

Sale deed of MORTO

to

my wife Jyoti Singhania



Receipt (pavti)

324/3368

पावती

Original/Duplicate

Friday, March 01, 2024

नोंदणी क्र.: 39म

1:47 PM

Regn.: 39M

पावती क्र.: 3737 दिनांक: 01/03/2024

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल-१ -3368-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: ज्योती राजेश सिंघानिया

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,मूची-२ अंदाजे  
2:07 PM ह्या वेळेस मिळेल.

  
दु.निबंधक बोरीवली 1

वाजार मूल्य: रु.3017584 /-

मोबदला रु.7000000/-

भरलेले मुद्रांक शुल्क : रु. 420000/-

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

1) देयकाचा प्रकार: DHC रकम: रु.600/-

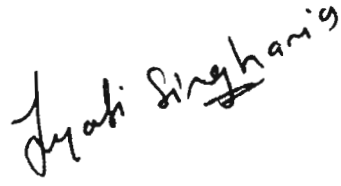
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324016807337 दिनांक: 01/03/2024

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016481493202324E दिनांक: 01/03/2024

वैकेचे नाव व पत्ता:

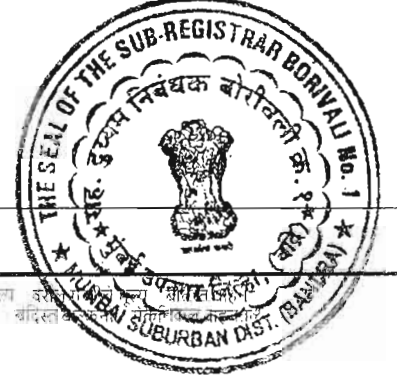


Registered Original Document

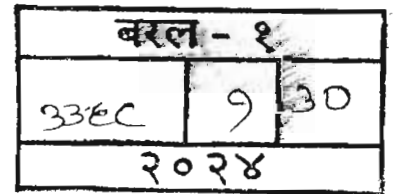
Delivered On 02/03/2024



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Valuation ID	202403011587			01 March 2024, 11:31:01 AM		
मूल्यांकनाचे वर्ष	2023					
जिल्हा	मुंबई(उपनगर)					
मूल्य विभाग	64-मालाड ( उत्तर ) ( बोरीवली )					
उप मूल्य विभाग	भूभाग: उत्तरेख बाँड्याची हद्द. पूर्वस रेल्वे लाईन. दक्षिणेस मामलेदार वाडी मार्ग, पूर्वेस एस. व्ही रोड.					
सर्व्हे नंबर /न. भू. क्रमांक	सि.टी.एस. नंबर#609					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
	45410	105740	162400	249800	105740	चौरस मीटर
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	12.08चौरस मीटर	मिळकतीचा वापर-	दुकान संकलन	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण- उद्ववाहन सुविधा-	1-आर सी सी नाही	मिळकतीचे वय- मजला -	0 TO 2वर्द Ground Floor 1 - Ground Floor	बांधकामाचा दर -	Rs.30250/-	
रस्ता सन्मुख -	Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 100% apply to rate= Rs.249800/-					
रस्ता सन्मुखनुसार मूल्यदर	= 100% apply to rate = Rs.249800/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर ) = ( ( 249800-45410 ) * 10 ) + 45410 ) = Rs 249800/-					
1) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 249800 * 12.08 = Rs 3017584/-					
Applicable Rules	= 10.9 ब.4					
एकत्रित अंतिम मूल्य	मुख्य मिळकतीचे मूल्य -तळघराचे मूल्य - मेझनाईन मजला क्षेत्र मूल्य - तलातच्या गच्चीचे मूल्य - इतर मजला क्षेत्राचे मूल्य - खुल्या जमिनीवरील वाहन टक्केचे मूल्य - इमारती भोवताऱ्या खुल्या जागेचे मूल्य - बांधकामाचे मूल्य = A + B + C - D + E + F + G + H + I + J = 3017584 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.3017584/-					



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







CHALLAN  
MTR Form Number-6



GRN	MH016481493202324E	BARCODE			Date	29/02/2024-14:50:06	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)	EBTPS4136P			
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			Full Name	JYOTI RAJESH SINGHANIA			
Location	MUMBAI			Flat/Block No.	SHOP GALA NO 4 SAINATH CHAMBER			
Year	2023-2024 One Time			Premises/Building	OPPOSITE LIFE LINE HOSPITAL			
Account Head Details		Amount In Rs.		Road/Street	SAINATH ROAD MALAD WEST SUBWAY MALAD WEST			
0030045501 Stamp Duty		420000.00		Area/Locality	MALAD MUMBAI			
0030063301 Registration Fee		30000.00		Town/City/District				
				PIN	4 0 0 0 6 4			
				Remarks (If Any)	PAN2=AAAPL2272P-SecondPartyName=MORTO VINAYAK LOTLIKAR-CA=7000000-Marketval=0			
				Amount In	Four Lakh Fifty Thousand Rupees Only			
Total		4,50,000.00		Words				
Payment Details			PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	0300017002290705150622626			
Cheque/DD No.			Bank Date	RBI Date	29/02/2024-14:50:28 Not Verified with RBI			
Name of Bank			Bank-Branch			PUNJAB NATIONAL BANK		
Name of Branch			Scroll No. , Date			Not Verified with Scroll		



Department ID :

Mobile No. : 9322645333

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

*Jyoti Singhania*

बरल - १		
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*Jyoti*



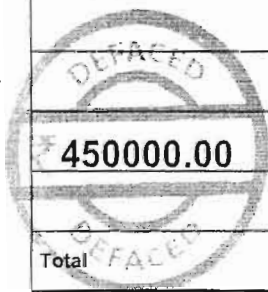




**CHALLAN**  
MTR Form Number-6



GRN	MH016481493202324E	BARCODE			Date	29/02/2024-14:50:06	Form ID	25.2
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable)		EBTPS4136P	
Office Name BRL1_JT SUB REGISTRAR BORIVALI 1					Full Name		JYOTI RAJESH SINGHANIA	
Location MUMBAI					Flat/Block No.		SHOP GALA NO 4 SAINATH CHAMBER	
Year 2023-2024 One Time					Premises/Building		OPPOSITE LIFE LINE HOSPITAL	
Account Head Details			Amount In Rs.		Road/Street		SAINATH ROAD MALAD WEST SUBWAY MALAD WEST	
0030045501 Stamp Duty			420000.00		Area/Locality		MALAD MUMBAI	
0030063301 Registration Fee			30000.00		Town/City/District			
					PIN		4 0 0 0 6 4	
					Remarks (If Any)			
					PAN2=AAAPL2272P~SecondPartyName=MORTG VINAYAK			
					LOTLIKAR-CA=7000000~Market			
Total			4,50,000.00		Amount In		Four Lakh Fifty Thousand Rupees Only	
					Words		FOUR LAKH FIFTY THOUSAND RUPEES ONLY (बस)	
Payment Details PUNJAB NATIONAL BANK					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN	Ref. No.	03006172024022901051	506232226
Cheque/DD No.					Bank Date	RBI Date	29/02/2024-14:53:20	Not Verified with RBI
Name of Bank					Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch					Scroll No. , Date		1 , 01/03/2024	



Department ID : Mobile No. : 9322645333

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

बसल - १  
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2024

Defacement Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-324-3368	0008740102202324	01/03/2024-13:47:17	IGR190	30000.00
2	(iS)-324-3368	0008740102202324	01/03/2024-13:47:17	IGR190	420000.00
Total Defacement Amount					4,50,000.00





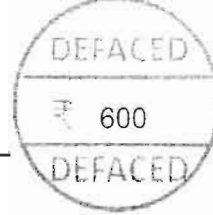
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 0324016807337

Receipt Date 01/03/2024

Received from DHC, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 3368 dated 01/03/2024 at the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.



### Payment Details

Bank Name SBIN

Payment Date 01/03/2024

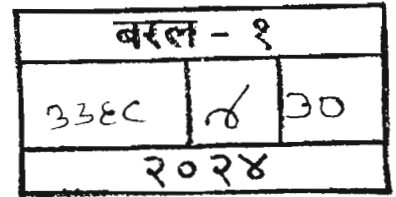
Bank CIN 10004152024030107007

REF No. 406133592521

Deface No 0324016807337D

Deface Date 01/03/2024

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





AGREEMENT FOR SALE

*Jyoti Singhania*

1<sup>st</sup> March 2024

THIS ARTICLE OF AGREEMENT made and entered into at \_\_\_\_\_, on this \_\_\_\_\_ day of March, 2024 (In the Christian Year Two Thousand Twenty Four).

BETWEEN

**MR. MORTO VINAYAK LOTLIKAR, Aged: 64 years** Pan No- **AAAPL2272**, Pan Indian Inhabitant, residing at, **403-B, Vibhako Society, Mamletdarwadi, Main Road, Malad (West), Mumbai- 400064**, herein after referred as to the **Transferor/Vendor** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators or assignees) of **FIRST PART**.

AND

**MRS. JYOTI RAJESH SINGHANIA, Aged- 41 years**, PAN NO. **EBTPS4136P** an Indian Inhabitants, residing at- **503, A Wing, 5<sup>th</sup> floor, 467 Saket Apartment, Kokani Pada Road, Near Sanskar College, Kurar Village, Malad (East), Mumbai- 400097**, herein after referred to as the **Transferees/ Purchasers** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her legal heirs, executors, administrators or assignees) of the **SECOND PART**.

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WHEREAS

1. The Vendor herein i.e. Mr. Morto Vinayak Lotlikar above, is absolute owner and is in possession of Shop/ Gala No.4 , Ground Floor, admeasuring area 130 sq. ft. (Built-up Area), Sainath Chamber, Sainath Road, Opp. Lifeline Hospital, Malad West Subway, Malad West, Mumbai- 400064, within the limits of Brihanmumbai Municipal Corporation/ Municipal Corporation of Greater Mumbai and within the Revenue Village, Malad, Taluka: Borivali Registration District and Sub-District of Mumbai (Suburban) bearing CTS No. 609, 609/1 to 6, Village Malad North and more particularly as described in the schedule hereunder (herein after referred to as the 'SAID PREMISES')



2. By virtue of Agreement dated 01.05.1980 duly adjudicated by the Collector of Revenue Stamps vide Order No. Adj. COB/ AY/ 13910/08 entered by and between M/s. Happy Home Builders, therein called the Parties of the First Part and Smt. Sushilabai V. Lotlikar therein called the Party of Second Part, the said Smt. Sushilabai V. Lotlikar acquired and became the absolute owners, occupiers, possessors, users and holders of Commercial premises Being Shop/ Gala No.4, Ground Floor, admeasuring area 130 sq. ft. (Built-up Area), Sainath Chamber, Sainath Road, Opp. Lifeline Hospital, Malad West Subway, Malad West,

*Jyoti Singhania*

*Morto*

Mumbai- 400064, within the limits of Brihanmumbai Municipal Corporation/ Municipal Corporation of Greater Mumbai and within the Revenue Village: Malad North, Taluka: Borivali Registration District and Sub-District of Mumbai Suburban bearing CTS No. 609, 609/1 to 6, Village Malad North and more particularly described in the schedule hereunder (hereinafter referred to as the "SAID PREMISES").

3. The said Sushilabai V. Lotlikar along with other purchaser/s of the Galas/ Units/ Flats formed a Society under the provisions of Maharashtra Co-operative Societies Act, 1960 in name and style of "The Jai Sainath Co-operative Society Limited" having its Registration no. BOM/ HSG/ 6165/ 1980 (hereinafter referred to as "THE SAID SOCIETY"), in pursuance to which Sushilabai V. Lotlikar was made a bonafide member of the said society and was granted five fully paid up shares of Rs.50/- each bearing Distinctive No. 16 to 20 (both inclusive) vide share Certificate No. 4 (hereinafter referred to as "THE SAID SHARES").



The said Sushilabai V. Lotlikar died intestate on 16.04.2018 leaving behind her two sons viz. Mr. Morto Vinayak Lotlikar (Transferor/Vendor herein) and Mr. Narendra Vinayak Lotlikar and a married daughter Mrs. Vijaya Vinayak Shirodkar nee Vijaya Vinayak Lotlikar as per the provisions of the Hindu Succession Act, 1956 by which she was governed at the time of her death. **The husband of the deceased namely Vinayak Lotlikar predeceased to Smt. Sushilabai V. Lotlikar.**

5. In pursuance to aforesaid the said Mr. Narendra Vinayak Lotlikar and Mrs. Vijaya Vinayak Shirodkar nee Vijaya Vinayak Lotlikar had executed a Deed of Release dated 08.05.2023 registered under No. BRL-6/ 9281/ 2023 out of natural love and affection they bear towards their brother viz. Mr. Morto Vinayak Lotlikar wherein the said Mr. Narendra Vinayak Lotlikar and Mrs. Vijaya Vinayak Shirodkar nee Vijaya Vinayak Lotlikar as the Releasers of the First Part had released and relinquished their respective rights, title, interest

बरेल	and	share in the said premises being Shop/ Gala No.4 in favor of Mr. Morto Vinayak Lotlikar
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as the Releasee of the Second Part on the terms and conditions contained therein.

6. Mr. Morto Vinayak Lotlikar through his advocate B.M. Gupta & Associates had issued a Public Notice in two Newspapers viz. Active Times (English) and Pratahkaal (Marathi) both dated 06.11.2023 inviting upon claims on the right, title and interest in the said premises of whatsoever nature from public/ heirs/ organization in general, and from the No Claim Certificate dated 21.11.2023 issued by said B.M. Gupta & Associates Advocates, & Legal Consultants it is evident that no such claims were raised against the aforesaid public notice issued and And society has transferred the Shop and endorsed share certificate in the name of

*Jyoti Singh*

*VB*

vendor / Transferor on compliance of above formalities. Thus "THE VENDOR/TRANSFEROR" herein become sole owner of the said flat.

7. The VENDOR herein i.e. Mr. Morto Vinayak Lotlikar is in possession and occupation of the said Premises and is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Premises in the said Society.
8. The VENDOR herein i.e. Mr. Morto Vinayak Lotlikar hereby agree to sell, assign and transfer the said Premises together with right, titles, shares and interest in the said Premises to the PURCHASER herein i.e. Mrs. Jyoti Rajesh Singhanian and the PURCHASER herein i.e. Mrs. Jyoti Rajesh Singhanian hereby agrees to purchase or acquire the same from the VENDOR herein i.e. Mr. Morto Vinayak Lotlikar for the total Consideration amount of Rs. 70,00,000/- (Rupees SEVENTY LAKHSONLY) All Inclusive under the following terms and conditions which are mutually agreed upon by and between the parties hereto as follows:

NOW THIS INDENTURE WITNESSETH AS UNDRE AND THIS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:



1. The VENDOR herein i.e. Mr. Morto Vinayak Lotlikar, hereby agree to convey and transfer the said premises together with the rights, title and interest and the shares held by the VENDOR herein i.e. Mr. Morto Vinayak Lotlikar in the said, to the PURCHASER herein i.e. Mrs. Jyoti Rajesh Singhanian for the total Consideration amount of Rs. 70,00,000/- (Rupees SEVENTY LAKHS ONLY) All Inclusive.

2. The VENDOR herein i.e. Mr. Morto Vinayak Lotlikar hereby declare and confirm that the above said Premises is free from all encumbrances and that he has all the rights and power to transfer the same to the PURCHASER herein i.e. Mrs. Jyoti Rajesh Singhanian. The PURCHASER herein i.e. Mrs. Jyoti Rajesh Singhanian have agreed to pay the amount Rs. 70,00,000/- (Rupees SEVENTY LAKHSONLY) All Inclusive in the following manner:-

- a. Rs. 5,01,000/- [Rupees Five Lakh and One Thousand Only]. Dated 04.12.2023 towards the payment as Token Money, Withdrawn From Punjab National Bank, Lokhandwala Township Kandivali East Branch From Savings A/C. NO. 12312011013586 to Mr. Morto Vinayak Lotlikar in his SAVING A/C. NO. 00722100002151, IFSC Code.: JASB0000008 maintained at JANASEVA SAHAKARI BANK (BORIVLI) LTD., having branch at Tushar Bungalow, Ashok Charkravarti Road, Near Thakur House Kandivali East, Mumbai- 401101.

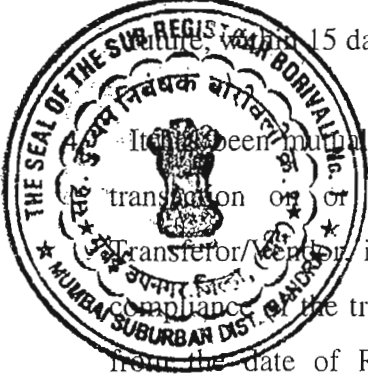
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RIGHTS AND POWER		

*Jyoti Singhanian*

*Morto*

b. Rs. \_\_\_\_\_/- [Rupees \_\_\_\_\_ Lakh Only]. Dated \_\_\_\_\_ towards the payment as Token Money, Withdrawn From Punjab National Bank, Lokhandwala Township Kandivali East Branch From Savings A/C. NO. 12312011013586 to Mr. MortoVinayak Lotlikar in his SAVING A/C. NO. 00722100002151, IFSC Code.: JASB0000008 maintained at JANASEVA SAHAKARI BANK (BORIVLI) LTD., having branch at Tushar Bungalow, Ashok Charkravarti Road, Near Thakur House Kandivali East, Mumbai- 401101.

3. The PURCHASERS/TRANSFEREES agree and undertake to pay on behalf of the Vendor the sum of Rs. 70,000/- ( Rupees Seventy Thousand only ) being Tax Deducted at Sources ( TDS ) @ 1 % from the total sales proceed and will give the necessary certificate to THE VENDORS/TRANSFERORS" to claim the said TDS amount from TAX AUTHORITY in \_\_\_\_\_ 15 days from the date of Registration of this agreement for sales.



It has been mutually agreed by both the parties hereto that the Purchaser shall complete transaction on \_\_\_\_\_ or before 30 days, by paying entire agreed consideration to the transferor/vendor. In case due to any unavoidable circumstances arising leading to non-compliance of the transaction then a grace period of 30 days will be given commencing from the date of Registration of this Agreement for sale by shall be given to the PURCHASER herein i.e. Mrs. Jyoti Rajesh Singhania to complete the said transaction/contract by paying the entire consideration.

5. The Transfer Fees of The Society i.e. Rs. 25,000/- (Twenty- Five Thousand) Shall Be Borne By Both PURCHASER herein i.e. Mrs. Jyoti Rajesh Singhania & VENDOR herein i.e. Mr. MortoVinayak Lotlikar Equally i.e. Rs. 12,500/- each.

6. The VENDOR herein i.e. Mr. MortoVinayak Lotlikar hereby agree to sign all the papers and documents such, Letter of Possession, Transfer forms, Applications, Undertakings etc., in respect of the said Premises in favour of the PURCHASER herein i.e. Mrs. Jyoti Rajesh Singhania for the effective transfer of the said Premises in the name of the PURCHASER herein i.e. Mrs. Jyoti Rajesh Singhania in concerned Society's records on receipt of full and final payment from the PURCHASER herein i.e. Mrs. Jyoti Rajesh Singhania.

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7. If any unavoidable circumstance resulting to cancellation of the contract and incompleteness of the Agreement, the said VENDOR herein i.e. Mr. MortoVinayak Lotlikar will return token amount and payment of consideration received by him till date to the PURCHASER herein i.e. Mrs. Jyoti Rajesh Singhania. In case of execution of termination and cancellation of this instrument by both the parties hereto the Vendor shall be entitled to deal with and/or entered into a transaction and/or entered into an agreement with intended purchaser and the Purchaser shall not take any objection or claim upon the said premises.

*Jyoti Singhania*

*MortoVinayak Lotlikar*



8. The stamp duty, registration charges of the said Premises and also advocate's fees to be paid by the PURCHASER herein i.e. Mrs. Jyoti Rajesh Singhania alone and the VENDOR herein i.e. Mr. Morto Vinayak Lotlikar shall not contribute for the same.
9. The VENDOR herein i.e. Mr. Morto Vinayak Lotlikar will pay the monthly maintenance charges, municipal taxes, water charges, and all dues applicable, deemed conveyance charges of the said premises till the date of possession and shall provide copies of all the payment receipt to the PURCHASER herein i.e. Mrs. Jyoti Rajesh Singhania.
10. Subject to clause 6 hereinabove The VENDOR herein i.e. Mr. Morto Vinayak Lotlikar hereby declares and confirms that on execution of this Agreement, they will not enter into any contract/ deal with anyone else in relation to the said Premises and will comply with the terms and conditions of this Agreement.
11. The VENDOR herein i.e. Mr. Morto Vinayak Lotlikar, hereby declares that he has full and unencumbered rights and absolute authority to enter into this Agreement and transfer the said Premises and that he has not done or performed any act, deed or thing whatsoever whereby he may be prevented from entering into this Agreement for the sale and transfer of the said premises as purported to be done hereby or whereby the PURCHASER herein i.e. Mrs. Jyoti Rajesh Singhania are not able to get the possession of the said Premises against the payment of the full consideration. The Purchaser hereby declare that prior to execution of this present she had investigated the title of the Vendor and satisfied with the authority and right of the Vendor upon the said premises.
12. The VENDOR herein i.e. Mr. Morto Vinayak Lotlikar have agreed to give vacant and absolute possession and ownership of said premises upon receiving full and final consideration as set out hereinabove.



वरल - १		
33EC	e	30
२०२४		

**THE SCHEDULE OF PROPERTY ABOVE REFERRED TO**

**(hereinabove referred to as the said PREMISES)**

All that property being the Commercial Shop/ Gala No.4, Ground Floor, admeasuring area 130 sq. ft. (Built-up Area), Sainath Chamber, in the Jai Sainath Co-operative Society Limited, Sainath Road, Opp. Lifeline Hospital, Malad West Subway, Malad West, Mumbai- 400064, within the limits of Brihanmumbai Municipal Corporation/ Municipal Corporation of Greater Mumbai and within the Revenue Village: Malad, Taluka: Borivali Registration District and Sub-District of Mumbai Suburban bearing CTS No. 609, 609, 609/1 to 609/6, Village Malad North along with 5 shares of Rs. 10/- each bearing Distinctive No. 16 to 20 (both inclusive) vide Share Certificate No. 4.

*Jyoti Singhania*

*Morto*

IN WITNESS WHERE OF THE PARTIES HERETO HAS PUT THEIR AND SIGNATURES ON THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

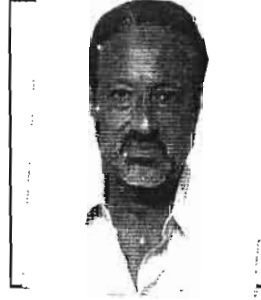
SIGNED SEALED AND DELIVERED



By the within-named Transferor/Vendor

MR. MORTO VINAYAK LOTLIKAR

PAN NO. AAAPL2272P



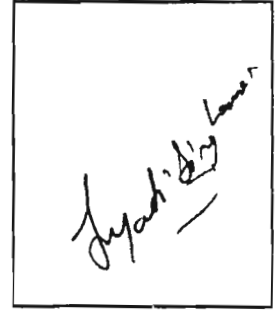
Morto V. Lotlikar

SIGNED SEALED AND DELIVERED

By the within named Transferee /Purchaser

Mrs. JYOTI RAJESH SINGHANIA

PAN NO. EBTPS4136P



RAJESH SINGHANIA

In presence of:

1) [Signature]



2) [Signature]

बल - १		
33EC	90	30
२०२४		





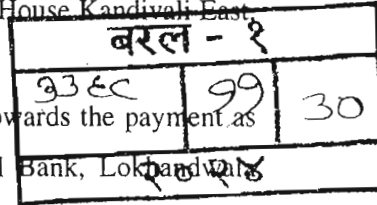
### AFFIDAVIT CUM DECLARATION

I Mr. Morto Vinayak Lotlikar have agreed to sale Commercial Shop/ Gala No.4, Ground Floor, admeasuring area 130 sq. ft. (Built-up Area), Sainath Chamber, in The Jai Sainath Co-operative Society Limited, Sainath Road, Opp. Lifeline Hospital, Malad West Subway, Malad West, Mumbai- 400064, within the limits of Brihanmumbai Municipal Corporation/ Municipal Corporation of Greater Mumbai and within the Revenue Village: Malad, Taluka: Borivali Registration District and Sub-District of Mumbai Suburban bearing CTS No. 609.609/1 to 609/6, Village Malad North along with 5 shares of Rs. 10/- each bearing Distinctive No. 16 to 20 (both inclusive) vide Share Certificate No. 4 to Mrs. Jyoti Rajesh Singhania vide an Agreement For Sale dated \_\_\_\_\_ registered under No. \_\_\_\_\_ / 2024 for the consideration amount of **Rs. 70,00,000/- (Rupees SEVENTY LAKHSONLY) All Inclusive**, which I have received in full from Mrs. Jyoti Rajesh Singhania and there are no dues against the said consideration for sale of said Shop/Gala No.4 on this dated \_\_\_\_ of \_\_\_\_\_, year 2024. I further state that I have no rights, title, share or interest in said premises being Shop/ Gala No.4.

I have received the said consideration amount of **Rs. 70,00,000/- (Rupees SEVENTY LAKHSONLY) All Inclusive** against sale of Commercial Shop/ Gala No.4.to Mrs. Jyoti Rajesh Singhania in the following manner:

a. **Rs. 5,01,000/- [Rupees Five Lakh and One Thousand Only]**. Dated 04.12.2023 towards the payment as Token Money, withdrawn from Punjab National Bank, Lokhandwala Township Kandivali East Branch from Savings A/C. No. 12312011013586 To Mr. Morto Vinayak Lotlikar In His Saving A/C. No. 00722100002151, Ifsc Code.: JASB0000008 Maintained at JanasevaSahakari Bank (Borivli) Ltd., having branch at Tushar Bungalow, Ashok Charkravarti Road, Near Thakur House Kandivali East, Mumbai- 401101.

b. **Rs. \_\_\_\_\_/- [Rupees \_\_\_\_\_]** Dated \_\_\_\_\_ towards the payment as Part Payment Of The Entire Consideration, Withdrawn From Punjab National Bank, Lokhandwala Township Kandivali East Branch From Savings A/C. No. 12312011013586 To Mr. Morto Vinayak Lotlikar In His Saving A/C. No. 00722100002151, Ifsc Code.: JASB0000008 Maintained At JanasevaSahakari Bank (Borivli) Ltd., having branch at Tushar Bungalow, Ashok Charkravarti Road, Near Thakur House Kandivali East, Mumbai- 401101.



c. **Rs. \_\_\_\_\_/- [Rupees \_\_\_\_\_]** Dated \_\_\_\_\_ towards the payment as Part Payment Of The Entire Consideration, Withdrawn From Punjab National Bank, Lokhandwala Township Kandivali East Branch From Savings A/C. NO. 12312011013586 to Mr. Morto Vinayak Lotlikar in his Saving A/C. No. 00722100002151, Ifsc Code.: JASB0000008 Maintained At JanasevaSahakari Bank (Borivli) Ltd., having branch at Tushar Bungalow, Ashok Charkravarti Road, Near Thakur House Kandivali East, Mumbai- 401101.

d. **Rs. \_\_\_\_\_/- [Rupees \_\_\_\_\_]** Dated \_\_\_\_\_ towards the payment as Part Payment Of The Entire Consideration, Withdrawn From Punjab National Bank, Lokhandwala Township Kandivali East Branch From Savings A/C. No. 12312011013586 To Mr. Morto Vinayak Lotlikar In His Saving A/C. No. 00722100002151, IFSC Code.: JASB0000008 Maintained At Janaseva

*Jyoti Singhania*

*Morto Lotlikar*

Sahakari Bank (Borivali) Ltd., having branch at Tushar Bungalow, Ashok Charkravarti Road, Near Thakur House Kandivali East, Mumbai- 401101.

\_\_\_\_\_

Mr. Morto Vinayak Lotlikar

Date: \_\_\_\_\_

*Morto*



बरल - १		
33EC	92	30
२०२४		

# JAI SAINATH CO-OPERATIVE HOUSING SOCIETY LTD.

[REGN. NO. BOM/HSG/6165/1980]

Sainath Chambers, Sainath Road, Malad (W), Mumbai - 400064

Ref No. \_\_\_\_\_

Date: 10/2/2024

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT AS PER OUR RECORD THE SHOP NO.-4 ON GROUND FLOOR IN JAI SAINATH CO-OP HOUSING SOCIETY LTD., SITUATED AT SAINATH ROAD, MALAD (WEST), MUMBAI-400064, OWNED BY MR. MORTO VINAYAK (OTLIKAR) HAVING 120 SQ. FT. BUILT UP AREA. THE BUILDING CONSTRUCTION OF GROUND FLOOR WITHOUT LIFT. THE CONSTRUCTION YEAR IS 1979. THE SOCIETY HAS NO OBJECTION TO WHATEVER NATURE FOR TRANSFER OF THE MENTIONED SHOP IN THE NAME OF MRS. JYOTI RAJESH SINGHANIA



बरल - १		
938C	93	30
२०२४		

For JAI SAINATH CO-OP. HSG. SOCIETY,

*Sunil Parikh*

Chairman / Secretary / Treasurer









9281389

सूची क्र.2

दुय्यम निबंधक सह दु.नि. बोरीवली 6

26-02-2024

दस्त क्रमांक : 9281/2023

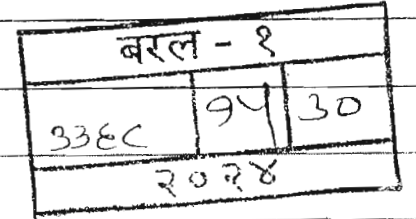
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

नोंदणी

Regn:63m

## गावाचे नाव : मालाड

(1) विलेखाचा प्रकार	रिलीज डीड
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: मौजे विलेज मालाड येथील साईनाथ चेंबर मधील शॉप न. 4 तळ मजला साईनाथ रोड लाइफ लाइन हॉस्पिटल समोर मालाड पश्चिम मुंबई 400068 ( ( C.T.S. Number : 609 : ) )
(5) क्षेत्रफळ	130 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	 <p>1): नाव:- शिरोडकर विजया विनायक अगोदरचे नांव विजया विनायक अगोदर वय:- 56 पत्ता:- प्लॉट नं: ड, माळा नं: -, इमारतीचे नाव: ड 15 बँक ऑफ इंडिया, मंगलवारा स्टाफ को-ऑपरेटिव सो ली ब्लॉक नं: यारी रास्ता, रोड नं: वर्सावा अंधेरी वेस्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400061 पॅन नं:-AMTPS0829E</p> <p>2): नाव:- नरेंद्र विनायक लोटलीकर वय:- 56 पत्ता:- प्लॉट नं: ब 303, माळा नं: 4, इमारतीचे नाव: विभयको को ऑफ हो सो ली, ब्लॉक नं: मालाड, रोड नं: मालाड पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AAAPL2271Q</p>
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- मोरटो विनायक लोटलीकर वय:- 63, पत्ता:- प्लॉट नं: ब 403, माळा नं: 4, इमारतीचे नाव: विभयको को ऑफ हो सो ली, ब्लॉक नं: मामलतदार वाडी, रोड नं: मालाड पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AAAPL2272P
(9) दस्तऐवज करून दिल्याचा दिनांक	08/05/2023
(10) दस्त नोंदणी केल्याचा दिनांक	08/05/2023
(11) अनुक्रमांक, खंड व पृष्ठ	9281/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	500
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





MUNICIPAL CORPORATION OF GREATER BOMBAY  
No. GE/2947/BSII/A/P of

To

M/s. Mahipat Shah & Associates,  
Shri Harish, Mistry - Arch.

6 JUL 1979

Sub :- Permission to occupy the completed portion  
building on Plot bearing C.T.S.No. 809  
on Sainath Road, Matunga for Smt. Radhabai  
Kisundas.

Sir,

Ref :- Your letter dated 23-4-1979.

By direction, I have to inform you that the permission  
occupy the completed portion of ground + 3 upper floors  
by you in the red colour in the plans submitted by you on  
23-2-1979 is hereby granted upto 31-3-1980. Please note that  
this permission is without prejudice to the provisions under section  
353A/471 of B.M.C. Act and subject to the following conditions

1. That the certificate under section 22 of the  
Municipal Corporation Act shall be obtained from the  
Engineer Water Works (P) Matunga District of  
the same sub-division of the City of Bombay.
2. That D.I.L.R. certificate for change of ownership of,  
setback should be submitted before B.O.C.
3. That formal permission under section 22 of U.L.(C.A.R.)  
Act from Competent Authority should be submitted  
before B.O.C.

Yours faithfully,

Asstt. Engineer Bldg. Proposals, (W.S.) (P)

- Copy to : 1. Owner Smt. Radhabai Kisundas.  
2. E.B.V. 3. A.E.C.P. 4. A.M. & C.P. 5. A.M. & P.M.I.  
6. A.J.P. 7. By order of the Corporation please.

कर-१०

3692 9/30  
2078

A. S. P. (W.S.) (P)

Ken.



करल-१		
3692	9/30	
२०७८		

करल-१		
33EC	9/30	
२०७८		







Share Certificate No: 04      Record or Register No: 04      No of Shares: 10

# JAI SAINATH CO-OP. HOUSING SOCIETY LTD

Regn. No.: BOM / HSG / 6165 / Dated 29/09/1980  
Registered under the Maharashtra Co-operative Societies Act, 1960

Sainath Road, Malad (West)

## Share Certificate

(Authorised Share Capital Rs. 20,00,000/-)      of Rs. 50/- each.)



बरेल - १		
33EC	9C	30
२०२४		

This is to certify that MRS. SUSHILABAI V. LOTLIKAR

Owner of Shop / Off / Flat / No. 004 is / are the Registered Holder(s) of 10 fully paid up shares of Rs. 50/- each

Shares bearing No. 031 to 040 both inclusive in JAI SAINATH CO-OP. HOUSING SOCIETY LTD.

Sainath Road, Malad (West), Mumbai - 400 064.

subject to the bye-laws of the said Society.

Given under the Common Seal of the said Society at Mumbai

on this 22 day of Feb 22.

For JAI SAINATH CO-OP. HOUSING SOCIETY LTD.

*(Signature)*

*(Signature)*

*(Signature)*

Chairman      Hon. Secretary      Treasurer

### Note:

\* No transfer of these Shares will be registered unless accompanied by this certificate & Do not Laminatae this Certificate

\* This Certificate has been issued in the cancellation of old share certificate as per the resolution passed in M.C. Meeting.





JAI GAINATH CO-OPERATIVE HOUSING SOCIETY LIMITED  
(Registered under M. C. S. Act 1960)

No. 4

Authorized Share Capital Rs. 1,00,000/- added into \_\_\_\_\_ Shares each of Rs. \_\_\_\_\_  
Member's Register No. \_\_\_\_\_ Certificate No. \_\_\_\_\_



THIS IS TO CERTIFY THAT \_\_\_\_\_ USHILABAI V. KOLLIKER

of \_\_\_\_\_ is the holder of Shares [ ] from No. \_\_\_\_\_  
to \_\_\_\_\_ of Rupees \_\_\_\_\_

IN THE JAI GAINATH CO-OPERATIVE HOUSING SOCIETY LTD.

subject to the Bye-laws of the said Society and that upon each of  
such Shares the sum of Rupees \_\_\_\_\_ has been paid.

GIVEN under the Common Seal of the said Society at \_\_\_\_\_ this

day of \_\_\_\_\_ 19 \_\_\_\_\_

*Usha V. Kolliker* Chairman  
*[Signature]* Hon. Secretary  
*[Signature]* Member of the Committee

P. T. O.

वरदा - १		
33EC	20	30
२०२४		

Number of the transfers of the within mentioned Shares

Share Rept. No.  
(New)

To whom transferred

Share Rept. No.  
(Old)

Transfer No.

Date of  
transfer



वॉल - १		
338C	29	30
२०२४		

**JAI SAINATH CO-OP. HOUSING SOCIETY LTD.**

Regn. No.: BOM / HSG / 6165 / 1980

Sainath Chambers, Sainath Road, Malad (West), Mumbai - 400 064.

Bill No. : 000088	Bill Date : 01/01/2024
Name : Mr. MORTO VINAYAK LOTLIKAR	Due Date : 29/02/2024
Shop No. :-04	Area :
Bill Period : January 2024 to March 2024	

Particulars	Amount
Property Tax	968.00
Maintenance Charges	2000.00
Sinking Fund	13.00
Water Charges	570.00
Electricity Charges	90.00
N. A. Tax	9.00



Arrears Principal :	Sub Total	3650.00
Arrears Interest :	Interest	
Interest @ 21.00 %	Rounding	
	Total	3650.00
	Previous Balance	
	Grand Total	3650.00

- 1) A/c Payee cheques should be drawn in favour of JAI SAINATH CO-OP. HOUSING SOCIETY LTD.
- 2) Payments shall be strictly made on/before DUE DATE otherwise Interest will be charged at 21% p.a. on Principal arrears.
- 3) Please mention your Bill No. & Flat No. on the reverse of Cheque.
- 4) Bank Details : M.D.C.C. Bank Ltd., Ramchandra Lane, Malad (West), A/c. No.00061006000164, IFSC - MDCB0680006.  
Payment details send to Mr. Dhansukhbhai Mob. No. 9869040524. (Whatsapp or Text Message only)  
For JAI SAINATH CO-OP. HOUSING SOCIETY LTD.

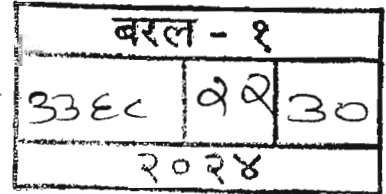
E. & O. E. No Signature Required as it is Computer Generated Bill. Hon.Secretary / Treasurer.

**JAI SAINATH CO-OP. HOUSING SOCIETY LTD.**

Regn. No.: BOM / HSG / 6165 / 1980

Sainath Chambers, Sainath Road, Malad (West), Mumbai - 400 064.

Receipt No. : 000059	Receipt Date : 04/12/2023
Received with thanks from Mr. MORTO VINAYAK LOTLIKAR	
Shop No.:-04	
the sum of Rupees Fourteen Thousand Three Hundred Four Only	
Cheque No.: dated : drawn on:NEFT	
Towards Soc.Bill No.:000067	
<b>Rs.14304.00</b>	



For JAI SAINATH CO-OP. HOUSING SOCIETY LTD.

Note : This receipt is issued subject to realisation of cheque. Hon.Secretary / Treasurer.



✓



*Jyoti Singhania*

वरल - १		
B3EC	२३	30
२०२४		





*Handwritten signature*



भारत सरकार  
Government of India  
ज्योती राजेश सिंघानिया  
Jyoti Rajesh Singhania  
जन्म तिथि/DOB: 22/09/1982  
महिला / FEMALE

2691 7726 6848  
भेरा आधार, भेरी पहचान

बरल - १		
33EC	28	30
२०२४		

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पत्ता: 4/503, मालाह साकेत  
सी.एच.एस.एन.रोड, 967, कोकणी  
पाडा रोड, मुंबई जिल्हा, मुंबई, महाराष्ट्र - 400097

Address: 4/503, Malad Saket, C.H.S.LTD,  
967, Kokani Pada Road, Kurla  
Village, Mumbai, Mumbai,  
Maharashtra - 400097

2691 7726 6848

help@uidai.gov.in

www.uidai.gov.in







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बरल - १		
33EC	27	30
२०२४		



भारत सरकार  
Government of India



मोर्टे विनायक लोत्लिकार  
Morte Vinayak Lotlikar  
जन्म वर्ष / Year of Birth : 1960  
पुरुष / Male



6664 2740 2018

आधार - सामान्य माणसाचा अधिकार

भारतीय पहचान अथॉरिटी प्राधिकरण  
Unique Identification Authority of India

पत्ता 403-बी, विभाके सोसाइटी, Address: 403-B, Vibhako-Society,  
सामंतदारवाडी, मेन रोड, मालाड (वेस्ट), Manikdarwadi, Main Road, Malad (West),  
मालाड मुंबई, महाराष्ट्र, 400064. Malad West Dely, Mumbai, Maharashtra,  
400064

COLOUR XEROX

6664 2740 2018

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बरल - १		
33EC	२६	30
२०२४		





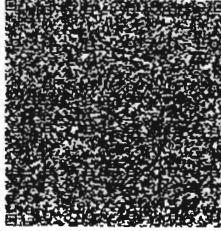
भारत सरकार  
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

नोंदणी क्रमांक: / Enrolment No.: 0000/00101/64699

To  
अनिल दत्ता नाईक  
Anil Dutta Naik  
221/1767  
Road No.5  
Opp. MTS Khalsa High School  
Motilal Nagar No.1  
Goregaon West  
Mumbai Maharashtra - 400104  
9820262343

Signature/Not Verified  
Digitally signed by  
UNIQUE IDENTIFICATION  
AUTHORITY OF INDIA  
Date: 2021.03.07 09:23:10  
UTC



आपला आधार क्रमांक / Your Aadhaar No. :

4049 8577 0453  
VID : 9114 4162 9327 9458

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



अनिल दत्ता नाईक  
Anil Dutta Naik  
जन्म तारीख/DOB: 30/03/1974  
पुरुष/ MALE

4049 8577 0453  
VID : 9114 4162 9327 9458

माझे आधार, माझी ओळख



Government of India



माहिती / INFORMATION

- आधार हा ओळखीचा पुरावा आहे. नागरिकत्वाचा नाही.
- आधार अद्वितीय आणि सुरक्षित आहे.
- सुरक्षित QR कोड/ ऑफलाइन XML/ ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- आधार कार्ड, पीव्हीसी कार्ड्स ईआधार आणि mAadhaar सारखे आधारचे सर्व प्रकार तितकेच वैध आहेत. १२ अंकी आधार क्रमांकाच्या जगाी व्हर्चुअल आधार ओळख (VID) देखील वापरली जाऊ शकते.
- 10 वर्षांतून एकदा तरी आधार अपडेट करा.
- आधार तुम्हाला विविध सरकारी आणि गैर-सरकारी लाभ/सेवांचा लाभ घेण्यास मदत करते.
- आधारमध्ये तुमचा मोबाईल नंबर आणि ईमेल आयडी अपडेट ठेवा.
- आधार सेवांचा लाभ घेण्यासाठी स्मार्टफोनवर mAadhaar ॲप डाउनलोड करा.
- सुरक्षितता सुनिश्चित करण्यासाठी लॉक/अनलॉक बायोमेट्रिक्स/आधार या वैशिष्ट्याचा वापर करा.
- आधारची मागणी करणाऱ्या योग्य संस्थांनी शोध घेणे बंधनकारक आहे.
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail benefits from Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

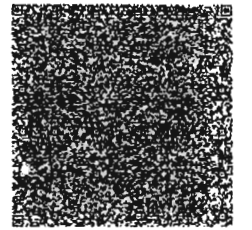


भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India



पत्ता:  
२२१/१७६७, रोड नं.५, एम.टी.एस खालसा हाय स्कूल  
समीर, मोतीलाल नगर नं.१, गोरगाव वेस्ट, मुंबई,  
महाराष्ट्र - 400104

Address:  
221/1767, Road No.5, Opp. MTS Khalsa High  
School, Motilal Nagar No.1, Goregaon West,  
Mumbai,  
Maharashtra - 400104



4049 8577 0453  
VID : 9114 4162 9327 9458

1847 | help@uidai.gov.in | www.uidai.gov.in

बरल - १		
33EC	2430	30
२०२४		

*Handwritten signature*





भारत सरकार  
REGISTRATION OFFICER

राजेश रामअवतार सिंगानिया  
Rajesh Ramavatar Singhania  
जन्म वर्ष/YOB: 1979  
पुरुष Male

4283 7255 6352

आधार - सामान्य भाषासाचा अधिकार

बरल - १		
3380	2030	
२०२४		

*Rajesh*

*✓*

भारतीय विनिर्दिष्ट पुरवण प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:  
ए/५०३ साकेत सि.एच.एच.प्लॉट  
क ४६७, संस्कार कॉलेज जवळ  
कोकणी पाडा, कुंठार गाव,  
मालाड पूर्व स.ओ, मुंबई  
महाराष्ट्र, 400097

Address:  
A/503 SAKET C.H.S. PLOT  
NO 467, NEAR SANSKAR  
COLLAGE KOKNI  
PADAKUNJAR VILLAGE,  
Malad East S.O, Mumbai  
Maharashtra, 400097

Aadhaar - Aam Aadmi ka Adhikar





324/3368

शुक्रवार, 01 मार्च 2024 1:47 म.नं.

दस्त गोषवारा भाग-1

बरल-१

दस्त क्रमांक: 3368/2024

दस्त क्रमांक: बरल-१ /3368/2024

वाजार मूल्य: रु. 30,17,584/-

मोवदला: रु. 70,00,000/-

भरलेले मुद्रांक शुल्क: रु.4,20,000/-

द. नि. मद्र. दु. नि. बरल-१ यांचे कार्यालयात

पावती:3737

पावती दिनांक: 01/03/2024

अ. क्र. 3368 वर दि.01-03-2024

मादरकरणाचा नाव: ज्योती राजेश सिंघानिया

गेजी 1:45 म.नं. वा. द्रजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

Jyoti Singhania

दस्त हजर करणाऱ्याची मही:

एकूण: 30600.00

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

सह. दुय्यम निबंधक, बोरीवली क्र.  
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 01 / 03 / 2024 01 : 45 : 20 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 01 / 03 / 2024 01 : 47 : 10 PM ची वेळ: (फी)

बरल - १		
३३६८	२९	३०
२०२४		



## प्रतिज्ञापत्र

\* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अन्वयेत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. \* दस्तावेजास संपूर्ण मजकूर, किंवा त्याचा कोणताही भाग यादीद्वारे व साबित जाडलेल्या कायदेपत्राची मजकूर घेतली आहे. \* दस्तावेजास सादर करताना, वैधता कायदेशीर बाबीसाठी दस्त निश्चिदक व कबुलीधारक व संपूर्णपणे जबाबदार राहतील.

लिहून देणारे

लिहून घेणारे :

Jyoti Singhania



01/03/2024 1 59:50 PM

दस्त क्रमांक :वरल-१ /3368/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मोरटो विनायक लोटलीकर पत्ता:प्लॉट नं: 403-बी , माळा नं: -, इमारतीचे नाव: विभाको मोसायटी , ब्लॉक नं: मामलेतदार वाडी मेन रोड , रोड नं: मालाड पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AAAPL2272P	लिहून देणार वय :-64 स्वाक्षरी:-		
2	नाव:ज्योती राजेश सिंघानिया पत्ता:प्लॉट नं: 503 ए विंग , माळा नं: 5वा मजला , इमारतीचे नाव: 467 साकेत अपार्टमेंट , ब्लॉक नं: कोकणी पाडा रोड संस्कार कॉलेज जवळ , रोड नं: कुरार विलेज मालाड पूर्व मुंबई , , . पॅन नंबर:EBTPS4136P	लिहून देणार वय :-41 स्वाक्षरी:-		

*(Handwritten signatures and notes)*

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:01 / 03 / 2024 01 . 59 : 09 PM

वरल - १		
3368	30	30
२०२४		

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितान

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:राजेश सिंघानिया वय:44 पत्ता:मालाड पूर्व, मुंबई पिन कोड:400097	स्वाक्षरी		
2	नाव:अनिल दत्ता नार्डक वय:49 पत्ता:221/1767 रोड नं 5 मोतीलाल नगर नं 1 गोरेगांव पश्चिम मुंबई पिन कोड:400104	स्वाक्षरी		

प्रमाणित करणेत येते, की चा दस्तामध्ये एकूण 30 पाने आहेत.  
सह. दुय्यम निबंधक, बोरीवली क्र. १, मुंबई उपनगर जिल्हा.

वरल-१/ 3368 / 2024  
पुस्तक क्रमांक १, क्रमांक.....वर नोंदला १/३/२०२४  
दिनांक:

शिकका क्र.4 ची वेळ:01 / 03 / 2024 01 : 59 : 44 PM

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

Payment

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Debit Number	Debit Date
1	JYOTI RAJESH SINGHANIA	eChallan	03006172024022901051	MH016481493202324E	420000.00	SD 0008740102202324	01/03/2024
2		DHC		0324016807337	600	RF 0324016807337D	01/03/2024
3	JYOTI RAJESH SINGHANIA	eChallan		MH016481493202324E	30000	RF 0008740102202324	01/03/2024

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



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  2. Get print immediately after registration.

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01/03/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 3368/2024

नोंदणी :

Regn:63m

गावाचे नाव : मालाड

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	7000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3017584
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: शॉप / गाला नं 4, माळा नं: तळ मजला साईनाथ चेंबर बिल्डिंग, इमारतीचे नाव: द जय साईनाथ को ऑप सो ली, ब्लॉक नं: साईनाथ रोड लाईफलाइन हॉस्पिटकल समोर, रोड : मालाड पश्चिम मुंबई 400064, इतर माहिती: क्षेत्रफळ 130 चौ फुट विल्ट अप PUI: PN0903870020000 (( C.T.S. Number : 609 ; ))
(5) क्षेत्रफळ	1) 12.08 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मोरटो विनायक लोटलीकर वय:-64; पत्ता:-प्लॉट नं: 403-बी, माळा नं: -, इमारतीचे नाव: विभाको सोसायटी, ब्लॉक नं: मामलेतदार वाडी मेन रोड, रोड नं: मालाड पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AAAPL2272P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ज्योती राजेश सिंघानिया वय:-41; पत्ता:-प्लॉट नं: 503 ए विंग, माळा नं: 5वा मजला, इमारतीचे नाव: 467 साकेत अपार्टमेंट, ब्लॉक नं: कोकणी पाडा रोड संस्कार कॉलेज जवळ, रोड नं: कुरार विलेज मालाड पूर्व मुंबई, ,. पिन कोड:-400097 पॅन नं:-EBTPS4136P
(9) दस्तऐवज करून दिल्याचा दिनांक	01/03/2024
(10)दस्त नोंदणी केल्याचा दिनांक	01/03/2024
(11)अनुक्रमांक,खंड व पृष्ठ	3368/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	420000
(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.

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

## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	JYOTI RAJESH SINGHANIA	eChallan	03006172024022901051	MH016481493202324E	420000.00	SD	0008740102202324	01/03/2024
2		DHC		0324016807337	600	RF	0324016807337D	01/03/2024
3	JYOTI RAJESH SINGHANIA	eChallan		MH016481493202324E	30000	RF	0008740102202324	01/03/2024

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



10