

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Sreejaya Ashok Chavan
(Sreejaya Ashok Chavan)

Raj Sanjay Biyani
(Raj Sanjay Biyani)



RECEIPT

RECEIVED of and from the withinnamed Purchaser/Transferee a sum of Rs. 7,00,00,000/- (Rupees Seven Crores Only) as per the following details/particulars, being part payment of the purchase price and consideration, payable by the Purchaser/Transferee to me

Sr. No	Name of Bank	Date	Cheque No./RTGS details	Amount (Rs)
1	HDFC Bank Ltd., Shrinagar Branch Nanded	17.03.2022	HDFCR520220 31754571878	3,43,90,930/-
2	HDFC Bank Ltd., Shrinagar Branch Nanded	19.03.2022	HDFCR520220 31954766990	3,49,09,070/-
3	1% TDS u/s 194 of the Income Tax Act, 1961			7,00,000/-
				7,00,00,000/-

Witnesses:

R. D. Chavan

*S. S. Chavan,
R. K. Chavan,
B. S. Chavan*

I Say Received

Sreejaya Ashok Chavan

(Sreejaya Ashok Chavan)
Vendor/Transferor

बवई - २	
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Sreejaya Ashok Chavan
(Sreejaya Ashok Chavan)

Raj Sanjay Biyani
(Raj Sanjay Biyani)

-: नॉदणीचे प्रमाणपत्र :-

नॉदणी क्रमांक : बी.ओ.एम / डब्ल्यू-२४/२४२२३/ [टी.टी.] / ६६६५ सन २६.

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

गुमदा सहकारी गृहनिर्माण संस्था, मर्यादित,

तरपोवठान्वाला रोड, वरुवा

मुंबई- ४०००१८.

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ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नॉदण्यांत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण

गृहनिर्माण संस्था

संस्था असून उपवर्गीकरण

माडेकरू सहभागोदारी गृहनिर्माण संस्था

आहे.

कार्यालयीन मोहोर



सही

[स.बी.गोरे]

हुदा

उपनिबंधक,

सहकारी संस्था, जी-दक्षिण विभाग, मुंबई.

मुंबई

दिनांक २५ | ०१ | १९९६

Member's Register No. : 93 Share Certificate No. : 066

Shubhada Co-op. Housing Society Ltd.

63B/64/64A, Sir Pochkhanwalla Road, Worli Hill, Mumbai - 400 018.
(Regd. No. BOM/WGS/SSG/TC/6665-1996)

Share Certificate

Authorised Share Capital of Rs. 1,00,000/- divided into
Shares of Rs. 50/- each.

This is to Certify that Shri Narayan
G. Patil.

is/are the Registered Holder(s) of 5 (Five) fully paid-up Shares
numbered 461 to 465 (inclusive) of
Rs. 50/- (Fifty) each in the above named society subject to
Bye-laws thereof.

Rs. 250/-

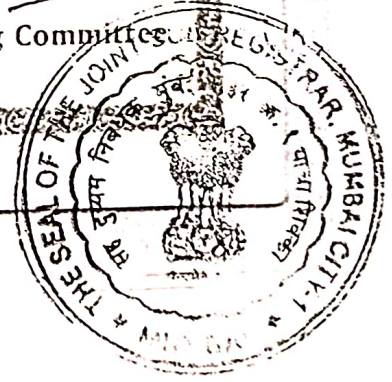
Given under the Common Seal of the said
Society at Mumbai.
this 29th April day of 2003

बवई - १	
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Mr
Chairman

[Signature]
Hon. Secretary

[Signature]
Member, Managing Committee



MUNICIPAL CORPORATION OF GREATER MUMBAI

No.EEBPC/ 5561 /GS/A.

16/10/2004

To,

The Secretary,
The Shubhada Co. Op. Hsg. Soc. Ltd.,
63B, 64, 64A, Sir Pochkhanwala Road
Worli, Mumbai

Ex. Eng. Bldg. Porposal (City)
E Ward Municipal Offices, 3rd Floor,
10 S.K. Hafizuddin Marg, Byculla,
Mumbai - 400 009.

Sub : Part occupation for a building on plot bearing
C.S.No.785 & 785A & 785B of Worli Divn., on
plot No.63B, 64 & 64A of Worli Scheme No.52
at Sir Pochkhanwala Road, Worli, Mumbai for
Mrs. Shubhada Co.Op.Hsg. Soc.Ltd., Mumbai
i.e. Wing A,B,C,D & E.

Ref : Your Architect's letter dated 29.4.2004

WITHOUT PREJUDICE

Sir,

With reference to above letter, this is to inform you that there is no objection to occupy the building under reference for Wing A, B and C comprising of basement + lower still + upper still + 1st to 31st floors, D-Wing comprising basement + ground floor + 2nd to 4th and E Wing basement + ground of buildings, which is constructed under the supervision of Architect Shri M.S. Belekar (Regd.No.B/28) and Regd. Structural Engineer Shri S.H. Jain (Regn. No.STRI/21) subject to following conditions :-

1. That the P.R. Card in the name of M.C.G.M. for handing over setback shall be submitted before asking full occupation.
2. That the final C.F.O. / B.E.S.T. / Tree Authority / E.E.(S.W.D.) / E.E.(S.P.) P&O shall be submitted before asking full occupation.
3. That the rain water harvesting shall be carried out before asking full occupation.
4. That the N.O.C. from Lift Inspector, P.W.D. for balance one lift of Wing B, C and two lifts of Wing D, till time lift shall not be put in use.
5. That the dust bin shall be provided.
6. That the 10'-0" Wide paved pathway upto staircase shall be provided.
7. That the name plate/board showing plot No. etc. shall be displayed.
8. That the carriage entrances shall be provided.
9. That the certificate WSec.27DA of M.M.C.Act shall be obtained from H.E. Department before B.C.C.
10. That all the conditions of Govt. Order under No.TPB/4320/1761/CR-179/2000/10-11 dated 27.4.2002 shall be complied with.

15

GS-5561

16

बवई - २	
२००५	२५/१०
२०३२	



C. M. BELEKAR	
INWARD No.	4286
DATE	16-10-04
Sign. &	

11. That all the conditions of Under Secretary, Revenue & Forest Department letter No.LBL 2599/CR-773/J-2 dated 10.2.2004 shall be complied with.
12. That the P.R. Card for area admeasuring 2929.03 sq.m. in the name of society shall be submitted before further occupation.
13. That the R.G. shall be developed before asking full occupation.
14. That the C.F.O. N.O.C. for Wing D shall be submitted.
15. That the additional extra sewerage / water charges shall be paid to A.E.W.W. G/South Ward for additional area approved in this amended plans.

This part occupation of Wing A, B, C comprising of basement + lower stilt + upper stilt + 1st to 31st floors, D-Wing comprising basement + ground floor + 2nd to 4th and E Wing basement + ground is granted without prejudice to rights of M.C.G.M. to take action u/Sec.353-A of M.M.C.Act, if found necessary.

A set of plans duly stamped/signed showing occupation granted to portion marked red is returned herewith as a token of approval.

Yours faithfully,

Sd/—

Dy. Chief Engineer
Building Proposals(City)



No.EB/ 5561 /GS/A.

1. M/s. C.M.Belekar,
Architect,
Indradan Co. Op. Hsg. Soc.,
B-Block, Ground floor,
Padmabai Thakkar Road,
Opp. Shivsena Bhavan, Shivaji Park,
Mahim, Mumbai - 400 016.

16/10/04

2. Asstt. Commissioner G/South Ward
3. A.E.W.W. G/South Ward
4. Dy. A.& C. City
5. O.S. (B.P.) City

बबई - २	
२६/१०	२६/१०
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fr

Wish
16/10/04

Dy. Chief Engineer
Building Proposals(City)



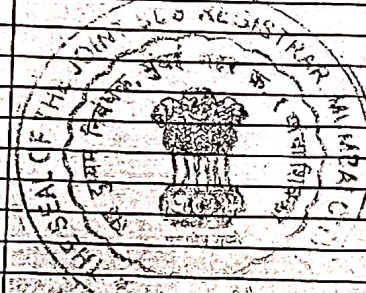
बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक

(D)

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये वजावण्यात आलेले मालमत्ता कराचे देयक.

नेत्रा क्रमांक GS1101860990000	मानमत्ता करवर्ष 2021-2022	देयक क्रमांक 202110BIL13402559 202120BIL13402560	देयक दिनांक 01/09/2021
पक्षदाराचे नाव व पत्ता : THE SECY. SHUBHDA CO OP HUSG.SOC. LTD. ,		प्रेषक - Asstt. Assessor & Collector, G South Ward, Municipal Office Building, Dhanmill Naka, N. M. Joshi Marg, Prabhadovi, Mumbai - 400 013.	
ईमेल - aacgs.ac@mcgm.gov.in दूरध्वनी क्र. 022 2422 6907			
मानमत्ता क्रमांक, मदतिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एन क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांनी नावे. GS:301(1AAA),PLOT NO. 63B, 64AA) SIR P.O.GHKHANWALA ROAD, WORLI HOUSE: SHUBHADA CO-OP HSG. SOCIETY LTD) ASSESSED WITH GS-301(1AA) THE COLLECTOR OF MUMBAI CITY, M/S SHUBHADA CO-OP. HSG., SOC. LTD.			
प्रथम करनिर्धारण दिनांक: 09/11/2004	जलजोडणी क्रमांक: -	एकूण गांडवली मूल्य: ₹ 2125851620	
एकूण गांडवली मूल्य: ₹ Two Hundred Twelve Crore. Fifty Eight Lakh Fifty One Thousand Six Hundred Twenty Only (अधरी)			
दि. 31/03/2010 या तारखेपर्यंतची धनबाकी ₹ 0	दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची धनबाकी ₹ 54641593		
देयक काढावधी: 01/04/2021	ते 31/03/2022		

कराचे नाव	01/04/2021	ते	30/09/2021	01/10/2021	ते	31/03/2022
नर्वेसाधारण कर						
अस कर			1168995			1168995
जन साभ कर			0			0
मलनिःसारण कर			733290			733290
मलनिःसारण साभ कर			0			0
म.न.पा. शिक्षण उपकर			456966			456966
राज्य शिक्षण उपकर			425086			425086
रोजगार हमी उपकर			371947			371947
वृक्ष उपकर			0			0
पथ कर			21241			21241
एकूण देयक रक्कम			531370			531370
कलम 152 अ नुसार दंडाची रक्कम			3708895			3708895
परताव्यावरील व्याजाची यमुली			0			0
आगाऊ अधिदानाचे समायोजन			0			0
करावयाची निव्वळ रक्कम			3708895			3708895
प्रतिदानाची निव्वळ रक्कम			0			3708895
अधारी रुपये	₹ Thirty Seven Lakh Eight Thousand Eight Hundred Ninety Five Only			₹ Thirty Seven Lakh Eight Thousand Eight Hundred Ninety Five Only		0
अंतिम देय दिनांक	30/11/2021			31/12/2021		



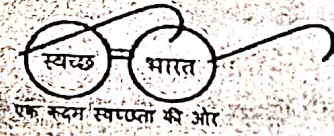
बवई - १
20/11/21
31/12/2021

To make payment through NEFT:
IFSC - SBIN0003300, Beneficiary A/C No. - MCGMPTGS1101860990000, Name-MCGM Property Tax. Please note
payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name
MCGM

मदर दस्तऐवज हा नागरिकांना कराचा भरणा सुलभतेने करवा याचा यासाठी मुंबई महानगरपालिका अधिनियमातील तरतुदीनुसार निर्गमित
करण्यात आता असून सदर दस्तऐवज तुमची मालमत्ता अधिपूत असल्याचे सूचित करत नाही.

सामाजिक व परिस्थितीकीय घामदायक सोपनेवर्षात अटी-शर्तीची पूर्तता करणा-या
पात्र मालमत्तास मालमत्ता करातील सर्वसाधारण कर या घटकात 5% ते 15% सवलत देण्यात येते.

सदर मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम - 1888 मध्ये
कलम 152 (अ) च्या अन्वये होण्या सापेक्ष जारी करण्यात येत आहे.



विश्वास पां. मोटे
करनिर्धारक व संकलक

COMMON

[Under the Bye-law No. 38 (a)]

A form of Notice of intention of a member to transfer his Shares and interest in the Capital / Property of the Society

To,
The Honorary Secretary,
 Shubhada Co-operative Housing Society Limited,
 Sir Pochkhanwalla Road, Worli Hill,
 Mumbai - 400 030

Sir,

I, **Ms. Sreejaya Ashok Chavan**, one of the members of Shubhada Co-operative Housing Society Limited ("**Society**"), situated at Sir Pochkhanwalla Road, Worli Hill, Mumbai - 400 030, holding Flat, being Flat No. 1001, admeasuring 1,000.50 sq. ft. [(carpet) ("**Flat**")], located on the 10th floor of the building known as "Shubhada" together with one open car parking space, holding together with 5 shares of Rs. 50/- each bearing Distinctive Nos. 461 to 465 (both inclusive), contained under Share Certificate No. 093 ("**Shares**" and "**Share Certificate**" respectively), hereby give you notice as required under Rule 24 of the Maharashtra Co-operative Societies Rules, 1961, as under:

I, **Ms. Sreejaya Ashok Chavan** intent to transfer my Shares and my right, title and interest in the Flat in the building of the Society and my interest in the capital of the Society to Mr. Raj Sanjay Biyani for consideration of Rs. 7,00,00,000/-

The consent of the Transferees is enclosed.

Yours faithfully,



(Sreejaya Ashok Chavan)
 Transferor

Place: Mumbai
 Date: 12th March, 2022.
 Encl.: (1) Consent letter from the Transferee

७०५५ - ९	
2000	21/03/20
२०२२	



Received

12/03/2022

COMMON

[Under the Bye-law No. 38 (a)]

A form of letter of consent of the Proposed Transferee for transfer of the shares and interest of the member (Transferor) to him (Transferee)

To,
The Honorary Secretary,
 Shubhada Co-operative Housing Society Limited,
 Sir Pochkhanwala Road, Worli Hill,
 Mumbai – 400 030.

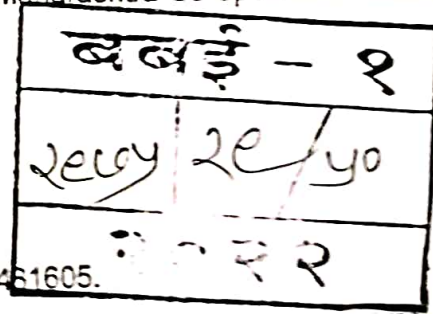


Sir,

Ms. Sreejaya Ashok Chavan, one of the members of Subhada Co-operative Housing Society Limited ("**Society**"), situated at Sir Pochkhanwala Road, Worli Hill, Mumbai – 400 030, holding Flat, being Flat No. 1001, admeasuring 1,000.50 sq.ft. [(carpet) ("**Flat**")], located on the 10th floor of the building known as "Shubhada" together with one open car parking space, holding together with 5 shares of Rs. 50/- each bearing Distinctive Nos. 461 to 465 (both inclusive), contained under Share Certificate No. 093 ("**Shares**" and "**Share Certificate**" respectively), propose to transfer her share and interest in the property of the Society to me. I, hereby give my consent for the proposed transfer of Shares and interest of **Ms. Sreejaya Ashok Chavan** in the Property of the Society to me as required under Rule 24(1)(b) of the Maharashtra Co-operative Societies Rules, 1961.

My names and adress is as under :

Mr. Raj Sanjay Biyani
 Flat. No. 01, Raj Residency, Sharda Nagar,
 Nanded, Taroda Bk., Nanded, Maharashtra - 431605.




Yours faithfully,


 (Raj Sanjay Biyani)

Place : Nanded

Date : 12th March, 2022

Received


 12/3/2022



शुभदा सहकारी गृहनिर्माण संस्था मर्यादित

सर पोचखानवाला रोड, वरळी, मुंबई - ४०० ०३०.

नोंदणी क्र. बी. ओ. एम./ डब्ल्यु.जी.एस./एस.एस.जी./ (टी.सी.) ६६६/९, सन ९६

shubhadaworli@gmail.com दुरध्वनी : २४९४४७९५ (०)

जा.क्र. शुभदा/ हस्तांतरण/ अ - १००१ / ६०६६ / २०२२

पति,

कुमारी. श्रीजया अशोक चव्हाण

अ - १००१, शुभदा सह गृह संस्था मर्या,

सर पोचखानवाला रोड, वरळी,

मुंबई ४००३०.

विषय - सदनिका क्रमांक अ - १००१ साठी विक्रीपध्दतीने हस्तांतरण (Transfer) करण्यासाठी "ना हरकत प्रमाणपत्र" मिळणेबाबत.

संदर्भ - शासन निर्णय महसूल व वन विभाग, क्र.जमीन-२५१६/ प्र.क्र.७/ज-२, दिनांक ०७-०३-२०१९

महोदय,

संस्थेने आपणांस संस्थेच्या मनोरा क्रमांक ०१ मधील १० व्या मजल्यावरील सदनिका क्रमांक अ - १००१ (एकुण क्षेत्रफळ १०००.५० चौ फु) ही वाटप केलेली आहे. कुमार. राज संजय बियाणी यांना विक्रीपध्दतीने हस्तांतरित करण्याबाबत आपला अर्ज संस्थेस प्राप्त झाला आहे.

उपरोक्त अनुषंगाने आपणांस कळविण्यात येते की, शासन निर्णय, महसूल व वन विभाग, क्रमांक एलसीएस १०९५/ प्र.क्र. ३७/ज-१, दिनांक ०९-०७-१९९९, क्रमांक एलसीएस ०६०६/ प्र.क्र. ५४/ ज-१, दिनांक २५-०५-२००७ व क्र.जमीन-२५१६/प्र.क्र.७/ ज-२, दिनांक ०७-०३-२०१९ नुसार आपली सदनिका विक्री वा हस्तांतरण करण्यासाठी जिल्हाधिकारी, मुंबई शहर यांची लेखी परवानगी आवश्यक आहे. शिवाय महाराष्ट्र जमीन महसूल अधिनियम १९६६ मधील कलम ३७ (अ) व २९५ मधील तरतूदीच्या अनुषंगाने शासनाने दिलेल्या शासन निर्णय दिनांक ०७-०७-२०१७ व ०४-०५-२०१८ मधील निर्देशाची पूर्तता बंधनकारक आहे.

तसेच संस्थेने ठरविलेले हस्तांतरण शुल्क आणि संस्थेस देय असलेल्या सर्व देय रकमांचा संपुर्ण भरणा केल्यावर तसेच जिल्हाधिकारी, मुंबई शहर यांना सदरहू सदनिकेचे हस्तांतरण शुल्काची रक्कम भरण्यास संस्थेची कोणतीही हरकत असणार नाही. मात्र जिल्हाधिकारी, मुंबई शहर यांनी लेखी परवानगी दिल्यावर संस्थेच्या उपविधीच्या तरतूदीप्रमाणे आपणांस उपरोक्त सदनिका क्रमांक अ - १००१ चे विक्रीपध्दतीने हस्तांतरित करण्यास संस्थेची कोणतीही हरकत असणार नाही. त्यामुळे सदनिका अ - १००१ हस्तांतरण करण्यास हे "ना हरकत प्रमाणपत्र" देण्यात येत आहे.

आपणांस असेही कळविण्यात येते की, प्रत्यक्ष सदनिका हस्तांतरणाच्या दिनांकास संस्थेच्या सर्व देय रकमा भरणा करणे आपल्यावर बंधनकारक राहिल याची नोंद घ्यावी अन्यथा हे ना हरकत प्रमाणपत्र रद्द समजण्यात येईल. हे "ना हरकत प्रमाणपत्र" आपल्या दिनांक १२-०३-२०२२ रोजीच्या विनंती अर्जानुसार देण्यात येत आहे.

आपला विश्वासू,

(श्री. अशोकराव पाटील)
सचिव



प्रत - जिल्हाधिकारी, मुंबई शहर, फोर्ट, मुंबई यांना माहितीसाठी व उचित कार्यवाहीसाठी रवाना.

कुमारी. श्रीजया अशोक चव्हाण यांना आपल्या मान्यतेच्या अधीन राहून त्यांची सदनिका क्रमांक अ - १००१ हस्तांतरण करण्यास परवानगी देण्यात येत आहे.

शुभदा सहकारी गृहनिर्माण संस्था मर्यादित

सर पोचखानवाला रोड, चरळी, मुंबई - ४०० ०३०.

नोंदणी क्र. बी. ओ. एम./ डब्ल्यू.जी.एस./एस.एस.जी./ (टी.सी.) ६६६९, सन ९६

shubhadaworli@gmail.com दुरध्वनी : २४९.४४७९.५ (०)

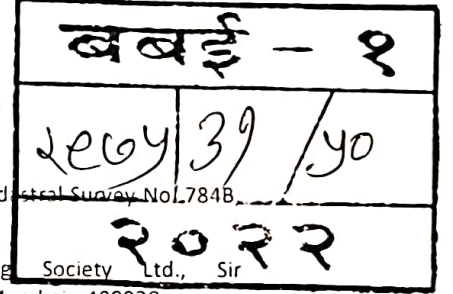
Shubhada/A-1001/ 6030 /2021-22

Date: - 14-03-2022

TO WHOMSOEVER IT MAY CONCERN

This is to confirm that the following statement is true and correct as per Society's records.

- a) Name of The Member : Kumari Sreejaya Ashok Chavan
- b) Flat Allotted To Him : A-1001 on 10TH Floor in A Tower of Shubhada Co-op. Housing Society Ltd. Worli, Mumbai. 400030.
- c) Lifts : Three
- d) Year of The Construction : The Society Building (Wing A,B & 'A' Compressing of basement + Lower stilt + upper stilt 01st to 31st Floor, Wing D basement + ground Floor + 02nd to 08th Floor, and E Wing basement + Ground and 01st floor) is constructed in the year 2004
- e) Date of Allotment Letter : 26th February 2004
- f) Area of Flat : 1000.50 Sq. Ft. (Carpet area)
- g) No. Of Floors of The Building : Ground + 31 Floors
- h) Municipal Ward No. : 'G-South' Ward, Mumbai, Cadestral Survey No. 784B, 785 & 785A, Worli Division.
- i) Details of Society : Shubhada Co-op. Housing Society Ltd., Sir Pochkhanwala Road, Worli, Mumbai. -400030.
- j) Detailed Addressed of Property / Flat : A-1001 on 10TH Floor, B-Tower, Shubhada C.H.S. Ltd. Plot No.63B, 64 & 64 A, Sir Pochkhanwala Road, Worli. Mumbai. 400030
- k) Schedule of Society Building : Part occupation issued by Corporation as on 16-10-2004 for a building on Plot bearing C.S. No. 784B, 785 & 785A of Worli Division , on Plot No. 63B, 64 & 64A, of Worli, Mumbai for M/s. Shubhada Co-Operative. Hsg. Soc. Ltd., Mumbai i.e. Wing A,B,C,D & E. The Society further state that, Society Building A & B Tower and Commercial area is constructed in 2004.
- l) Details of Building Structure : The building under reference for Wing A, B and C comprising Basement + lower still + upper still + 1st to 31st floors, D Wing comprising + ground floor + 8th floor and E Wing basement + ground and 1st floor of building.
- m) Details of Parking : Open Parking for 1 Car
- n) Details of Share Certificate : 5 Shares of Rs. 50/- Each Bearing (Total face value of Rs. 250/-) share Certificate bearing No. 93 Bearing distribute nos. from 461 to 465.



This certificate is issued on behalf of member's request.

Manager,
Shubhada CHS Ltd. Worli



जिल्हाधिकारी व जिल्हादंडाधिकारी कार्यालय, मुंबई शहर

ओल्ड कस्टम हाउस, शहीद भगतसिंग मार्ग, फोर्ट, मुंबई - ४०० ००१
Fax २२६६२२३४, Tel. २२६६५२३३, Email: collector.mumbaicity@maharashtra.gov.in
(महसूल शाखा)

क्र.सीएसएलआर/मशा/ टें-२ /वरळी/शुभदा/स.क्र.१००१अ/२०२२

दिनांक-१६/०३/२०२२

वाचले:

१. शासन निर्णय क्र. एलसीएस ०६०६/प्र.क्र.५४/ज-१, दि.२५/०५/२००७.
२. या कार्यालयाकडील पत्र क्र.सीएसएलआर/मशा/मुंबई शहर/ शा.मि./संकीर्ण/२०१६/११७७, दि. १०/०५/२०१६.
३. महाराष्ट्र शासन राजपत्र असाधारण क्रमांक ४५ दि. २२/०८/२०१६.
४. शासन महसूल व वन विभाग यांचेकडील शासन निर्णय क्र. जमीन-२०१७/प्र.क्र.२०१७/प्र.क्र.१२७/ज-१ दि.०७/०७/२०१७
५. शासन निर्णय क्र. संकीर्ण २०१७/प्र.क्र. १२७/ज-१, दि. ०४/०५/२०१८
६. कु. श्रीजया अशोक चव्हाण यांचेकडील दि.१४/०३/२०२२ रोजीचा विनंती अर्ज.



बबई - १	
२०१७/३२	५०
२०२२	

विषय :- जमीन : मुंबई शहर

शुभदा सहकारी गृहनिर्माण संस्थेचे इमारतीतील कु.

यांचे नावे असलेली सदनिका क्र. १००१-अ चे कु. राज संजय बियाणी यांचे नावे विक्रीद्वारे हस्तांतरण करणेस ना हरकत मिळणेबाबत.

अंतरीम आदेश :-

उपरोक्त विषयांकीत शासकीय जमिनीवरील सहकारी गृहनिर्माण संस्थेतील अर्जदार यांनी मागणी केलेल्या सदनिकेच्या विक्रीसाठी उपोद्घातातील शासन निर्णयांमधील तरतुदींन्वये ना हरकत देणेच्या अनुषंगाने अर्जदार यांनी सादर केलेल्या कागदपत्रांची तपासणी करणेत आलेली असून त्याचा तपशिल खालीलप्रमाणे आहे.

अ.क्र.	मुद्दा	तपशील
१.	हस्तांतरण करणाऱ्याचे नाव	कु. श्रीजया अशोक चव्हाण
२.	अधिकार संपादन करणाऱ्याचे नाव	कु. राज संजय बियाणी
३	सदनिका क्रमांक व चटई क्षेत्र	सदनिका क्र. १००१ अ एकुण क्षेत्र ९२.९८ चौ.मी.

३.	हस्तांतरण दस्ताचा प्रकार	Deed of Sale/Transfer.
४.	सहकारी गृहनिर्माण संस्थेचे प्रमाणपत्र क्र. व दिनांक	९३ दिनांक २९/०४/२००३.
५.	हस्तांतरण शुल्काची एकूण देय रक्कम (रु.)	रु. ६,०९,०७०/-

अ) हस्तांतरण शुल्काची परिगणना खालीलप्रमाणे करणेत आलेली आहे.

अनु.क्र.	हस्तांतरणाचे वर्ष	हस्तांतरणाचा प्रकार	हस्तांतरण शुल्काची रक्कम (रु.)	शेरा
१	२०२२	विक्री	६,०९,०७०/-	शासन निर्णय दि.०७/०७/२०१७ नुसार सदनिकेच्या मुल्यांकनाच्या १.५% आकारणी
एकूण			६,०९,०७०/-	
अक्षरी रु. सहा लाख नऊ हजार सत्तर रूपये फक्त				

उपरोक्त तक्त्यानुसार परिगणीत होत असलेली हस्तांतरण शुल्काची रक्कम अर्जदार यांनी सदर अंतरिम आदेशाच्या दिनांकापासून २० दिवसांचे आत Government Receipt Accounting System — GRAS प्रणालीद्वारे “००२९१११०१” या लेखाशिर्षाखाली www.gras.mahakosh.gov.in या संकेतस्थळावर जाऊन RDC, Mumbai City यांचे नावे शासनखाती भरणा करणेत यावी.



ब) हस्तांतरणासाठी या कार्यालयाच्या अटी व शर्ती खालील प्रमाणे आहेत:

- उपरोक्त हस्तांतरणबाबत महाराष्ट्र जमीन महसूल अधिनियम १९६६ मधील कलम ५३, कलम ५४, कलम २९५, कलम ३७, ३७-अ व अधिनियमातील इतर संबंधित कलमे तसेच महाराष्ट्र जमीन महसूल अधिनियम, १९६६ अंतर्गत करण्यात आलेले नियम संबंधीत सदनिका विकत घेणारा यांचेवर बंधनकारक राहतील.
- मूळ भाडेपट्ट्यातील आदेश व शर्ती या अधिकार संपादन करणाऱ्या सभासदास प्रचलित कायद्यातील तरतुदीनुसार लागू राहतील.
- ज्या कारणाकरीता जमीन प्रदान करणेत आलेली आहे, त्याच प्रयोजनासाठीच सदर जमिनीचा वापर करणे अधिकार संपादन करणाऱ्यावर बंधनकारक राहिल.
- प्रस्तुत हस्तांतरणामुळे आयकर कायदा, धन शोधन निवारण अधिनियम (मनी लाँड्रींग अॅक्ट), फेमा व राज्य शासनाने लागू केलेले कायदे व त्या अंतर्गत तरतुदींचे उल्लंघन होणार नाही, याची सर्वस्वी जबाबदारी देणारा व घेणारा या दोन्हीवर राहिल.

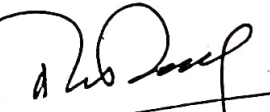
बळवंत आणि अश्विनी केंद्र
२०२२/३३/५०
२०२२

५. भविष्यात या सदनिकेचे विक्री दस्ताने/बक्षीस पत्राने/हक्क-सोड पत्राने अथवा इतर कोणत्याही प्रकारे हस्तांतरण करावयाचे झाल्यास किंवा तारण ठेवावयाचे झाल्यास जिल्हाधिकारी यांची पूर्व परवानगी घेणे बंधनकारक राहिल.
६. प्रस्तुत ना-हरकत प्रमाणपत्र हे अर्जदार यांनी सादर केलेली कागदपत्रे व पुरावे यांचे आधारे निर्गमित करणेत येत असून, सदरची कागदपत्रे किंवा पुरावे बनावट अथवा खोटे असल्याचे भविष्यात आढळून आल्यास अर्जदार भारतीय दंड संहितेतील तरतुदीप्रमाणे कायदेशीर कारवाईस प्राप्त राहिल.
७. सहकारी गृहनिर्माण संस्थाबाबत लागू असलेल्या आवश्यक त्या तरतुदींचे पालन करण्याची जबाबदारी संबंधित संस्था व सदनिकाधारक यांना राहिल.
८. खरेदीदार देणारा व घेणारा यांचेमध्ये कोणत्याही प्रकारचा वाद निर्माण झाल्यास त्यास हे कार्यालय जबाबदार राहणार नाही अथवा या कार्यालयाकडून कोणतीही नुकसान भरपाई मिळणार नाही.
९. सदर आदेशान्वये आकारणी करण्यात आलेल्या हस्तांतरण शुल्कात भविष्यात तफावत आढळून आल्यास सदरची रक्कम अधिकार संपादन करणाऱ्या इसमांकडून/संस्थेकडून शासनास अदा करणे बंधनकारक राहिल, तसेच अशी रक्कम विहित कालावधीत भरण्यास कसूर केल्यास, ती रक्कम महाराष्ट्र जमीन महसूल अधिनियम, १९६६ मधील तरतुदीनुसार जमीन महसुलाची थकबाकी म्हणून सवतीने वसूल करणेत येईल.
१०. प्रस्तावित हस्तांतरणापूर्वीचे सदनिकेशी संबंधित हस्तांतरणाचे तसेच इतर दस्त नोंदणीकृत केले नसल्यास असे सर्व दस्त मुद्रांक व नोंदणी शुल्काचा शासनखाती भरणा करून प्रचलित शासकीय नियमानुसार नोंदणी करून नियमानुकूल करणेची जबाबदारी अधिकार संपादन करणाऱ्याची राहिल.

वरील सर्व अटी व शर्ती मान्य असलेचे रु. ५००/- च्या मुद्रांक कागदावर अर्जदार व अधिकार संपादन करणारे यांचे स्वाक्षांकीत हमीपत्र या कार्यालयास सादर करणे अनिवार्य आहे. तसेच हस्तांतरण शुल्कापोटीचे रकमेचा भरणा अर्जदार यांचेकडून शासनखाती या ओदशापूर्वीच करण्यात आलेला असल्यास व कागदपत्रांची छाननीअंती प्रकरण ना-हरकत प्रमाणपत्र देणेसाठी सुयोग्य असल्याचे आढळून आल्यास अशी आगाऊ भरणा करण्यात आलेली रक्कम या मागणी आदेशापोटी समायोजित करून घेतली जाईल किंवा त्यात कमी रकमेचा भरणा झाल्याचे निर्दर्शनास आल्यास तफावतीची रक्कम शासनास विनाविलंब अदा करणे अर्जदारावर बंधनकारक आहे.

उपरोक्त अ) आणि ब) ची पूर्तता या अंतरिम ओदशाच्या दिनाकांपासून २० दिवसांच्या कालावधीत केल्यास प्रस्तावित हस्तांतरणाकरिताचे अंतीम आदेश पारित करणेची पुढील कार्यवाही करणेत येईल अन्यथा हे आदेश रद्द समजण्यात येतील.

बळई - १	
२०२४/३४	/५०
२०२२	


 (राजीव निवतकर)
 जिल्हाधिकारी, मुंबई शहर.

प्रति:

✓ कृ. श्रीजया अशोक चव्हाण, ६-अ, भागीरथी भवन, दादीसेठ १ली क्रॉसलेन, दसरा मजला, बाबुलनाथ, मुंबई - ४०० ००७.

प्रत:- अध्यक्ष/सचिव, शूभदा को.ऑ.हो.सोसायटी, सर पोचखानवाला रोड, वरुळी, मुंबई - ४०० ०३०.



CHALLAN
MTR Form Number-6



GRN	18034734-02202122P	BARCODE	[Barcode]		Date	18/03/2022-14:05:37	Form ID	
Department: Revenue Department				Payer Details				
Type of Payment: Other Receipts				TAX ID / TAN (If Any):				
Office Name: RDC MUMBAI CITY				PAN No (If Applicable): 44-PP-012910				
Location: MUMBAI				Full Name: SHREEJAYA ASHOK CHAVAN				
Year: 2021-2022 One Time				Flat/Block No.: 1001				
Account Head Details			Amount in Rs.	Premises/Building				
00201-001 Amount Of Tax			609070.00	Road/Street: SHUBHADA CHS LTD				
				Area/Locality: SIR POCHKHANWALA ROAD WOR				
				Town/City/District				
				PIN: 400030				
				Remarks (If Any):				
				1001 SHUBHADA CHS LTD 10TH FLOOR SIR POCHKHANWALA ROAD				
				WORLI WORLI DIVIS CN MUMBAI 400030				
				Amount In Words: Six Lakh Nine Thousand Seventy Rupees Only				
Total				6,09,070.00				
Payment Details: SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No	10000502022031602255 4612349103520		
Cheque/DD No.				Bank Date	RBI Date	18/03/2022-14:08:40 Not Verified with RBI		
Name of Bank				Bank-Branch: SBIEPAY PAYMENT GATEWAY				
Name of Branch				Scroll No. , Date: Not Verified with Scroll				

Department D.

Mobile No.: 9833251544

बबई - १
१९०५ ३५ / ५०
२०२२



जिल्हाधिकारी व जिल्हादंडाधिकारी कार्यालय, मुंबई शहर

ओल्ड कस्टम हाउस, शहीद भगतसिंग मार्ग, कुलाबा, मुंबई - ४०० ००१

Fax २२६६२२३४, Tel. २२६६५२३३, Email: collector.mumbaicity@maharashtra.gov.in

(महसूल शाखा)

क्र.सीएसएलआर/मशा/ टे-२ /वरळी/शुभदा/स.क्र.१००१अ/२०२२ / 7435 दिनांक-१६/०३/२०२२

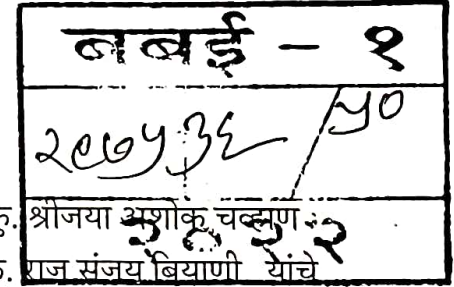
वाचले:

१. शासन निर्णय क्र. एलसीएस ०६०६/प्र.क्र.५४/ज-१, दि.२५/०५/२००७.
२. या कार्यालयाकडील पत्र क्र.सीएसएलआर/मशा/मुंबई शहर/ शा.मि./संकीर्ण/२०१६/११७७, दि. १०/०५/२०१६.
३. महाराष्ट्र शासन राजपत्र असाधारण क्रमांक ४५ दि. २२/०८/२०१६.
४. शासन महसूल व वन विभाग यांचेकडील शासन निर्णय क्र. जमीन-२०१७/प्र.क्र.२०१७/प्र.क्र.१२७/ज-१ दि.०७/०७/२०१७
५. शासन निर्णय क्र. संकीर्ण २०१७/प्र.क्र. १२७/ज-१, दि. ०४/०५/२०१८
६. कु. श्रीजया अशोक चव्हाण यांचेकडील दि.१४/०३/२०२२ रोजीचा विनंती अर्ज.
७. या कार्यालयाकडील दिनांक १६/०३/२०२२ रोजीचे अंतरीम आदेश.
८. कु. श्रीजया अशोक चव्हाण यांचेकडील दि.१६/०३/२०२२ रोजीचे पत्र व सहपत्रे.



विषय :- जमीन : मुंबई

शुभदा सहकारी गृहनिर्माण संस्थेचे इमारतीतील कु. श्रीजया अशोक चव्हाण यांचे नावे असलेली सदनिका क्र. १००१-अ चे कु. राज संजय बियाणी यांचे नावे विक्रीद्वारे हस्तांतरण करणेस ना हरकत मिळणेबाबत.



अंतिम आदेश :-

विषयांकीत शासकीय जमिनीवरील सदनिकेच्या विक्रीसाठी, संदर्भीय शासन निर्णयातील तरतुदींचे अनुषंगाने, खालील तपशीलानुरूप ना-हरकत देणेत येत आहे.

अ.क्र.	मुद्दा	तपशील
१.	हस्तांतरण करणाऱ्याचे/अर्जदाराचे नाव	कु. श्रीजया अशोक चव्हाण
२.	अधिकार संपादन करणाऱ्याचे नाव	कु. राज संजय बियाणी
३.	सदनिका क्रमांक व चटई क्षेत्र	सदनिका क्र. १००१ अ एकुण क्षेत्र ९२.९८ चौ.मी.
४.	हस्तांतरण दस्ताचा प्रकार	Deed of Sale/Transfer.

५.	सहकारी गृहनिर्माण संस्थेचे प्रमाणपत्र क्र. व दिनांक	९३ दिनांक २९/०४/२००३.
६.	हस्तांतरण शुल्काची एकूण रक्कम	रु. ६,०९,०७०/-
७.	हस्तांतरणशुल्क शासनखातील जमा केल्याच्या चलानाचा क्रमांक व दिनांक	GRN NO. MH०१४७३४१३२२०२१२२P, दिनांक १६/०३/२०२२ अन्वये रक्कम रूपये ६,०९,०७०/-
८.	हस्तांतरणासाठी या कार्यालयाच्या अटी व शर्ती मान्य असल्याचे हमीपत्र देणेत आलेले आहे किंवा नाही ?	आहे.

७. सहकारी गृहनिर्माण संस्था
जबाबदारी सं
८. खरेदीदार देणारा
जबाबदारी

हस्तांतरण शुल्काची परिगणना खालीलप्रमाणे येत आहे.

अनु.क्र.	हस्तांतरणाचे वर्ष	हस्तांतरण शुल्काची रक्कम
	सन	
१.	चालू वर्षाचे	६,०९,०७०/-
	विक्री करीता	६,०९,०७०/-
	एकूण	६,०९,०७०/-

बजेट - २०२३
२०२३/३०/३०
हस्तांतरणासाठी या कार्यालयाच्या अटी व शर्ती खालील प्रमाणे आहेत:

२१. उपरोक्त हस्तांतरणाबाबत महाराष्ट्र जमीन महसूल अधिनियम १९६६ मधील कलम ५३, कलम

५४, कलम २९५, कलम ३७, ३७-अ व अधिनियमातील इतर संबंधित कलमे तसेच महाराष्ट्र जमीन महसूल अधिनियम, १९६६ अंतर्गत करण्यात आलेले नियम संबंधीत सदनिका विकत घेणारा यांचेवर बंधनकारक राहतील.

२. मूळ भाडेपट्ट्यातील आदेश व शर्ती या अधिकार संपादन करणाऱ्या सभासदास प्रचलित कायद्यातील तरतुदीनुसार लागू राहतील.

३. ज्या कारणाकरीता जमीन प्रदान करणेत आलेली आहे, त्याच प्रयोजनासाठीच सदर जमिनीचा वापर करणे अधिकार संपादन करणाऱ्यावर बंधनकारक राहिल.

४. प्रस्तुत हस्तांतरणामुळे आयकर कायदा, धन शोधन निवारण अधिनियम (मनी लाँड्रिंग अँक्ट), फेमा अँक्ट आणि अन्य केंद्र व राज्य शासनाने लागू केलेले कायदे व त्या अंतर्गत तरतुदीचे उल्लंघन होणार नाही, याची सर्वस्वी जबाबदारी देणारा व घेणारा या दोन्हीवर राहिल.

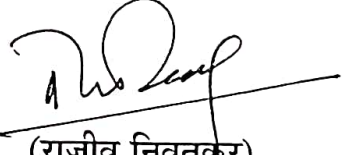
५. भविष्यात या सदनिकेचे विक्री दस्ताने/बक्षीस पत्राने/हक्क-सोड पत्राने अथवा इतर कोणत्याही प्रकारचे हस्तांतरण करावयाचे झाल्यास किंवा तारण ठेवावयाचे झाल्यास जिल्हाधिकारी यांची पूर्व परवानगी घेणे बंधनकारक राहिल.

६. प्रस्तुत ना-हरकत प्रमाणपत्र हे अर्जदार यांनी सादर केलेली कागदपत्रे व पुरावे यांचे आधारं निर्गमोत करणेत येत असून, सदरची कागदपत्रे किंवा पुरावे बनावट अथवा खोटे असल्याचे भविष्यात आढळून आल्यास अर्जदार भारतीय दंड संहितेतील तरतुदीप्रमाणे कायदेशीर कारवाईस प्राप्त राहिल.



७. सहकारी गृहनिर्माण संस्थाबाबत लागू असलेल्या आवश्यक त्या तरतुदींचे पालन करण्याची जबाबदारी संबंधीत संस्था व सदनिकाधारक यांना राहिल.
८. खरेदीदार देणारा व घेणारा यांचेमध्ये कोणत्याही प्रकारचा वाद निर्माण झाल्यास त्यास हे कार्यालय जबाबदार राहणार नाही अथवा या कार्यालयाकडून कोणतीही नुकसान भरपाई मिळणार नाही.
९. सदर आदेशान्वये आकारणी करण्यात आलेल्या हस्तांतरण शुल्कात भविष्यात तफावत आढळून आल्यास सदरची रक्कम अधिकार संपादन करणाऱ्या इसमांकडून/संस्थेकडून शासनास अदा करणे बंधनकारक राहिल, तसेच अशी रक्कम विहित कालावधीत भरण्यास कसूर केल्यास, ती रक्कम महाराष्ट्र जमीन महसूल अधिनियम, १९६६ मधील तरतुदीनुसार जमीन महसूलाची थकबाकी म्हणून सक्तीने वसूल करणेत येईल.
१०. प्रस्तावित हस्तांतरणापूर्वीचे सदनिकेशी संबंधित हस्तांतरणाचे तसेच इतर दस्त नोंदणीकृत केले नसल्यास असे सर्व दस्त मुद्रांक व नोंदणी शुल्काचा शासनखाती भरणा करून प्रचलित शासकीय नियमांनुसार नोंदणी करून नियमानुकूल करणेची जबाबदारी अधिकार संपादन करणाऱ्याची राहिल.

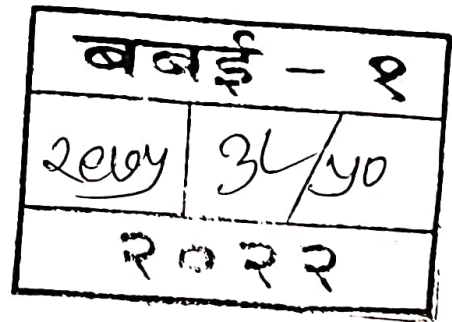
वरील सर्व अटी व शर्ती मान्य असलेचे र. रु. ५००/- च्या मुद्रांक कागदावर अर्जदार व अधिकार संपादन करणारे यांचे स्वाक्षरांकीत हमीपत्र सादर करणेत आलेले आहे व हस्तांतरण शुल्काची रक्कम विहित कालावधीत शासनखाती भरणा करण्यात आलेली आहे, सबब विषयांकीत मिळकतीचे हस्तांतरणाकरिता या कार्यालयाची ना-हरकत देणेत येत आहे.


 (राजीव निवतकर)
 जिल्हाधिकारी, मुंबई शहर.

प्रति:-

✓ कु. श्रीजया अशोक चव्हाण, ६-अ, भागीरथी भवन, दादीसेठ श्ली क्रॉसलेन, दसरा मजला, बाबुलनाथ, मुंबई - ४०० ००७.

प्रत:- अध्यक्ष/सचिव, शूभदा को.ऑ.हो.सोसायटी, सर पोचखानवाला रोड, वरळी, मुंबई - ४०० ०३०.



SHUBHADA CO-OP HOUSING SOCIETY LTD

Registration No. BOM/WGS/HSG/(T.C)/6665 OF 1996
Address: SIR POCHKHANWALA ROAD, WORLI, MUMBAI 400 030
email Id: shubhadaworh@gmail.com Tel No: 022 24944795

PAN No.: AABAS9357E

GSTIN: 27AABAS9357E1Z9

Flat A-1001 Floor TENTH Bldg TOWER 01 Wing C
Name MISS SHREEJAYA ASHOK CHAVAM

Area
1000 Sq.Ft.

MAINTENANCE BILL-CUM- RECEIPT

No. 420
Date 07/01/2022 Due Date 20/02/2022
JANUARY-2022 TO MARCH-2022

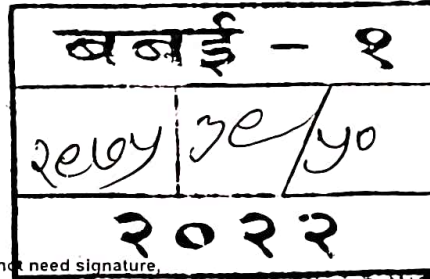
Particulars	Amount	GST A/c Head	Bill Summary	
MUNICIPAL TAX	20,436 00	<input checked="" type="checkbox"/>		
LEASE RENT	1,062 00	<input checked="" type="checkbox"/>	Total (GST A/C Head)	41,106 00
SINKING FUND	1,140 00	<input checked="" type="checkbox"/>	CGST 9 %	3,699 00
BLDG REPAIR FUND	3,423 00	<input checked="" type="checkbox"/>	SGST 9 %	3,699 00
MAINTENANCE CHARGES	24,291 00	<input checked="" type="checkbox"/>	Total GST A/c Head + CST	48,504 00
SERVICE CHARGES	4,572 00	<input checked="" type="checkbox"/>		
INSURANCE PREMIUM	468 00	<input checked="" type="checkbox"/>	Total (Non GST/Exempt GST)	21,498 00
NON OCCUPANCY CHARGES	3,000 00	<input checked="" type="checkbox"/>		
PARKING CHARGES	750 00	<input checked="" type="checkbox"/>	Current Bill	70002 00
LEGAL CHARGES	0 00	<input checked="" type="checkbox"/>	Arrears Prin.	0 00
MISCELENEUS COLLECTIONS	0 00	<input checked="" type="checkbox"/>	Arrears Int	0 00
Interest	3,462 00	<input checked="" type="checkbox"/>	Arrears Total	0 00
			Total Dues	Rs. 70,002.00

Rupees Seventy Thousand and Two Only



Notes

If payment not made before Due Date of this Bill Interest will be charge on entire amount.
Please issue crossed cheque in favour of "SHUBHADA CO-OP HOUSING SOCIETY LTD"
If there is any discrepancy in the above mentioned Bill kindly let us know within 15 days.
GSTN No. 27AABAS9357E1Z9 PAN No. AABAS9357E
NEFT details - A/C No. 021002300000281, IFSC : SVCB0010021, Bharati Sahakari Bank Ltd, Worli
No Maintenance will be accepted by CASH



This is a computer generated Maintenance Bill & does not need signature.

E & O.E.

RECEIPT

No.	Date	Particular	Amount
183	28/12/2021	by Cheque No. 000227 dated 24-12-2021 drawn on BOB WALKESHWAR	70,002.00
Against Bill No.:289- Dated 05/10/2021 Being amount received towards Maintenance Charges upto December			Subject to Realisation of Cheque(s)

Receipt Against This Bill

For SHUBHADA CO-OP HOUSING SOCIETY LTD

Receipt Date Chq No. Chq. Date Bank Name Amount

Manager



बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

ब्रेस्ट भवन, पो.बॉ.नं. १९२, ब्रेस्ट मार्ग, कुलाबा, मुंबई - ४०० ००२

Ward Office Address:
Customer Care / G/S - Ward BEST
Under-taking 4th Fl. Ancillary Building, Tilak
Road E. Wadala, Wadala Depot, Mumbai -
400031. Tel: 24146262, Ext. 551

Name SHUBADHA CO OP HSG SOC LTD Mobile No. 97XXXXX246 Email ID. XXXXXXXXXXXXXXXX v2.adityabhila.com	Bill For Mar-2022	Date of Bill 04/03/2022	Invoice No. 203717307091
Billing Address # A/1001, FLOOR-10, PLOT-63B/64A, A. SHUBADHA CHS LTD, SIR POCHKHANWALA ROAD, WORLI RTO OFFICE, WORLI COLONY, MUMBAI-400030	Book Folio No. 717307	Cycle 03	Consumer No. 717-307-091'9
Power Supply Address # A/1001, FLOOR-10, PLOT-63B/64A, A. SHUBADHA CHS LTD, SIR POCHKHANWALA ROAD, WORLI RTO OFFICE, WORLI COLONY, MUMBAI-400030	Type of Supply 3P	Service No. 2000819 x x	C.A. No. 1576657
	Installation No. 2055973	Sanctioned Load 31.170 KW	Bill Period 27/01/2022 - 24/02/2022
	Security Deposit 3090.00	Last Payment Received ₹ 2590.00	Tariff LT 1B
			Category RESIDENTIAL
			Ward 05
			Last Payment Received Date 21/02/2022

Current Bill Amount ₹	Past Dues ₹	Due Date *	Bill Amount Before Due Date ₹	Bill Amount After Due Date ₹ **
2202.77	0.46	28/03/2022	2200.00	2232

* Due date valid only for current bill amount ** Interest will be levied on arrears as applicable

Important Contact Details	Fuse Control/Off Supply 24954242 8828847567	Billing Complaints 24146262 Extn:551	Electricity Theft/ Unauthorised use North-24194578	Fault Control 24906611	For Street Lighting Complaints 8291553232 / 2657431113
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Internal Grievances Redressal Cell	Consumer Grievances Redressal Forum
Assistant Admin. Manager, Customer Care G/S Ward, 4th floor, Ancillary Building, Tilak Road Extension, Wadala Depot, Mumbai-400031. Tel no:24157277; 24190728. Email : igrc@bestward.bestundertaking.com	Ground Floor, Multistored Annex Bldg, Accomodation Road, Colaba, Mumbai - 400001 Visit : www.cgrfbest.org.in Email : decgrfbestundertaking.com

Your Electricity Help I
miBEST

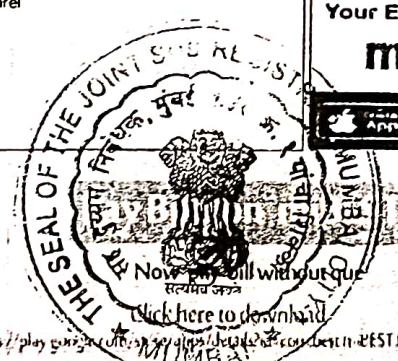
Available on the App Store and Google Play

Past Consumption		
Bar Graph	Unit	kWh Month
Meter No - N152669		
	315	Feb-22
	481	Jan-22
	653	Dec-21
	737	Nov-21
	532	Oct-21
	541	Sep-21
	541	Aug-21
	709	Jul-21
	405	Jun-21
	500	May-21
	443	Apr-21

Units Consumed	kWh
Mar-22	255
Mar-21	377

Bill Collection Centers in your area

- Jacob Circle - Mahalaxmi Receiving Station, Sane G Marg, Mumbai-11
- Worli Naka - Near Shyamsena Shakra, G K Marg, Worli Naka, Mum-28
- Prabhadevi - Near Prabhadevi Mandir
- Prabhadevi Rec Station - Prabhadevi Receiving Station, Worli, Mumbai -400025
- Lower Parel - Near Shivajaya Bldg, S B Marg, Lower Parel
- Mobile Van - Maharashtra Highschool
- Gandhi Maidan - Gandhi Ground, (Jambhon Maidan)



Best Undertaking official app

miBEST

Available on the App Store and Google Play

for details & more information - www.bestwardbest.com

(Dr. R.D.Palsute)
Chief Engineer Customer Care

During Monsoon the DIS supply messengers in brief so that the telephone lines and personal will be available for attending other consumer's.

80 / 90

Crossed Cheque ** / D.D. Should be In Favour of " BEST Consumer 717307091'9

P.T.W./CY	CONSUMER NUMBER	BILL DATE	DUE DATE	BILL AMOUNT (₹)
NGS/03	717-307-091'9	04/03/2022	28/03/2022	2200.00

If you have paid Arrears of , Please bring the paid bill and Pay
** Payment by made cheque is subject to realization.



This Electric Bill is issued for electricity used and may not be treated as proof for other

BEST Undertaking Payment Slip

आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA

SREEJAYA ASHOKRAO CHAVAN

ASHOKRAO SHANKARRAO CHAVAN

26/05/1992

Permanent Account Number

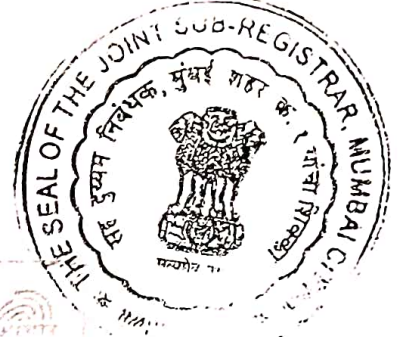
AHKPC1201C

Chavan

बकाई - २	
२६/०५/९२	५०
२०२२	



Chavan



भारत सरकार
Government of India

Issued Date: 15/07/2020



राज संजय बियाणी
Raj Sanjay Biyani
जन्म तारीख/DOB: 11/11/2003
पुरुष/ MALE

Issue Date: 03/03/2013

बलई - १
2022/83/40
२०२२

6611 8357 9532

VID : 9103 9880 6736 9796

माझी साधार, माझी ओळख

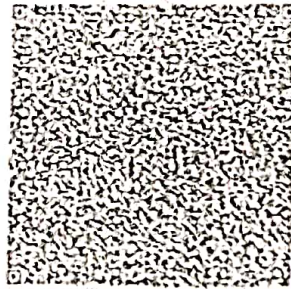


भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
S/O: संजय बियाणी, फ्लॉट नं 01, राज रेसिडेन्सी,
शार्दा नगर, नानेड, तरोडा बुद्रुक, नांदेड,
महाराष्ट्र - 431605

Address:
S/O: Sanjay Biyani, FLAT NO 01, RAJ
RESIDENCY, SHARDA NAGAR, NANDED,
Taroda Bk., Nanded,
Maharashtra - 431605



6611 8357 9532

VID : 9103 9880 6736 9796



1947

help@uidai.gov.in

www.uidai.gov.in

Handwritten signature

possession or use of more than one PAN is against the law and may attract penalty of Rs. 10,000/-
 एक से अधिक खासी लेखा संख्या (पिन) रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये का अधिकतम जुर्माना लागू सकता है।

The PAN card enclosed contains QR Code which is readable by a specific mobile App

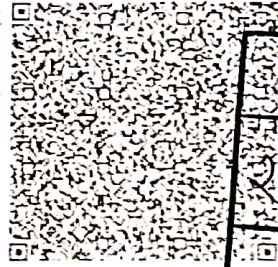
संलग्न पैन कार्ड में एनआरएस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रोइड मोबाइल ऐप द्वारा पठनीय है।

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA



स्थायी लेखा संख्या
 Permanent Account Number
FSTPB8523H



नाम / Name
Raj Sanjay Biyani

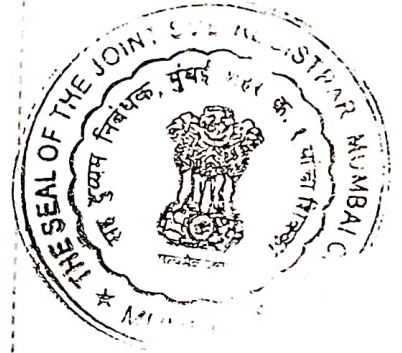
जन्म तिथि / Date of Birth
11/11/2003

हस्ताक्षर / Signature

Handwritten signature and date: **11/11/2003**

इस कार्ड के खोने / चोरी होने पर कृपया सूचित करें / लॉटरी।
 संयुक्त निदेशक (पदाति) - 1 पैन अधिकारी
 जेपी मजिस्ट्रेट, आयकर भवन, सेक्टर - 3, वानसवाट
 गाजियाबाद - 201010, उत्तर प्रदेश

If this card is lost / someone's lost card is found,
 please inform / return to:
 Joint Director (System)-1 PAN Module
 9th floor, Aayakar Bhawan Sector - 3, Vanshvat,
 Ghaziabad - 201010, Uttar Pradesh
 Tel no: 0120-2770078; Fax : 0120-2770078
 Mail id : epap@incometax.gov.in



Handwritten initials: **RJB**

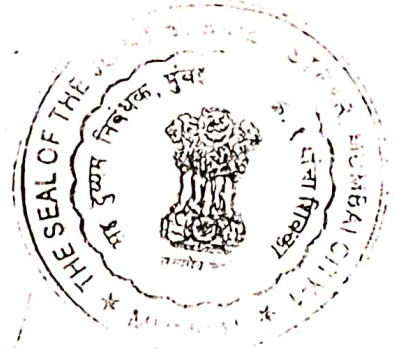
भारत सरकार
GOVERNMENT OF INDIA



प्रकाश रजनीकांत शहा
Prakash Rajnikant Shah
जन्म वर्ष/YoB:1957
पुरुष Male



8680 7335 9789



आधार - सामान्य माणसाचा अधिकार

वर्ग - १	
२००५	४५ / ५०
२०२२	

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRAKASH RAJNIKANT SHAH

RAJNIKANT SHAH

24/09/1957

Permanent Account Number

AAZPS6794G

Signature



03122008



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

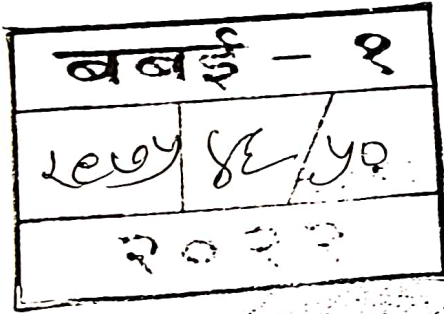
S/O: रजनीकांत शहा, प्रभू
निवास, 1ता मजला, फ्लॅट
नंबर 5, लाला लजपतराय
रोड, विले पार्ले (पस्चिम) पोस्ट
ऑफीस समोर विले पार्ले
(पस्चिम), मुंबई, विलेपार्ले
(वेस्ट), मुंबई
महाराष्ट्र, 400056

Address:

S/O: Rajnikant Shah, Prabhu
Niwas, 1st Floor, Flat No 5,
Lala Lajpatrai Road, Opp Vile
Parle (W) Post Office Vile
Parle (W), Mumbai, Vileparle
(West), Mumbai
Maharashtra, 400056



Aadhaar - Aam Aadmi ka Adhikar



इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाईम्स टॉवर, कमला मिल्स कंपाउंड, एस. बी. मार्ग,
लोअर परेल, मुंबई-400 013.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S.B.Marg, Lower Parel, Mumbai - 400 013.

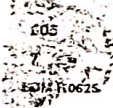
Tel: 91-22-2499 4650, Fax: 91-22-2495 0664
email: tininfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



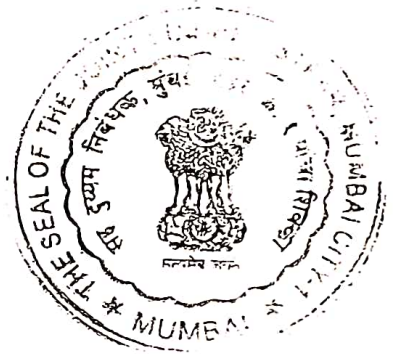
भारत सरकार
GOVT. OF INDIA

RAKESH D KALBE
DATTARAM BABU KALBE
23/10/1976
Permanent Account Number
AQJPK5498B



Kalbe
Signature

Kalbe



व्यक्ति - १	
2004	86/90
००२	



भारतीय विशिष्ट ओळख प्राधिकरण

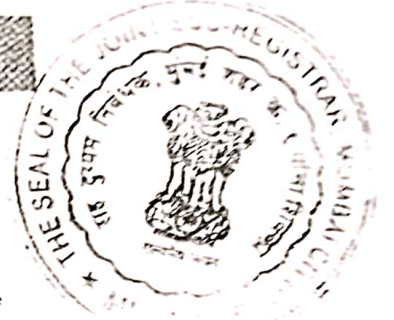
भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1104/20415/13255

To,
गणेश दत्तात्रय कांबळे
Rakesh Dattaram Kalbe
S/O Dattaram Kalbe
3/16, chhatrapati nager, hanuman galli road, kanjur village
Kanjur Marg East,
Mumbai
Maharashtra 400042

29/11/2011



बळई - १
20/09/90
२०२२

Ref: 45 / 01C / 89622 / 89775 / P



UE113697353iN



आपला आधार क्रमांक / Your Aadhaar No. :

5309 3952 9373

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



गणेश दत्तात्रय कांबळे
Rakesh Dattaram Kalbe
जन्म वर्ष / Year of Birth : 1976
पुरुष / Male



5309 3952 9373

आधार - सामान्य माणसाचा अधिकार

Handwritten signature

22 मार्च 2022 3:29 म.नं.

दस्त गोपवारा भाग-1

बवड 1

8th 30

दस्त क्रमांक: 2975/2022

दस्त क्रमांक: बवड 1 /2975/2022

बाजार मूल्य: रु. 4,64,11,440/-

भस्केले मुद्रांक शुल्क: रु.35,00,000/-

मोवदला: रु. 7,00,00,000/-

डु. नि. सह. दु. नि. बवड 1 यांचे कार्यालयात

अ. क्र. 29/5 वर दि.22-03-2022

रोजी 3:28 म.नं. वा. हजर केला.

पावती:3533

पावती दिनांक: 22/03/2022

मादरकरणाराचे नाव: - - राज संजय वियाणी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

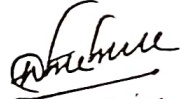
एकूण: 31000.00



दस्त हजर करणाऱ्याची सही:



दुय्यम निबंधक, मुंबई-1



दुय्यम निबंधक, मुंबई-1

दस्ताचा प्रकार: सेल डीड

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 22 / 03 / 2022 03 : 28 : 00 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 22 / 03 / 2022 03 : 28 : 58 PM ची वेळ: (फी)

गोपवारा

* सदर दस्तारेवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार
कळविलेले आहे. * दस्तातील संपूर्ण मजकूर, शिफादक व
नोंदणी शुल्काच्या कागदपत्रांची सत्यता तपासली आहे. * दस्त
मादरकार कोसली दस्त शिफादक व कमुतीदारक हे संपूर्ण



लिहून देणारे :





22 3 34:29 PM

दस्तावेज क्रमांक: 2975/2022
दस्तावेज प्रकार: सेल डीड

अनु क्र. 1

पक्षकाराचे नाव व पत्ता
नाव:- श्रीजया अशोक बळढाण
पत्ता: प्लॉट नं:-, माळा नं:-, उमावतीचे नाव: मदनिका नं 6 ए,
भागीरथी भुवन, 2 रा मजला, दादीशेट फर्स्ट कॉस लेन, 24
बाबुलनाथ रोड, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई.
पिन नंबर: AHKPC1201C

पक्षकाराचा प्रकार
विहून घेणार
वय :- 29
स्वाक्षरी:-

[Signature]



अनु क्र. 2

नाव:- राज मंजय विद्याणी
पत्ता: प्लॉट नं:-, माळा नं:-, उमावतीचे नाव: मदनिका नं 1, राज
रेसिडेन्सी, शारदा नगर, नांदेड, तारोडा बुद्रुक नांदेड, महाराष्ट्र, ब्लॉक
नं:-, रोड नं:-, महाराष्ट्र, नांदेड.
पिन नंबर: GSTPB8523H

विहून घेणार
वय :- 18
स्वाक्षरी:-

[Signature]



वरील दस्तऐवज करून देणार नसावाचीत सेल डीड चा दस्त एवज करून दिल्याचे कबुल करतात.
शिक्षक 3 बी वेळ: 22 / 03 / 2022 03 : 32 : 38 PM

ओळख: खातीत उमम असे निवेदीत करताना फी ने दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्याची ओळख पटवितात

अनु क्र. 1

पक्षकाराचे नाव व पत्ता
नाव:- राकेश दत्ताराम कालवे
वय: 45
पत्ता: 3/16, चंद्रपती नगर, हनुमान गल्ली रोड, कांजूर व्हिलेज, कांजूर मार्ग पूर्व,
मुंबई
पिन कोड: 400042

[Signature]
स्वाक्षरी



अनु क्र. 2

नाव:- प्रकाश राजीकांत शहा
वय: 64
पत्ता: प्रभु नियाम 1 ला मजला, मदनिका नं 5, लाल लजपतराय रोड, विले पार्ले
पश्चिम, मुंबई
पिन कोड: 400056

[Signature]
स्वाक्षरी



शिक्षक 4 बी वेळ: 22 / 03 / 2022 03 : 33 : 20 PM

[Signature]

दुसरे निबंधक, मुंबई-1

प्रमाणित करणेत येते की या
दस्तामध्ये एकूण..... 30 पाने आहेत.
पुस्तक क्र.- 1, मध्ये बबई- 1/2/2022
अन्वय नोंदला. 22 MAR 2022
दिनांक *[Signature]*

प्र. सह. दुय्यम निबंधक, मुंबई शहर- 1

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MIR RAJ SANJAY BIYANI	eChallan	02300042022032161716	MH014906952202122M	3500000.00	SD	0007250142202122	22/03/2022
2		DHC		220320221U081	1000	RF	22032022100310	22/03/2022
3	MIR RAJ SANJAY BIYANI	eChallan		MH014906952202122M	30000	RF	0007250142202122	22/03/2022

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

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