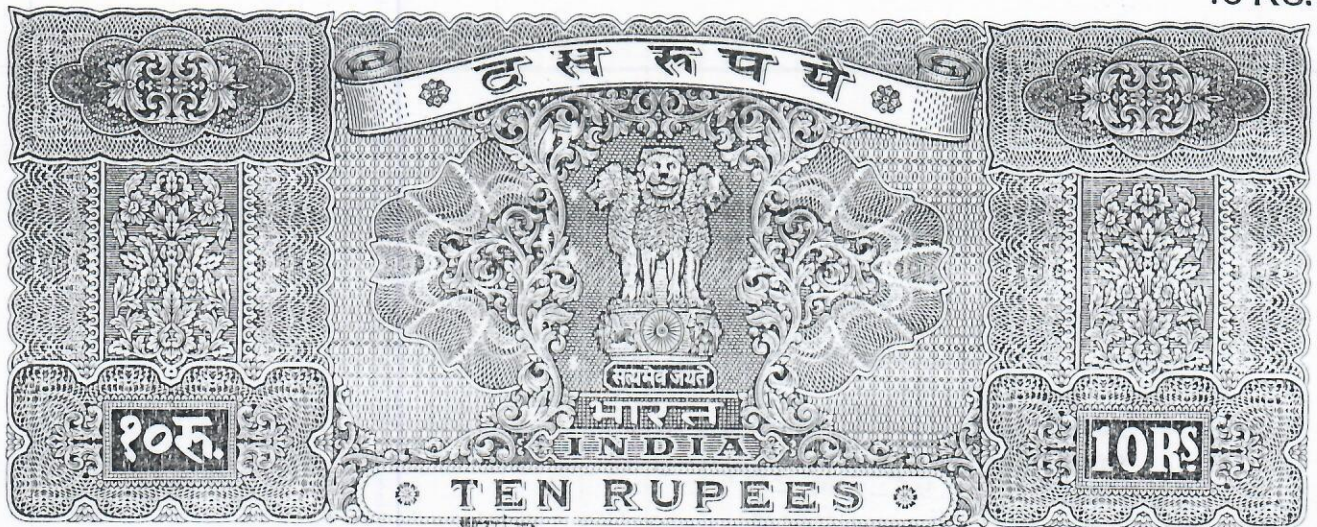




मार्गदर्शक:

मार्गदर्शक: 27

दिनांक

-6 JAN 1995

-6 FEB 1995

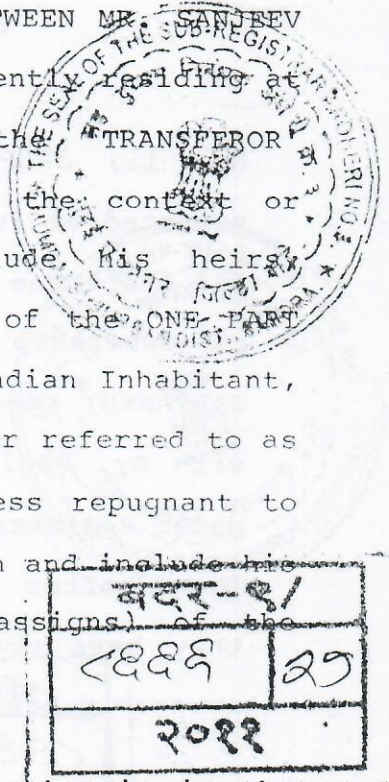
For MODERN XEROX

[म. ल. काळे]
मुद्रांक निदेशAGREEMENT FOR SALE

सहपत्र नोंदण्यात आले नाही.



THIS AGREEMENT is made and entered into at Bombay, on this 6th day of FEBRUARY, 1995, BETWEEN MR. SANJEEV JAIN, an adult, Indian Inhabitant, presently residing at Bombay, hereinafter referred to as the 'TRANSFEROR' (which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the ONE PART AND MR. ARUN JAIN, also an adult, Indian Inhabitant, presently residing at Bombay, hereinafter referred to as the 'TRANSFeree' (which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the OTHER PART :



WHEREAS Mr. Sanjeev Jain, the Transferor herein is the joint holder alongwith Mr. Arun Jain, the Transferee herein and Mrs. Sarita Jain, in respect of the Bunglow

2631

No. Adj. / A 12976, 2011

Office of the Collector of Stamps
Dated..... 29 / 08 / 200 2011

President of Juhu 2041001-

Insufficient Stamp duty of Rs. 120/-
vide challan No. 67, dated 09/09/2011

of schedule 1 of Bombay Stamp Act, 1958

Stamp Act, 1958 that the proper duty of

and penalty No. 4082901 - 2s Four

been paid in respect of this interest.

Act, 1953.
Place... Andheri

Date.....

Collector of Stamps
Andheri



situated at Juhu Tara Road, Juhu, Bombay 400 049, and by

... are also the members of the THE

OPERATIVE HOUSING SOCIETY LTD registered

Dr. Registrar of Co-operative Societies at Bombay,

under Registration No. BOM/HSG/4325 of 17.10.1974

(hereinafter referred to as 'THE SAID SOCIETY') which

SECRET

٢٢ ٤٤٤

AND WHEREAS, by virtue of being one member of the

of Rs. 50/- each bearing

For five fully paid up shares (both inclusive)

distinctive Nos. 51 to 59 (see enclosure)

मंद दुष्पण निषंघक, अंधेरी (३)

③



क्र. 28 दिनांक 6 JAN 1995
- 6 FEB 1995
For MODERN XEROX

नय
[सि. नं.]
3/1/95

: 3 :



AND WHEREAS the Transferor has represented to the Transferee that he is desirous of disposing off his right, title and interest in the 1/3rd share of the Bungalow abovesaid ~~flat~~ alongwith the five shares and the membership of the said society and the Transferee herein has agreed to acquire the 1/3rd share of the Transferor in the said ~~flat~~ Bungalow, five shares and the membership of the said society on the following terms and conditions :

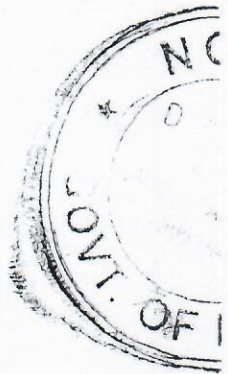
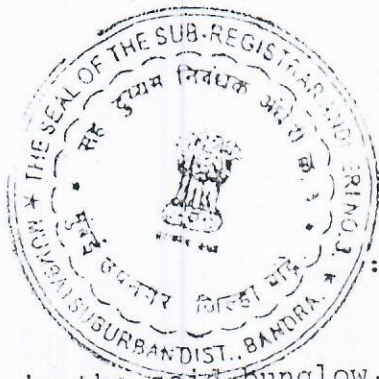
NOW THIS AGREEMENT WITNESSETH AS UNDER :

बदर-२/	
८६६६	22
२०२२	

(1) The Transferor hereby transfers and assigns all his 1/3rd share in the right, title and interest in the said Bungalow No. 11, of the said Society and the Transferee herein has agreed to acquire the same.

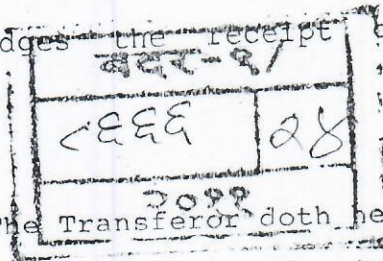
Handwritten signature

(2) The Transferor hereby transfers all his 1/3rd



: 4 :

share in the said bungalow, five shares and the membership of the said society for the total consideration of Rs. 2,00,000/- (Rupees: Two lakhs only) being the total consideration in lump-sum, which sum the Transferee herein has agreed to pay on or before execution of this agreement. The Transferor doth hereby admits and acknowledges the receipt of the said consideration hereunder



(3) The Transferor doth hereby declares that his 1/3rd share in the said bungalow is free from all encumbrances, claims and demands and that he has full and absolute right to transfer the same to the Transferee herein.

(4) The Transferee will hereafter will hold the possession of the said flat exclusively with Mrs. Sarita Jain, without any interference from the Transferor herein.

(5) The Transferor hereby confirms that the outgoings payable to the said society by way of municipal taxes and other dues/outgoings relating to the said ^{Bungalow} ~~flat~~ upto the date of execution of this agreement have been jointly paid and that there is nothing to be paid further to the said society.

(6) The Transferee hereby agrees to pay all the abovesaid society charges and municipal taxes and other dues/outgoings relating to the said bungalow from the date hereof and that te Transferor will not be hold responsible for the same.

(7) The Transferor hereby confirms and declares that the said bunglow is free from all encumbrances and that there is no litigation either with the ^{society} ~~society~~ any other authorities and the Transferor has full and absolute powers and authority to transfer his 1/3 share to the transfere herein.

(8) The Transferor hereby releases, relinquishes, gives up and surrenders all his 1/3rd right, title and interest in the membership of the said society, share certificate and the said bunglow in favcur of the Transferee for ever and that he shall not claim it back from the Transferee herein.

(9) All the documents concerning the abovesaid bungalow will remain permanently with the Transferee and the Transferor will not demand any of these in original.



(10) The Transferor has executed this agreement for the effective transfer of his 1/3rd share in the said bungalow. However he undertakes to execute all such further papers/documents/writings whatsoever for the effective transfer of the said bungalow alongwith the five shares.

(11) The stamp duty and all other transfer charges will be paid by the Transferee alone.

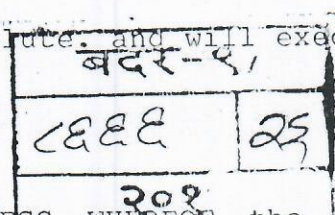
(12) The Transferor hereby undertakes and declares that in case any nomination, assignment, lien or charge in respect of the said bungalow has been created or made to the execution of this agreement, the same shall stand cancelled.

(13) The Transferor also further undertakes to furnish other documents, which may be required by the Transferee to make the title of the said bungalow complete and absolute and will execute all concerned documents in future.

IN WITNESS WHEREOF the parties hereto have put and subscribed their respective hands and the day and year first hereinabove mentioned :

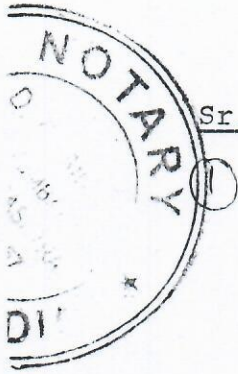
SIGNED AND DELIVERED by the)
within named - THE TRANSFEROR)
MR. SANJEEV JAIN)
in the presence of : *P. Purohit*)
J. P. PUROHIT)

SIGNED AND DELIVERED by the)
within named - THE TRANSFEEEE)
MR. ARUN JAIN)
in the presence of : *P. Purohit*)
J. P. PUROHIT)



RECEIPT

RECEIVED of and from the withinnamed TRANSFEREE, MR. ARUN JAIN, a sum of Rs. 2,00,000/- (Rupees: Two lakhs only) being the full and final payment/consideration of the sale and transfer of my 1/3rd share in the Bungalow No. 11, JALPANKHI CO-OPERATIVE HOUSING SOCIETY LTD., situated at Juhu Tara Road, Juhu, Bombay 400 049, as under :



Sr.No.	Cheque No.	Dated	Drawn on	Amount
1	110045	27.1.95	Oriental Bank of Com. Fort Branch.	2,00,000/- 2,00,000/-



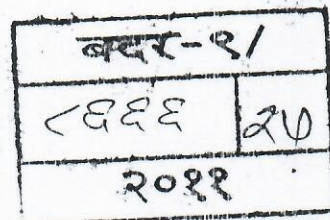
(TRANSFEROR)
I SAY RECEIVED

WITNESSES:

1. J. P. PURKHIT
B, Krishna Appal,
4 Bungalows, Bombay 53.
2. Nery Kochan,
4 Vikas Park, Jalpanchi Co op Hsg Soc. Ltd.
Juhu Tara Road, Bombay 49.

Purkhil

Nery Kochan



मुद्रांक जिल्हाधिकारी, अंधेरी तालुका, यांचे कार्यालय

एम. एम. आर. डी. ए. इमारत, पहिला मजला,
बोद्रा - कुर्ला संकुल, बोद्रा (पूर्व) मुंबई- ४०० ०५१

जा.क्र.अभि/आदेश

५७३७

दिनांक

5 SEP 2011

{ मुंबई मुद्रांक अधिनियम १९५८ च्या कलम ३१ अन्वये अभिप्राय (Opinion) }

उपरोक्त अभिनिर्णय प्रकरण क्रमांक एडीज/ए/२९७६/२०११ अन्वये पक्षकार श्री. अरुण जैन यांनी दिनांक ०६/०२/१९९५ रोजी निष्पादित असलेला अग्रिमेट फॉर सेल चा संलेख अभिनिर्णयाकरिता सादर केलेला आहे. सदर संलेखामधील तपशिल खालील प्रमाणे	
संलेख निष्पादनाचा दिनांक	-- ०६/०२/१९९५
संलेखाचा प्रकार	-- अग्रिमेट फॉर सेल
संलेख लिहून देणार	-- श्री. संजीव जैन
संलेख लिहून घेणार	-- श्री. अरुण जैन
संलेखातील मिळकतीचे वर्णन	-- बंगला क्र. ११, जलपंखी को.ऑ.हो. सोसायटी, जुहू तारा रोड, जुहू गाव, तालुका अंधेरी गाव जुहू गाव, सिटीएस क्र. ९३७/बी
सर्दनाकेचे क्षेत्र	-- २२४ चौ.मी. बिल्टअप
मोबदला	-- रु.२,००,०००/-

उपरोल्लेखित संलेखातील मालमत्ता हि लिहून देणार यांचे मालकीची आहे. प्रस्तुत दस्तान्वये लिहून देणार यांनी मालमत्तेमधील कोकडे असलेला १/३ हिस्सा प्रस्तुत दस्तान्वये हस्तांतरित केलेला आहे. त्यामुळे सन १९९५ करीताचे बाजारमूल्य बृहन्मुंबई महानगरपालिका द्वारा ही प्रचलित असलेली विकास नियंत्रक नियमावली आणि बाजामुल्यदर तक्त्यातील मार्गदर्शक सूचना व त्यामधील दर व दस्तासोबत सादर केलेली कामदपत्र विचारात घेऊन एकूण बाजारमूल्य रु. ६६,४७,५००/- इतके निश्चित करण्यात आले असून त्यावर मुंबई मुद्रांक अधिनियम १९५८ मधील तरतुदीनुसार खालील प्रमाणे मुद्रांक शुल्क व दंड देय आहे.

बाजारमूल्य	अनुच्छेद	अनुज्ञेय मु.शु.	१/३ हिस्साचे भरणा केलेले कमी भरलेले दंड
रु. ६६,४७,५००/-	२५(d)	रु.६,१२,२५०/-	रु.२,०४,०८५/-

उपरोक्त सर्व वस्तुस्थिती व दस्तामधील नमुद माहिती व भरणाच्या सादर केलेल्या कागदाच्या आधारे निम्नस्वाक्षरीकार खालीलप्रमाणे अभिप्राय देत आहे.

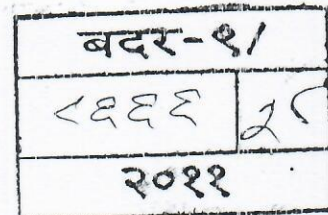
- अभिनिर्णयाकरिता सादर केलेल्या संलेखास मुंबई मुद्रांक अधिनियम १९५८ च्या अनुसूची १ मधील अनुच्छेद २५(d) नुसार मुद्रांक शुल्क रु.२,०४,०८५/- व दंड रु.४,०८,१७०/- देय आहे.
- सदरील मुद्रांक शुल्क व दंड आपणास मान्य असल्यास व ते आपण आपले लेखी म्हणणे सादर न केल्यास त्याचा भरणा हे अभिप्राय प्राप्त झाल्यापासून ३० दिवसांच्या आत या कार्यालयात Collector of Stamps, Andheri या नावे काढलेल्या डि.डी. किंवा पे-ऑर्डरद्वारे करावा व सोबत बँक कन्फर्मेशनचे पत्रही सादर करावे.
- प्रस्तुत अभिप्राय आपणास मान्य नसल्यास आपण आपले लेखी म्हणणे सदर अभिप्राय प्राप्त झाल्याच्या दिनांकापासून १५ दिवसांच्या आत निम्नस्वाक्षरीकार यांचेकडे सादर करावा. तदनंतर अंतिम आदेश पारित करण्यात येईल.
- उपरोक्त प्रमाणे अभिप्राय प्राप्त झाल्यापासून १५ दिवसात आपण आपले लेखी म्हणणे सादर न केल्यास प्रस्तुत अभिप्राय आपणांस मान्य आहेत असे समजून हेच अंतिम आदेश समजण्यात येतील.

प्रती,

- श्री. अरुण जैन
बंगला क्र. ११, जलपंखी को.ऑ.हो. सोसायटी,
जुहू तारा रोड, जुहू गाव,
मुंबई ४०० ०४९
- सह दुय्यम निबंधक अंधेरी -१



(जीवन गंलांडे)
मुद्रांक जिल्हाधिकारी, अंधेरी





दुय्यम निबंधक: अंधेरी 3 (अंधेरी)

दस्तक्रमांक व वर्ष: 8666/2011

नोंदणी 63 म.

Tuesday, September 27, 2011

सूची क्र. दोन INDEX NO. II

Regn. 63 m.e.

3:49:26 PM

गावाचे नाव : जुहू

- (1) विलेखाचा प्रकार, मोवदल्याचे स्वरूप घोषणा पत्र
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोवदला रु. 0.00

बा.भा. रु. 6,647,500.00

- (2) भू-मापन, पोटहिस्सा व घरक्रमांक
(असल्यास)

(1) सर्वे क्र.: 10 सिएस क्र.: 937/ चौ वर्णन बंगलो नं 11, जलपंखी को ऑप हौ सो लि, जुहू तारा रोड, जुहू प मु 49.---- हिस्सा नं 1 व 2.---- मुळ दस्त मुशु रु 204100/- दंड रु 408200/-,---एडीजे नं ए -2076-2011 दि 29-8-2011...
---दस्तांन्वये केवळ घोषणापत्राच्याच दस्ताची नोंदणी खरेदीदाराकडून एकतर्फी करण्यात आली आहे. सदर दस्तासोबत योग्य मुद्राकीत केलेल्या करारनामाच्या दस्त केवळ सहपत्र (ANNEXTURE) म्हणून जोडण्यात आला आहे. त्या करारनामाच्या दस्ताची नोंदणी झाली आहे असे समजण्यात येणार नाही.
(1)234 चौ मी बांधीव

- (3) क्षेत्रफळ

- (4) आकारणी किंवा जुडी देण्यात
असेल तेव्हा

(1)

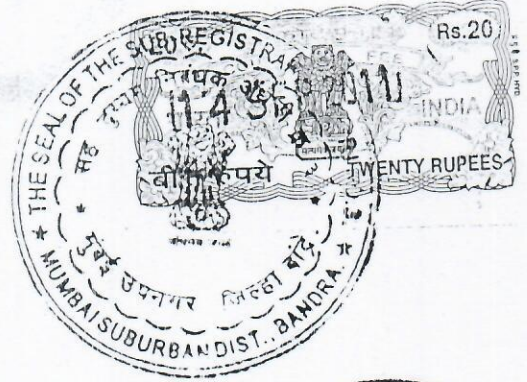
- (5) दस्तऐवज करून देण्या-या
पक्षकाराचे व संपूर्ण पत्ता नाव किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, प्रतिवादीचे
नाव व संपूर्ण पत्ता

(1) - - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -;
शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

- (6) दस्तऐवज करून घेण्या-या
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, वादीचे नाव
व संपूर्ण पत्ता

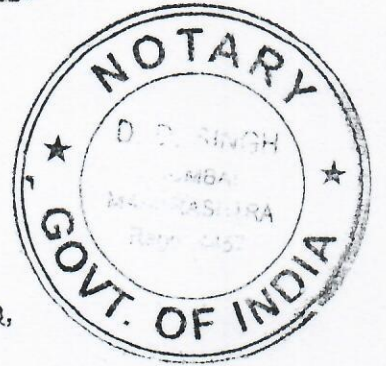
(1) अरुण जैन - -; घर/प्लॉट नं: बंगलो नं 11, जलपंखी को ऑप हौ सो लि, जुहू तारा रोड, जुहू प मु 49; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -;
शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

- (7) दिनांक करून दिल्याचा 14/09/2011
(8) नोंदणीचा 27/09/2011
(9) अनुक्रमांक, खंड व पृष्ठ 8666 /2011
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00
(11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
(12) शेरा



खरी प्रत

सह. दुय्यम निबंधक अंधेरी-३,
मुंबई पनगर जिल्हा.



28 SEP 2011

Designed & developed by C-DAC, Pune

Page 1 of 1

SARITA REPORTS VERSION 5.2.19

BEFORE ME

Certified True Copy
Attested by me

DASHARATH D. SINGH
NOTARY
MAHARASHTRA
(Govt. of India)

DASHARATH D. SINGH
Notary
(Govt. of India)

Tuesday, September 27, 2011

3:48:07 PM

Original

नॉदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 8678

दिनांक 27/09/2011

गांवचें नाव जुहू

दसैसैवजाचा अनुक्रमांक

वदर९ - ०८६६६ - २०११

हस्ताक्षर जाचा प्रकार

घोषणा पत्र

सादर करणाराचे नाव: अरुण जैन - -

नोंदणी फी

•

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

•

560.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (28)

एकूण

रु.

30560.00

આપનાસ હા દસ્ત અંદાજે 4:02PM હ્યા વેલેસ મિલેલ

दुय्यम निबधक

अंधेरी 3 (अंधेरी)

बाजार मूल्य: 6647500 रु. मोबदला: 0 रु.

सह दुय्यम निबंधक, अंधेरी-३,

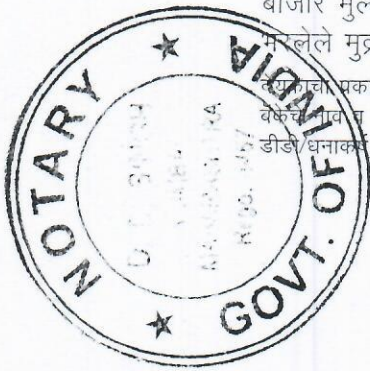
मसलेले मुद्रांक शुल्क: 204200 रु.

मुंबई उपनगर जिल्हा.

वेद्यकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

वैष्णव भावः पत्ता: ओबीसी बैक मुं ;

डीडी/धनाकर्म क्रमांक: 003726; रक्कम: 30000 रु.; दिनांक: 08/09/2011



Am Jain

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON.....

28 SEP 2011

Certified True Copy
Attested by me 

DASHARATH D. SINGH
Notary
(Govt. of India)



MAHARASHTRA
General Stamp Office, Mumbai
L.S.V. No. 694
17 AUG 2011
Proper Officer

SHRI. K. R. MADGE

दि. मंगळवार १४ सप्टेंबर २०११ ऑफिसर
को. उपा. रजि. नि., मुंबई ४०० ०३२
एल. नं. को. उपा. रजि. नि. १२२
बंदर-९/१
सं. १६६६७
सं. २०११
वि. नं. १२२
वि. नं. १२२

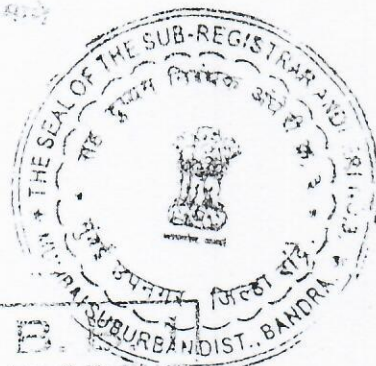
EM 738340
Bungalow No 11 Tal
-pankhi CHS
Uti Taku
Thapad Taku
m-45

Deed of Declaration

DATE: 14.9.2011

मुद्रांक विक्रेता

सागर जगन्नाथ राणे



दि. मंगळवार १४ सप्टेंबर २०११ ऑफिसर
को. उपा. रजि. नि., मुंबई ४०० ०३२
एल. नं. को. उपा. रजि. नि. १२२
बंदर-९/१
सं. १६६६७
सं. २०११
वि. नं. १२२
वि. नं. १२२

14 SEP 2011

Arun Jain
(00/00) चा

सागर जगन्नाथ राणे

Mr. Arun Jain

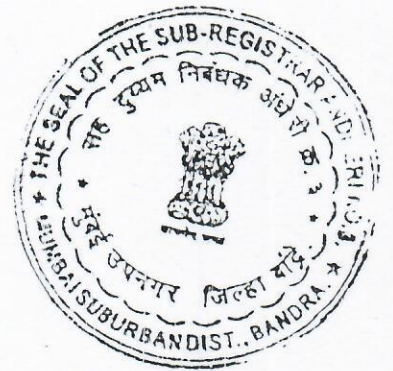
BEFORE ME 28 SEP 2011

Certified True Copy
Attested by me

DASHARATH D. SINGH
NOTARY
MAHARASHTRA
(Govt. of India)

DASHARATH D. SINGH
Notary
(Govt. of India)

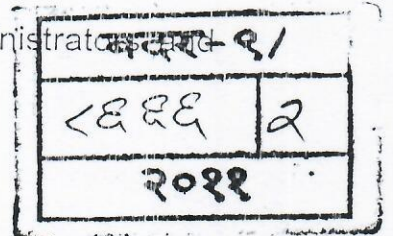
DEED OF DECLARATION



THIS DEED OF DECLARATION is made and entered into at
Mumbai on this 14th day of September 2011, by MR. ARUN JAIN

both Adults, Indian Inhabitants of Mumbai,
having their address at Bungalow no.11 Jalpankhi CHS LTD,
situated at Juhu Tara Road, Juhu, Mumbai -400049, hereinafter
called and referred to as the PURCHASERS/ DECLARANTS (which
expression unless it be repugnant to the context or meaning thereof

shall mean and include their heirs, executors, administrators and
assigns) do hereby confirm and declare as under:



That We hereby state that We are the owner of the Bungalow
no.11 Jalpankhi CHS LTD situated at Juhu Tara Road, Juhu,
Mumbai -400049 as a Purchasers had entered into the Agreement

(Signature)

dated 06/02/1995 (more described in the property schedule) with
MR. SANJEEV JAIN, the so called as a VENDOR,

That We as a Purchasers had paid the stamp duty of Rs
2,04,100/- as per agreement value of Rs.2,00,000/-.

The said Agreement for Sale 06/2/1995 is valid subsisting and
binding on us

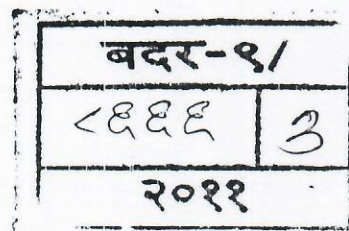
That as We wanted to regularize for payment of the stamp
duty and do the registration part, We had submitted our above said
Agreement in vide case No.ADJ/A/2976/2011 dated 29/8/2011 and
paid the stamp duty of Rs 2,04,100/- + Rs 4,08,200/- as a penalty
vide Receipt No.6 AND 7 dated 9/9/2011



That now we are willing to register the above said Agreement
and as the Vendor MR. SANJEEV JAIN is not available and We
wish to appear before the Sub-Registrar of Assurance, Mumbai
registration kindly allow us to do the same.



That whatever is stated above is true to the best of our
knowledge.



The details of the property and schedule are as under:

[Handwritten signature]

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

Bungalow no.11 Jalpankhi CHS LTD situated at Juhu Tara Road,

Juhu, Mumbai -400049, ^{1/3 share} admeasuring 234 ^{builtup} sq.mtrs, R.C.C.

Construction, Year of Construction 1978 Mun. K/West Ward, Village

Juhu (W), C.T.S. No.937/B, Survey no. 10 and 11, Hissa no. 1 and

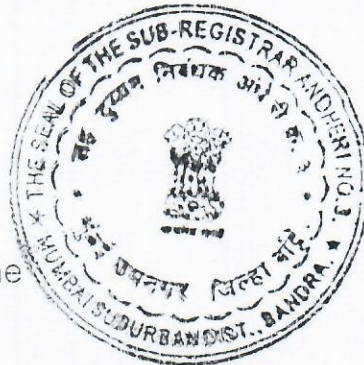
2, Village – Juhu, Taluka- Andheri

IN WITNESS WHEREOF the parties hereto have hereunto set
and subscribed their respective hands on the day and the year first
hereinabove written.

SIGNED AND DELIVERED by the
Within named "PURCHASERS"

① MR. ARUN JAIN

Arun Jain



①



witness,

(1) *Ram*

(2) *A. K. Mehta*

बदर-९/	
८६६६	४
२०११	

TRANSFER FORM

This instrument made this day the 6th day of February 1971
between Shri/Smt. MR. SANJEEV JAIN registered member of
the JALPANKHI Co-operative Housing Society Ltd.
BOMBAY and Shri/Smt. MR. ARUN JAIN resident
of BOMBAY witnesseth that in consideration of the total sum
of Rupees 2,00,000 (in words Rupees TWO LAKHS ONLY) only
paid by the said Shri/Smt. ~~MR. SANJEEV JAIN~~ MR. ARUN JAIN to me
Shri/Smt. MR. SANJEEV JAIN on 19
I, the said Shri/Smt. MR. SANJEEV JAIN do hereby
transfer to the said Shri/Smt. MR. ARUN JAIN
his executors, administrators and assigns the fully paid up shares of rupees fifty each bearing
number entered in the share certificate
number dated standing to my name this day in the books of the
JALPANKHI Co-operative Housing Society Ltd. BOMBAY - 49 a society duly
registered under registration number BOM/HSG/4325 of 1974
with its registered address at Juhu Tara Road, Juhu, Bombay 400 049:
and my following interest in the property of the society, viz
1. Bungalow No. 11 with a floor area/carpet area of CEE8 sq. ft.
1st floor on floor in Building No. 2028
allotted to me as tenant member of the society with all fittings and fixtures.

2. All the amounts standing to my credit on this day in the books of the society towards
deposit, loan stock bonds, sinking fund, dividend and other amounts to which I am legitimately
entitled in respect of my being the member of the Society.

Further, I, the said Shri/Smt. MR. SANJEEV JAIN do
hereby declare that no one else except myself has any claim or title to or charge upon the said
flat and that I hold myself fully responsible for the same.

And, I the said Shri/Smt. MR. ARUN JAIN accept to
hold the said shares amounts in credit and the said Bungalow No. 11 on Gr. Floor
allotted by the society to Shri/Smt. MR. ARUN JAIN
along with all fittings and fixtures in the present condition subject to the rights existing at present
and the liabilities to be discharged in future as per bye-laws of the Society.

(P. T. O.)



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
तळ मजला, मुख्य इमारत, महापालिका मार्ग, मुं - ४०० ००१.
संकेतस्थळ www.mcgm.gov.in
मोठया निवासी जागांवरील महाराष्ट्र कराचे देयक

महाराष्ट्र कर अधिनियम १९७९
च्या कलम क्रमांक ३ अन्वये मोठया
निवासी जागांवरील महाराष्ट्र कर.

मालमत्ता क्रमांक (नवीन)	लेखा क्रमांक	मालमत्ता करवर्ष	दिनांक	सहायक करनिर्धारक व संकलक
01/401	KW-25-0769-12-2-0000	2009-2010	19-03-2010	
पक्षकार व पत्ता : JALPANKHI C.H.S.LTD, MR. ARUN JAIN & ORS, BUNGLOW NO. 11, JHU TARAROAD, JUHU, MUMBAI 400049.	(टपाल दाखला घेऊन)			'K/West' Ward, Municipal Office Building, Paliram Rd., Off S V Rd., Opp. Andheri Station, Andheri (W) Mumbai 400 058

याजकडून

विभाग क्रमांक-मार्गक्रमांक, मार्गाचे नाव, मालमत्तेचे वर्णन, करदात्याची नावे
KW-9567(11) R-88J RURAL JUHU HOUSE NO 11, MUMBAI
M/S JALPANKHI CO.OP.HSG.SOC.LT.D.,

कराचा दर = करपात्र मूल्याच्या १०% टक्के.	देयक क्रमांक	200910BIM05569746
दिनांक पासून पर्यंत	01-04-2009 TO 31-03-2010	अधिदानाचा दिनांक
करपात्र मूल्य रु.	13085	पूर्वीची थकबाकी रु.
देयकाची रक्कम रु.	1309	नोटीस शुल्क रु.
अगोदर भरलेली रक्कम रु.	0	दंडाची रक्कम रु.
आता भरावयाची रक्कम रु.	1309	देय दिनांक

व्यसन सोडा की मय जोडा केर कचरा टाका पेटोत म्हणता ना मुंबई आमची
संयम पाळा की मय टाळा स्वच्छ मुंबई दिसेल ऐटीत मग स्वच्छता राखा तिची

नि. अ. पठाण
करनिर्धारक व संकलक

मागणीची नोटीस

महाराष्ट्र कर नियम १२(२) या अन्वये पालिका आयुक्त आपणाकडून नोटीस-रु. सह कराच्या रकमेची मागणी करतील आणि ही रक्कम नोटीस बजावल्यापासून १५ दिवसांच्या आत अधिदान न भरल्यास अथवा महापालिका आयुक्तांचे समाधान होईल असे वसुली इतरीत कारण न दिल्यास कलम १३ या अन्वये कार्यवाहीच्या खर्चासहीत वसुली केली जाईल तसेच अटकावणी किंवा जप्तीचे अधिपत्र काढण्यात येईल व कलम १९(१) या अन्वये येणे असलेल्या रकमेवर १०% दंडाची तरतूद आहे.

दिनांक १/०४/१९९६ पासून नोटीस शुल्क रकमेमध्ये खालील प्रमाणे सुधारणा करण्यात आलेली आहे.

देयकाची देणे रक्कम

रु. ९९/- पर्यंत रु. १०/
रु. १००/- ते रु. १९९/- रु. २०/
रु. २००/- ते रु. २९९/- रु. ३०/
रु. ३००/- ते रु. ३९९/- रु. ४०/
रु. ४००/- किंवा अधिक रु. ५०/-

बदर-९/	
२६६६	७
२०११	

कराविरुद्ध अपिल

मोठया निवासी जागांवरील महाराष्ट्र कर अधिनियम १९७९ च्या कलम ११(४) नुसार अपिल करण्यासाठी देयकातील रक्कम विरुद्ध विहीत प्रपत्रास फक्त अधिनियम क्रमांक ६ नुसार देयक बजावल्यानंतर १५ दिवसांत भरावयाचे आहे, परंतु कर भरल्या खेरीज असे अपिल करूया येणार नाही.

टिपणी:- देयक प्राप्त झाल्यापासून १५ दिवसांत त्याचे अधिदान न केल्यास उपनिर्दिष्ट अधिनियमाच्या कलम १२(२) अन्वये मागणीची नोटीस बजावण्यात येईल व नोटीस शुल्क लागू होईल.

मागणीची नोटीस बजावल्यानंतर देयकाचे अधिदान १५ दिवसांत न केल्यास किंवा अधिदान न करण्याबाबत महापालिका आयुक्तांचे समाधान होण्यासाठी योग्य कारण न दिल्यास अधिनियमाच्या कलम १३ मध्ये कराचा भरणा न करणा-यांच्या जगम किंवा स्थावर मालमत्तेवर जप्ती आणून तिचा लिलाव करण्याची तरतूद आहे. कलम १९(१) मागणीची नोटीस बजावल्यानंतर ३ महिन्यांच्या आत अधिदान न केल्यास कराच्या १०% दंड आकारणी करण्याची तरतूद आहे.

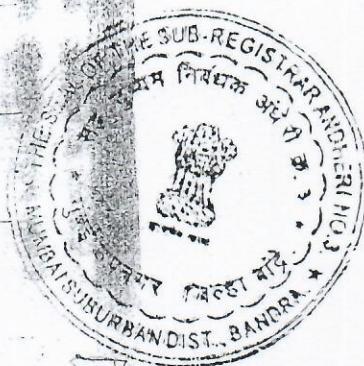
पत्त्यात बदल झाल्यास पत्रव्यवहार तत्परतेने करण्यासाठी त्वरीत वळविण्यात यावे.

पूर्वीची थकबाकीची रक्कम पडताळणीसाठी नोंदविण्यात आलेली आहे.

RULED CARD



2360	222-0	C.	7-9-50	विश्वनाथ
------	-------	----	--------	----------

[illegible]

५२.
 नौकराखत एव (पारक)
 ११५५/८० ममीक
 वज्र जलपंखी में जलपंखी को ओप. होखि
 मानभूषण विपा. नो. मायटी लि.
 माधु प्रियवारा
 ये मोहराने
 नाव दाखल

बदर-९/
८६६६ ८
२०११

[illegible]

सत्य प्रतिलिपी

नगर भूमापन अधिकारी, वि. नाल्

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966.

No. CE/ 4749/BSII/A/K

1978

MUNICIPAL CORPORATION OF GREATER BOMBAY

COMMENCEMENT CERTIFICATE

Valid up to 31-12-78

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act (Maharashtra Act No. XXXVII of 1960), to - Jal Pankhi Co-op Housing Society Ltd.

APPLICANT, to the development work of Residential Building B-9, B-10

at premises at Street No. Juhu Road,

Hissa No. 1 & 2

Village

on the following conditions:-

situated at Juhu

Survey No. 10, 11

Plot No. B

Viz:-

1. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay, if (a) the Development work in respect of which permission is granted under this certificate is not carried out or the user thereof is not in accordance with the sanctioned plans, (b) any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with, (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him, in such an event, shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act 1966, the Municipal Commissioner has appointed Shri H-L Jawalgi Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.

3. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years, provided further that such lapse shall not bar any subsequent application for fresh permission under Section 44 of the Maharashtra Regional and Town Planning Act 1966.

4. The conditions of this Certificate shall be binding not only on the applicant but also his heirs, successors, executors, administrators and assignees and every person deriving title through or under him.

Note: This C.C. is issued subject to condition that Society shall Submit N.O.C under Section 27 of U.L.C.E.R. Act 1976 before asking for occupation certificate.

FOR and on behalf of the Local Authority
The Municipal Corporation of Greater Bombay.

H-L Jawalgi



बदर-९/	
१९७८	८
२०७८	

M/-23.11.78.

Executive Engineer Building Proposals
(Western Suburbs) (H&K) Wards,
or
MUNICIPAL COMMISSIONER FOR GREATER BOMBAY

GOVT.



बंदर-९/	
८६६६	१०
२०११	



31 JUL 1982

CE/4746
CERTIFIED TRUE COPY
PLAN, I.O.D./C.C./O.C.C./B.C.C.
for E.E.P. (WS) K & P Wards

1 JAN 2005

To
M/s. K.G. Kapadia & Co.,
Architects & Engineers,
Prospect Chambers,
Dr. D.N. Road,
Bandra-1.

Subject: Occupation certificate for building No. 2
C.T.S. No. 937 (pt) & 938 at Juhu Tara Road.

Sir,

Ref: Your letter No. 8164/32/A/A-R77-(4)
of 2nd June, 1982.

With reference to the above by the directions I have to inform you that there is no objection to your client occupying the premises as shown by you in the completion plans submitted by you after obtaining water connection and subject to following conditions which should be complied with within 3 months from the date of receipt hereof.

1. That the Certificate under section 270-A of the Bombay Municipal Corporation Act for adequate water supply should be obtained from Hydraulic Engineer.
2. Corrected canvas plans showing changes.
3. Certificate for completion of drainage work from E.E.S.P. 2-II should be submitted within a fortnight.
4. Construction of compound wall on North and East of layout within one month.
5. Remarks and completion from E.E. (S.D.) within one month.
6. The completion certificate for infrastructures of street from respective departments should be submitted within one month.
7. Fresh remarks from E.E. (S.D.) for obtaining compliance thereof should be made within three months of completion of other bldgs. in layout whichever is earlier.

Please also note that if any of the above mentioned conditions are not complied with, the approved plans if found changed without prior permission from the Municipal Corporation, this occupation certificate granted to your client will be treated as cancelled and the water connection will be taken to cut off the water connection granted to your client.

Yours faithfully,

Assistant Engineer,
Bldg. Proposals (Western Suburbs) & Road.

HEM/30782.

CE/4746/BSII/AK.
Copy forwarded for information to the owner,
M/s. Jalpankhi Co-op. Housing Society Ltd

Assistant Engineer
Bldg. Proposals (Western Suburbs)

31 DEC 2004
कार्यकारी अभियंता इमारती
प्रमाण (पश्चिमी उपनगरी)
मुंबई

बदर-१/	
३१	३३
२०१२	

E.E.V./E.E.H.O./A.A.&C. K, Sup. K, A.E.W.W.K, W.C.K. Ward
Copy forwarded for information please.

for E.E.P. (WS) K & P Wards

may
31/7/82

THE JALPANKHI CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No. Bom. HSG-4325 Dt. 17-10-74)
SHARE CERTIFICATE

No. 11

Authorised Share Capital Rs. 4250/= Divided into 85 Shares each of Rs. 50/=

Member's Registered No. 11 Share Certificate No. 11

THIS IS TO CERTIFY that Shri/Smt. Arun Attarsain Jain, Sanjiv Attarsain Jain and Sarita Arun Jain
Vikas Park, Opp. Palmgrove Hotel, Juhu Tara Road, BOMBAY - 400 049.

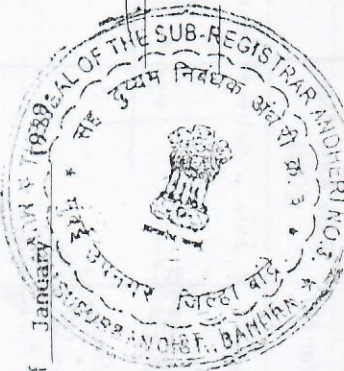
Bombay is the Registered Holder of Shares [Five] from No. 51
to 55 of Rupees Two hundred and fifty only [Rs. 250/=]

in THE JALPANKHI CO-OPERATIVE HOUSING SOCIETY LTD. Vikas Park, Opp. Palmgrove Hotel,
Juhu Tara Road, Bombay-400 049, subject to the Bye-laws of the said Society and that upon each of
such Shares the sum of Rupees Fifty only has been paid.

GIVEN under the Common Seal of the said Society at Bombay this 7th

day of January 1989

Purush D. Gundu Chairman
Dev Sharma Hon. Secretary



बदर-९/	
८६६६	३२
२०११	

P.T.O.

Jalpankhi Co-op. Housing Society Ltd.

REGD. No. BOM/HSG-4325 Dated 17-10-74

Regd. Office :

Opposite Palmgrove Hotel,
Juhu Tara Road,
Mumbai - 4 0 0 0 4 9.

Dated 24th August, 2011

TO WHOMSOEVER IT MAY CONCERN.

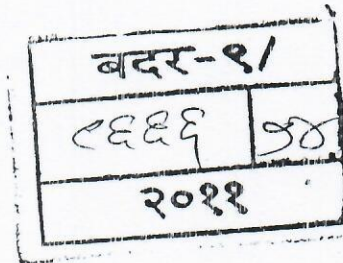
This is to certify that Shri ARUN JAIN
is owning Bungalow No. 11, CST No. 937 B,
Survey No. 10 & 11, Hissa No. 1, 2, Village
Juhu, Taluka Andheri, Mumbai - 400049,
having area 23 ^{built up} ~~sq. ft.~~ ^{sq. ft.}, in this
Society.



This certificate is ~~issued~~ ^{issued} request by
the above mentioned Shri Arun Jain
for stamp duty and registration purpose.

For JALPANKHI CO-OP. HSG. SOC. LTD.

G. K. Kulkarni
Hon. Secretary



PERMANENT ACCOUNT NUMBER

AAFPJ0335G



NAME

ARUN JAIN

FATHER'S NAME
ATTARSAIN JAIN

DATE OF BIRTH
22-10-1964

SIGNATURE

आयकर विभाग (कंप्यूटर केंद्र)

Computer Center of Income-tax (Computer Operations)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAM TRIPATHI

PRAYAG NARAYAN TRIPATHI

16/01/1971

Permanent Account Number

AKBPT1208L

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHA RAJENDRA BHALERAO

ARJUN SADU WADEKAR

06/01/1969

Permanent Account Number

ANKPB3134F

Signature



बंदर-१/	
८६६६	७५
२०११	



27/09/2011

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

वदर9

दस्त क्र 8666/2011

3:49:13 pm

अंधेरी 3 (अंधेरी)

दस्त क्रमांक : 8666/2011

दस्ताचा प्रकार : घोषणा पत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा टसा

1

नाव: अरुण जैन - -

पत्ता: घर/फ्लॅट नं: बगलो नं 11, जलपंखी को ऑप हो

सो लि. जुहू तारा रोड, जुहू प गु 49

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: --

शहर/गाव: -

तालुका: -

लिहून घेणार

वय 57

सही



40843 - 270510



2

नाव: - -

पत्ता: घर/फ्लॅट नं: --

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

पैन नम्बर: -

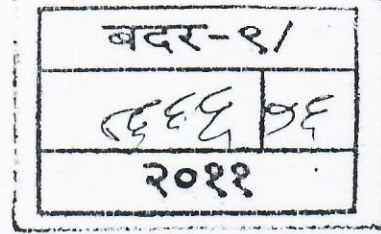
लिहून देणार

वय -

सही

उपलब्ध नाही

उपलब्ध नाही





दस्त गोषवारा भाग - 2

वदर9

दस्त क्रमांक (8666/2011)

दस्त क्र. [वदर9-8666-2011] चा गोषवारा
बाजार मुल्य : 6647500 मोबदला 0 भरलेले मुद्रांक शुल्क : 204200

दस्त हजर केल्याचा दिनांक : 27/09/2011 03:42 PM

निष्पादनाचा दिनांक : 14/09/2011

दस्त हजर करणा-याची सही :

Am Zai

दस्ताचा प्रकार : (64) घोषणा पत्र

शिवका क्र. 1 ची वेळ : (सादरीकरण) 27/09/2011 03:42 PM

शिवका क्र. 2 ची वेळ : (फी) 27/09/2011 03:48 PM

शिवका क्र. 3 ची वेळ : (कमुली) 27/09/2011 03:48 PM

शिवका क्र. 4 ची वेळ : (ओळख) 27/09/2011 03:48 PM

दस्त नोंद केल्याचा दिनांक : 27/09/2011 03:48 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) राम त्रिपाठी - - , घर/प्लॉट नं: डी 201 चंद्रेश शक्ती नालासोपारा

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

2) आशा भालेश्वर - - , घर/प्लॉट नं: सदर

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

Am Zai

दु. निबंधकाची सही
अंधेरी 3 (अंधेरी)



पावती क्र.: 8678 दिनांक: 27/09/2011

पावतीचे वर्णन

नांव: अरुण जैन - -

30000 : नोंदणी फी

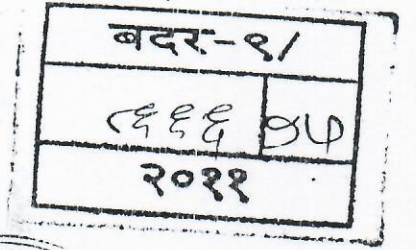
560 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

30560: एकूण

Am Zai

दु. निबंधकाची सही, अंधेरी 3 (अंधेरी)



प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण २.६.....पाने आहेत.

सह दुय्यम निबंधक, अंधेरी क्र. ३,
मुंबई उपनगर जिल्हा.

सहपत्र नादण्यात आल नाही.

बदर-९/ ६६६ ८५ / २०११

पुस्तक क्रमांक १, क्रमांक.....वर

नोंदला. 27 SEP 2011

दिनांक :

Am Zai

सह दुय्यम निबंधक, अंधेरी क्र. ३,
मुंबई उपनगर जिल्हा

१) शासन परिणाम क्र. २०००/१४/२३३, २४/४-२, दि. २४/३/२०००

२) चोम.वि.न.मु.वि. पुणे अंश ०२ का.का. ३/ संगणक/ सुदृढ पाठ हे धुलसी /०६/३९९, दि. २४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office: COLLECTOR OF STAMP (ANDI FRD), M.M.R.D.A. BUILDING, 1ST FLOOR,
BANDRA-KURLA COMPLEX, BANDRA (E), MUMBAI - 400 051.

D 079643

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No.: 5

Receipt Date 29/08/2011

Received From : ARUN JAIN

On Account of : 103-(II)

Counter No. : 1

Mode of Payment	DD/PAYCHQ/ RBL-Challan No.	Date	Bank Name & Branch	Area Code	Amount (in Rs)
-----------------	----------------------------	------	--------------------	-----------	----------------

Cash

100.00

सुनबण्ड
अभिनिर्णय करिता सादर वेळीस भा.सं.का.सं.प्र.सं.
पुढील चौकशी दि. २९/०८/२०११ ते ३०/०८/२०११
या वेळीस करावी.

मुद्राक विलहनीयकारी, अंधेरी
करिता

Case No.: ADJ/A/2976/2011

Lot Date :

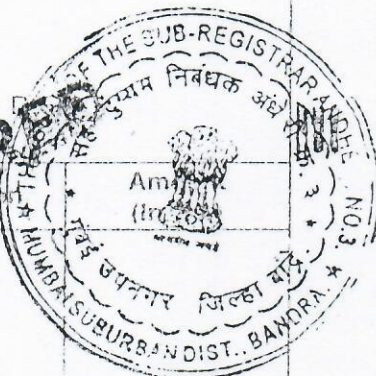
Total

Sr. No.

Star No.

Quantity

DELIVERED



बदर-९/
८६६६ ९८
२०११

Rs. 100.00

One Hundred Only



COLLECTOR OF STAMPS ANDHERI

१) शासन परिपत्रक क्रमांक. २०००/१४/प्र.क्र.२५/न-१, दि. २४/३/२०००.

२) नो.म.नि.व.मु.नि., पुणे यांचे पत्र क्र.का-२/ संलग्नक/ मुद्रांक पावती दुरुस्ती /०६/३९९, दि. ४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office.: COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING 1ST FLOOR,
BANDRA-KURLA COMPLEX, BANDRA (E), MUMBAI - 400 051.

D 79812

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No.: 7

Receipt Date 09/09/2011

Received From : ARUN JAIN

On Account of : 103-(IV)

MMRDA Counter No.: 2

Mode of Payment	DD/DDO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs)
-----------------	-----------------------------	------	--------------------	-----------	----------------

PO	3725	08/09/2011		0	408200.00
----	------	------------	--	---	-----------

Bank Name : ORIENTAL BANK OF COMMERCE (OBC)

Branch Name : ORIENTAL BANK OF COMMERCE (OBC)

Case No.: ADJ/A/2976/2011

Lot Date

Description of Stamps / Trenching

Quantity

Denomination

Amount (In Rs)

Rs. 408200.00pees
red

Four Lakh Eight Thousand Two Hundred -
Only

Cashier / Accountant

COLLECTOR OF STAMPS ANDHERI

३) शासन परिपत्रक क्रमांक २०००/९३/प.क्र.२५/म-५, दि. २४/३/२०००

२) जे.म.वि.उ.मु.नि., पर्वी गठे पत्र क्र.का-२/ संलग्नक/ मुद्रांक पत्रती वसुस्ती/०६/३९९, दि. ४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office: COLLECTOR OF STAMP (ANDPERI), M.M.R.D.A. BUILDING, 1ST FLOOR,
BANDRA-KURLA COMPLEX, BANDRA (E), MUMBAI - 400 051.

0 070811

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No.: 6

Receipt Date 09/09/2011

Received From : ARUN JAIN

On Account of 103-(III)

MMRDA Counter No.: 2

Mode of Payment	DISBURSMENT RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (in Rs)
--------------------	--------------------------------	------	-----------------------	--------------	-------------------

FO	3724	08/09/2011	0	204100.00
----	------	------------	---	-----------

Bank Name : ORIENTAL BANK OF COMMERCE (OBC)
Branch Name : ORIENTAL BANK OF COMMERCE (OBC)

ADJ/A/2976/2011

Case No.

Lot Date

Lot Date :

[illegible]

Quantity

Denominations (

Amount
(in Rs.)

Rs. 204100.00 Rupees

Two Lakhs Four Thousand One Hundred -
Only

Cashier / Accountant

COLLECTOR OF STAMPS AND HERITAGE

COLLEGE
अंधेरी

2. OF STAMPS AND HERALD

अंश

[Faint handwritten notes at the bottom of the page]

बदर-९/

5337

20

२०३३

Total:

/ 25000 / 25 207 / 10-10