322/11754

Thursday, September 16, 2021

8:28 AM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती कं.: 13172

दिनांक: 16/09/2021

गावाचे नाव: जुहू

दस्तऐवजाचा अनुक्रमांक: वदर1-11754-2021

दस्तऐवजाचा प्रकार: सेल डीड

सादर करणाऱ्याचे नाव: परमिंदर सिंघ भिंदर

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 50

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₹. 31000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 8:48 AM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.50721540.3 /-

मोबदला रु.100000000/-

भरलेले मुद्रांक शुल्क : रु. 5000000/-

दुय्यम निवंधक्र, अंधेरी-1

सहे. दुंग्यम निवंदक, अंधेरी क्रा.-१

गुंदई उपनगर जिल्हा

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1509202115250 दिनांक: 16/09/2021

वँकेचे नाव व पत्ताः

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006118402202122M दिनांक: 16/09/2021

बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUM

	20210916	भूत्याकन् प	त्रक ( शहरी क्षेत्र - बांधीव )		16 September	2021,08 22.15 AM
aluation ID	20210916	59			16 September	वदर।
मूत्यांकनाचे वर्ष जिल्हा मूल्य विभाग उप मूल्य विभाग सर्व्हें नंबर /न भूक्रमांक	सि टी एस नंबर#:	त्तरेकडे जुहू लेन. पूर्वेस f 567	लिक रोड <mark>(गुरुनानक मार्ग). द</mark>	क्षिणेस वैकुंटलाल मेहता ।	मार्ग व पश्चिमेस सम्	Į\$
<b>वार्षिक मूल्य दर तक्त्यानुर</b> खुली जमीन 203940	<b>गर मूल्यदर रु.</b> निवासी सदनिका 363830	कार्यालय 403880	दुकाने 449 <b>67</b> 0	औद्योगीक 363830	मोजमाप चौरस मी	नाचे एकक टर
वांधीव क्षेत्राची माहिती बांधकाम क्षेत्र(Built Up)- बांधकामाचे वर्गीकरण-	139 41 चौरस मीटर 1-आर सी सी आहे	मिळकतीचा वापर- मिळकतीचे वय- मजला -	निवासी सदनिका 0 TO 2वर्षे ist floor To 4th floor	मिळकतीचा मूल्यदर/बांध	प्रकार- कामाचा दर -	बांधीव Rs.363830/-
उद्भवाहन सुविधा-	olle	4001-	151 11007 10 441 11004	5	दर -	१
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Pr	operty constructed afte	r circular dt.02/01/201	18	99448	9	4
मजला निहाय घट/वाढ		= 100% apply to rate	= Rs 363830/-		२०२१	
घसा-यानुसार मिळकतीचा	प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्य	दर - खुल्पा जिमनीचा दर ) * घस	ा-यानुसार टक्केवारी )+ खुल	या जमिनीचा दर )	
		= ( ( (363830-	-203940) * (100 / 100 ) )+2	03940)		
		= Rs.363830	/-		2.15	
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		= 363830 * 139.41	100			
		= Rs.50721540.3/-				
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	= 50721540.3 +	0.0.0.				III UIS FR

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SUS-REGISTRATE OF THE PARTY OF

# Department of Stamp & Registration, Maharashtra Receipt of Document Handling Charges PRN 1509202115250 Date 15/09/2021 Received from PERMINDER SINGH BHINDER, Mobile number 7738369344, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District. Payment Details Bank Name IBKL Date 15/09/2021

REF No.

2713362270

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10004152021091512378

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

Bank CIN



State Bank Collect

Pre Acknowledgment Payment (PAI<sup>1</sup>) Form for Payment through any SBI Branch

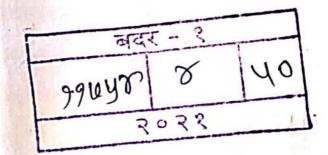
Branch Copy

Branch Teller: Use SCR 008765 Deposit >Fee Collection>State Bank Collect

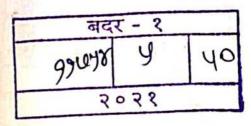
	Branch Teller: Use SCR 008765 Deposit >	Mode of Payment	Cash	Cheque/DD
Dank MOPS	Reference No.: CPABBJNSY2	Cash Notes	Amount Rs	Paise
	MAHARASHTRA GOVT (GRAS)	2000 x		
ficiary	MH006118402202122M	500 x		
lame	PERMINDER SINGH BHINDER	200 x		
ame	50,30,000 Fifty Lakh Thirty Thousand Rupees Only	100 x		
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ee Bank ee Branch	Sono	Total Rs		
	Branch Stamp	Signate	ure of Depositor	- to

Page 1/1

Print Date 13-09-2021 11:32:57







## AGREEMENT FOR SALE

This AGREEMENT FOR SALE is made and entered into at Mumbai on this 16th day of September 2021, by and BETWEEN:

Smt. ANGANA SUSHEEL JHAVERI, aged 67 years, having PAN No. AABPJ2315G and Aadhaar Card No. 3557 4887 8890, Indian Inhabitant, having address at Flat No. 301 on the Third Floor of VAIBHAV Cooperative Housing Society Ltd., situated at Plot No. 2, Janki Kutir, Near Prithvi Theatre, Juhu Church Road, Juhu, Mumbai 400 049, hereinafter referred to as the "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning the referred to deemed to mean and include her heirs executors and administrators) of the ONE PART;

#### AND

Mr PERMINDER SINGH BHINDER also known as BHINDER PERMINDER SINGH aged 69 years, PAN No. AHOPS1297C & Aadhaar Card No. 6145 9141 6908 Indian Inhabitant, residing at House No. 4220, Urban Estate, Phase-II, Patiala Punjab, Pin Code - 147 002,

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hereinafter referred to as the "TRANSFEREE" (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 OTHER PART.

WHEREAS the Transferor is the lawful owner, absolutely seized, possessed and otherwise well and sufficiently entitled to Residential Premises, bearing of Flat No. 301 on the Third Floor area admeasuring 1250 Sq.feet (Carpet) of VAIBHAV Co-operative Housing Society Ltd., situated at Plot No. 2, Janki Near Prithvi Theatre, Juhu Church Road, uha, sumbai 400 049, constructed on the plot C.T.S. No. 567/11 of Village Juhu, Taluka eri, in the Registration District of Mumbai City and Mumbai Suburban District in the K-West Ward of M.C.G.M., and more particularly described in the Schedule hereunder written (hereinafter referred to as the said "FLAT PREMISES").

AND WHEREAS the Transferor is a member of the Society known as the VAIBHAV Co-operative Housing Society Ltd., which is registered with the Registrar of

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Co-operative Societies, Mumbai, vide Registration No. WKP/HSG/TC/4467-88-89, Dated 01.08.1989 and has it's Registered Office, situated at Plot No. 2, Janki Kutir, Near Prithvi Theatre, Juhu Church Road, Juhu, Mumbai 400 049, (for brevity's sake hereinafter referred to as "THE SAID SOCIETY").

AND WHEREAS the Transferor as such member of the abovesaid Society also holding Five (05) fully paid Shares of Rs. 50/- each aggregating to Rs. 250/- of the said Society in her own name, bearing **Distinctive Nos.** 

16 to 20 and bearing the Certificate No. 09

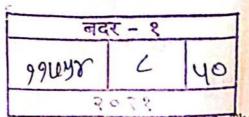
27.07.2003, (for brevity's sake hereinafts

THE SAID SHARES).

AND WHEREAS the Transferor had acquired Flat from the Builders M/s. VIKAS DEVELOPERS, having its office at Mustafa Building, 3rd Floor, Sir P.M. Road, Fort, Bombay 400 001, vide an Agreement for sale Dated 23rd day of April 1984 and the said Agreement was duly stamped and registered, under Document No. BOM./S/2102/1984, Dated 13.04.1984 and since then the Transferor herein is the absolute owner of the abovesaid Flat Premises.

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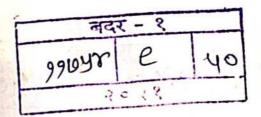
AND WHEREAS The Transferee has approached the Transferor for the purchase of the above said Flat Premises.

AND WHEREAS the Transferor has agreed to sell to the Transferee all her rights, title and interest in the said Flat together with all rights, benefits and privileges in the said Society, free from all encumbrances, for a total consideration amount of Rs.10,00,00,000/- (Rupees Ten Crores Only) which includes TDS (1%) amount,

10.00 000/- (Rs. Ten Lakhs Only) has been paid by the Transferee and the same shall be deducted from the mount and proof of submission of TDS(1%) amount shall be given to Transferor.

AND WHEREAS the parties hereto desire to record the terms and conditions of this Agreement for Sale into writing.

NOW THIS AGREEMENT WITNESSETH AND IT IS
HEREBY AGREED BY AND BETWEEN THE PARTIES
AS FOLLOWS:



The Transferor hereby agrees to sell to the Transferee and the Transferee hereby agrees to purchase from the Transferor the said FLAT PREMISES, bearing Flat No. 301 on the Third Floor area admeasuring 1250 Sq.feet (Carpet) of VAIBHAV Co-operative Housing Society Ltd., situated at Plot No. 2, Janki Kutir, Near Prithvi Theatre, Juhu Church Road, Juhu, Mumbai 400049, constructed on the plot bearing C.T.S No. 567/11 of Village Juhu, Taluka Andheri, as the Registration District of Mun Cit Mumbai Suburban District in the KWW M.C.G.M., and more particularly describe Schedule hereunder written (hereinafter referred to as the said "FLAT PREMISES") and the said Five (05) fully paid Shares of Rs. 50/- each aggregating to Rs. 250/- of the said Society in her own name, bearing Distinctive Nos. 16 to 20 and

Housing Society Ltd., (hereinafter referred to as the said "SHARES") together with all rights, benefits and privileges attached thereto and in the

27.07.2003 issued by VAIBHAV Co-operative

bearing the Certificate No.

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9910yr	said S	ociety, free from	all encumbran	ces for a to
2.0			50 S	amount
	Rs. 10,	00,00,000/- (F	Rupees Ten Cro	res Only)

3.

- The Transferor has obtained "No Objection Certificate" & "No Dues Certificate" from the VAIBHAV Co-operative Housing Society Ltd., on Dated 15.09.2021.
  - On receipt of full and final consideration as aforesaid, the Transferor shall be deemed to have granted, assigned, transferred and assured all her rights, title and interest in the said Flat Premises and Shares and in the said Society to the Transferee.
- 4. The Transferee shall, on payment of full and final consideration as aforesaid, be entitled to have and hold the said Flat Premises, unto and to the use and benefit of the Transferee, her heirs, executors, administrators, successors and assigns forever and without any claim, charge, interest, demand or lien of the Transferor or any person or person claiming through her.

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5. The Transferee shall, on payment of the full and final consideration as aforesaid, be entitled to apply for the membership of the said Society and for the transfer of the said Flat Premises to her name. The Transferor hereby agrees to sign and execute all such forms, documents or writings as may be required for the said purpose.

6. Against receipt of the said balance consideration amount as aforesaid, the Transferor shall simultaneously:

7.1 Handover to the Transferee the peaceful and vacant possession flat;

- 7.2 Hand over to the Transferee the Original documents / Papers/Possession Agreement/
  Share Certificate of title in the said Flat;
- 7.3 Execute and handover the transfer forms and other documents and writings as required under the Maharashtra Cooperative Societies Act, 1960, the Maharashtra Co-operative Societies Rules

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वदर - १ १९७४ १२ पुठ and the bye-laws of the said Society for १०२२ the effectual transfer of the said Flat with all deposits and meters in respect of the said Flat to the name of the Transferee;

7.4 Execute and handover to the Transferee a letter addressed to the said Society requesting them to transfer the said Flat together with all the deposits to the name of the Transferee;

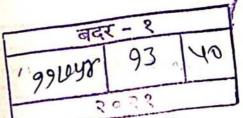


Execute and hand over to the Transferee a letter addressed to the Electric Company requesting them to transfer the meters, records and deposits in respect of the above said Flat Premises to the name of the Transferee;

7. The Transferor further hereby agrees and undertakes that from time to time and at all times thereafter and at the request and cost of the Transferee or her heirs, executors, administrators, successors, assigns or counsel in law, the Transferor shall do and execute and/or procure or

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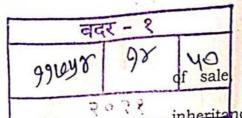


cause to be done, executed or procured all documents and such deed and writings whatsoever for the assurance in law and better and more perfectly transferring the rights, title, interest and benefit in the said Flat and every part thereof to the use and benefit of the Transferee as aforesaid.

- 8. All municipal taxes, maintenance charges, electricity charges and other Society outgoings in respect of or pertaining to the said Flat relating to the period up to the date of the completion of the sale shall be paid by the Transferor. The Transferee shall be liable to pay the outgoings, dues and taxes in respect of the said tax from the date of the completion of the sale.
- 9. The Transferor hereby represent with the Transferee as follows:
  - 10.1 That the Transferor is the sole and absolute owner of the said Flat and that besides her, no other person or persons have any right, title, interest, claim or demand of any nature whatsoever into or upon the said Flat by way

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of sale exchange, mortgage, possession, inheritance, charge, lien, gift, trust, lease,

tenancy, license, access, easement or otherwise howsoever:

10.2 That the Transferor has not contracted to sell or mortgage the said Flat or any part thereof to any person or persons and that there is no loan outstanding against the said Flat of whatsoever nature:



- 10.3 That the Transferor has not created any lien, charge or any encumbrances whatsoever on the above said Flat Premises or any part thereof and that the said Flat Premises are not the subject matter of any lispendens or litigation nor is the same or any part thereof attached before judgment or in execution of any decree;
- 10.4 That the said Flat is not attached at the instance of any Taxation Authorities or any other Authorities and that there are no notices, orders, judgments or decrees passed

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or issued by any Court, Tax or revenue or statutory or administrative authorities restraining or disentitling the Transferor from selling the above said Flat Premises and that the Transferor is fully competent and entitled to sell the said Flat Premises to the Transferee;

10.5 That the Transferor has complied with all rules and regulations of the said Something has not committed any breach has recommitted any breach has recommended and breach has recommitted and breach has recommitted any breach has recommended and breach has recom

clear, marketable and free encumbrances and that notwithstanding any act, deed, matter or thing whatsoever by the Transferor or any person or persons lawfully or equitably claiming by, from, through, under or in trust for the Transferor made, done, committed, omitted or knowingly suffered to the contrary, the Transferor has in herself good right, full power and absolute authority to sell the said Flat in favour of the Transferee;

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99097 10. Relying upon the declarations and representations

the said Flat. The Transferor hereby agrees and undertakes to indemnify and keep indemnified the Transferee & her heirs, executors, administrators, successors and assigns in the event she suffer any loss or damage due to any demands or claims by way of tenancy, sub-tenancy, licence, lease, mortgage, inheritance, sale, exchange, possession, lien, gift, trust being brought forward at any time in future by any third party or due to the presentations of the Transferor being wrong, to

extent of the loss or damage suffered by the cansferee or any person or persons claiming rough her.

- 11. The Transferee hereby agrees to abide by the byelaws, rules and regulations of the said **VAIBHAV** Co-operative Housing Society Ltd., from time to time in force.
- 12. The Transfer Charges / Donation payable to the said Society for the transfer of the said Flat to the

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both the parties in equal shares.

- 13. The Stamp Duty, Registration charges, Legal and professional Charges, of this Agreement for Sale shall be entirely borne and paid by the Transferee alone.
- 14. This AGREEMENT FOR SALE has been executed in Mumbai, the payments are made in Mumbai and the said Flat Premises is situated in Mumbai, hence it is subject to jurisdiction of Mumbai Charlot of Law.

# THE SCHEDULE OF THE PROPER

### ABOVE REFERRED TO :

ALL THESE PIECE AND PARCEL OF RESIDENTIAL PREMISES, bearing Flat No. 301 on the Third Floor area admeasuring 1250 Sq.feet (Carpet) of VAIBHAV Co-operative Housing Society Ltd., situated at Plot No. 2, Janki Kutir, Near Prithvi Theatre, Juhu Church Road, Juhu, Mumbai 400 049, constructed on the plot bearing C.T.S. No. 567/11 of Village Juhu, Taluka Andheri, in the Registration District of Mumbai City and

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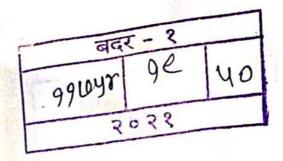
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99UYY Mumbai Suburba	r
M.C.G.M.	

District in the K-West Ward of

The said Building was constructed in the year 1984, consists of a Ground + 6 upper floors, (with lift). Full Occupation Certificated obtained from MCGM on 1984.

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

	avodam.
SIGNED SEALED AND DELIVERED  by the within named "TRANSFERO  SMIL ANGANA SUSHEEL JHAVER	R" ) i
1) LA 75-6-F A HIMED SHAR  Lotal May  2) Rajush Balachandhan & SIGNED SEALED AND DELIVERED	4
by the within named "TRANSFERENT Mr. PERMINDER SINGH BHINDER BHINDER SINGH )	E" ) R @
in the presence of  1) LA TEEF AHMED SHE  Lites Meg  2) Reyish-Balachandan	AZKH



### RECEIPT

TRANSFEREE the withinnamed RECEIVED from Mr. PERMINDER SINGH BHINDER also known as sum a BHINDER PERMINDER SINGH, Rs.10,00,00,000/- (Rupees TEN CRORES Only) which includes the TDS (1%) amount which is Rs. 10,00,000/-(Rupees TEN LAKHS ONLY) to be paid as per applicable laws BY D.D. / RTGS towards the sale of Flat No. 301 on the Third Floor of VAIBHAV Cooperative Housing Society Ltd., situated at Plot No. 2, Janki Kutir, Near Prithvi Theatre, Juhu Church Road, Juhu, Mumbai 400 049, by the follow manners:

Payment Schedule are as under:

Rs.10,00,00,000/-

Payment Date	Amount	Bank Name	Branch Name	
09-07-2020	5,00,000.00	IDFC Bank	Barakhamba Bank	OJR Hombers
12-10-2020	5,00,000.00	IDFC Bank	Barakhamba Bank	IDEBU20191677674
13-09-2021	2,50,00,000.00	Axis Bank	Urban State , Patiala	IDFBH20286997623
14-09-2021	5,00,00,000.00	Axis Bank	Urban State , Patiala	UTIBR52021091300366924
15-09-2021	2,30,00,000.00	Axis Bank	Urban State , Patiala	UTIBR52021091400357526
Total	9,90,00,000.00		ordan state, Fatiala	UTIBR52021091500350869
TDS-1%	10,00,000.00		Challan A	the about
G.Total	10,00,00,000.00		Challan	attached

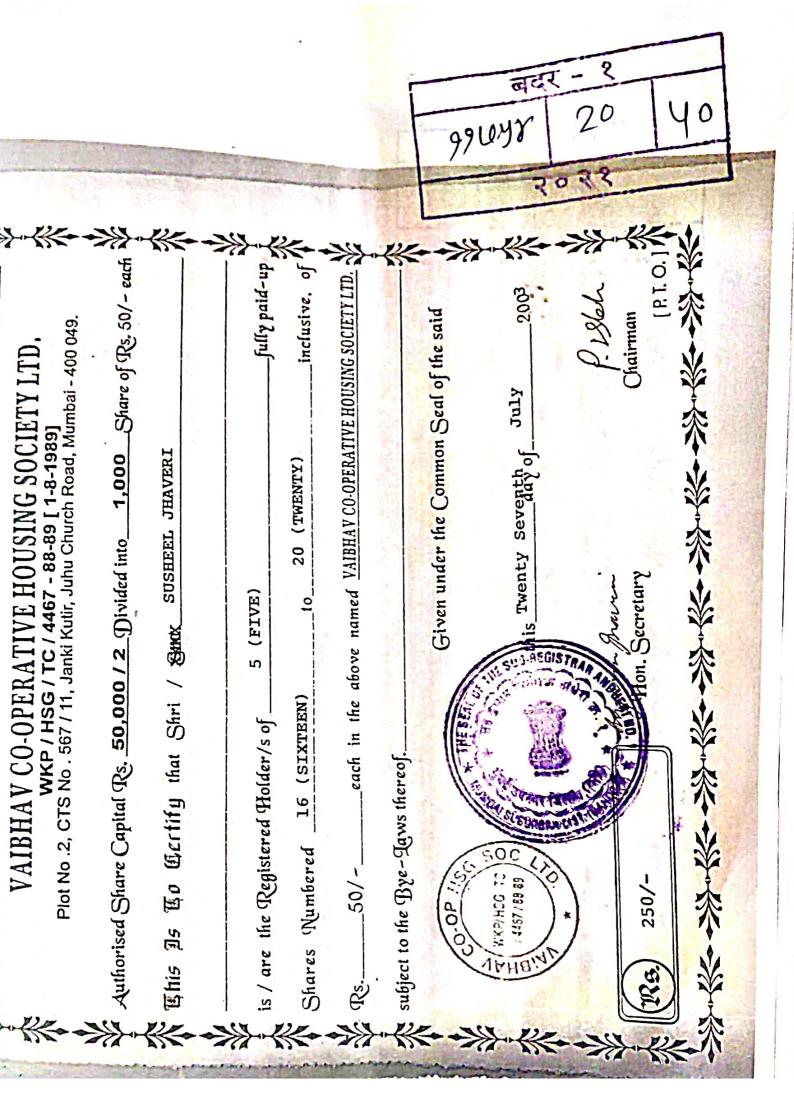
I SAY RECEIVED Rs. 10,00,00,000/-

(SMT. ANGANA SUSHEEL JHAVERI)

Transferor

<u>WITNESSES</u>:

1) LATEER AHMED STIAZKH Lettel Del 2) Rajesti Balachandhan de la



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Signature	Bond (Be					२०	२०२१
Ref. No . Of Transferee			n.pa.e.s. 4				
Ledger folio & Name & Address	MS. AJGRJA S. SHAVERY						
Number of Transfer			3.	9		13 (G)	Signal Control of the
Date of Transfer	4/10/201/8					See	SUBURI AN UST

२९२१ Hon. Secretar Signature Memorandum of the transfers of the withinmetioned Shares Ref. No . Of Transferee Ledger folio & Name & Address Chairman SHAVERE ς'n MS AJGALA Number of Transfer Date of Transfer 7/10/2014

# VAIBHAV CO-OPERATIVE HOUSING SOCIETY

IETY LIMITED

22 4

REGN.NO.:- BOM/W-KW/TC/446
PLOT NO.2,CTS NO.567/11, JANKI KUTIR, CHURCH ROAD, JUI-

J, MUMBAI - 400 000 0 7 8

September 09, 2021

# TO WHOM SO EVER IT MAY CONCERN

This is to Certify that Ms. ANGANA JHAVERI is a Bonafide Member of the Vaibhav Co-Operative Housing Society Ltd., as per the Society Records and residing at Flat No.301Flat No.301 of the Society Building.

The Society has NO OBJECTION for selling the said Flat No. 301 to Mr. PERMINDER SINGH BHINDER. As per the records of the Society there is no outstanding dues against the said Flat.

This Certificate is issued on specific request from the Member and without any responsibility on the part of the Society and its office bearers.

For Vaibhav Co-operative Housing Society Ltd.

Hon. Secretary.





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प्रमुखालपीक अ. अ. जा. विसंपाल

नगर मुप्तरन अधिकार्ग तत्व

y

Circuter Bombay

#### मालमत्ता पत्रक

ग्राभिनं --75 जिल्ला --तालुकरन भू.मा.सर - न.भू.अ.विलेपार्ल \*Tares राद मंबर कारमास्ता दिलाच्या अवहित्याची विक् मारकार्यक्षकरा Faz eft. a शक्तील आंग स्ताप्त्रक्रित त्र्वारा थी भी West 48-11 को भी मिमन ५६७ धमान rh [[alt.x]] Spl. Case No. ec of ters 3.674 Ex No. 130 S4 XXX Special Judge

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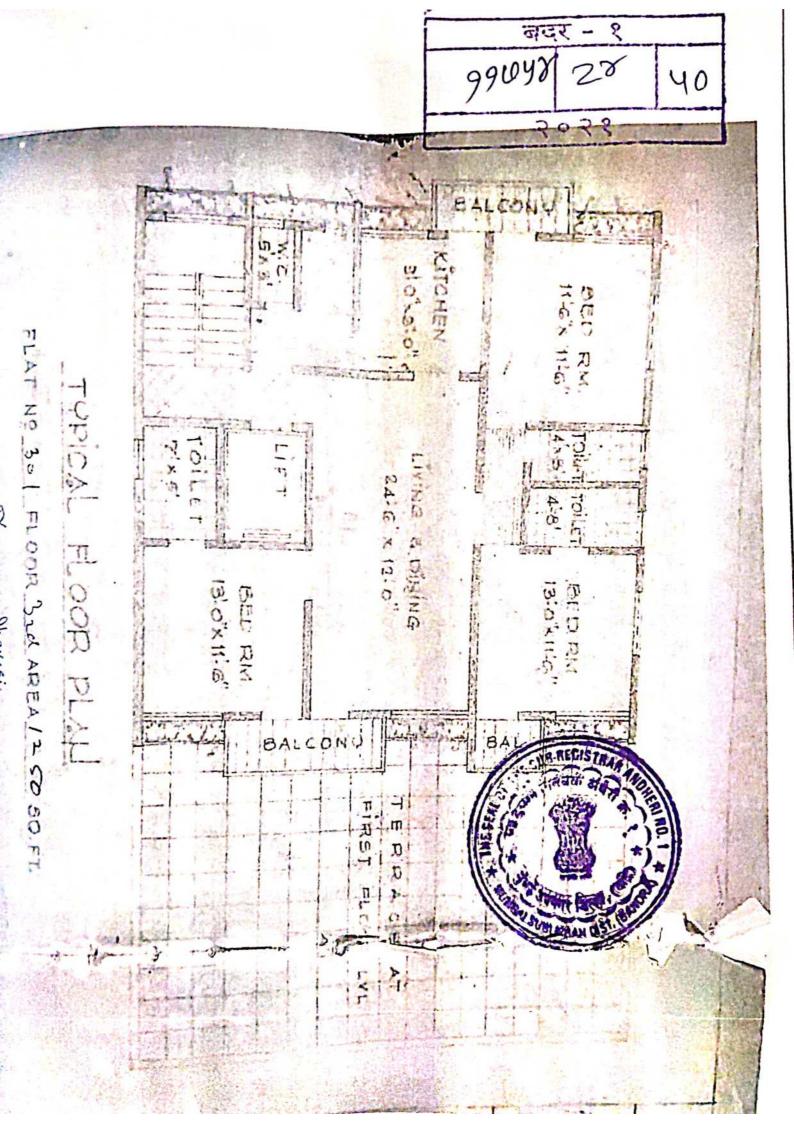
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प्रमुखानियोक भ. त्र. आ. विशेषाने न.भू.अ.चिलेपालं मृंबर्व उपनगर जिल्हा

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सत्य-प्रतिहिगी

नगर समायन अधिकारा ।। वाले



99048 24 40

I, SUSHEEL MANGALDAS JHAVERI, of Mumbes an Hindu Inhabitant hereby revoke all my former Wills, Codocils, Writings,

Testamentary Dispositions made by me hereto before and declare this to be my last Will and Testament.

- 1. I hereby appoint my Sister-in-Law, Ms. DARSHANA NAVNITLAL
  JHAVERI and my Son-in-Law Mr. ANUJ NARENDRA MALIK to be the
  Executors and the Trustees of this Will.
- All properties, moveable and immoveable, standing in my
  name belong to me absolutely, save except the properties
  indicated to the contrary in this Will.
- J. I own a Residential Flat on 3rd Floor of building known as "VAIBHAV" in Janki Kutir, on Juhu Church Road, Juhu, Mumbai 400 049. I demise and bequeath the said Flat with all rights, title and interest absolutely close class daughter Ms. ANGANA SUSHEEL JHAVERI.
- 4. I am a partner in Eltra Associates, charing of profits and losses. I bequeath with capital barantes redit of my Account in the Firm in the following
  - (a) To my Sister-in-Law Darshana Navnitlal Jhaveri
    (b) To my Daughter Angana Susheel Jhaveri
    (c) To my Daughter Nileena Susheel Jhaveri
    (now Mrs. Nileena Anuj Malik)
- 5. I am also a partner in M/s. United Leach Corporation, charing 5% of profits and losses. I bequeath with capital balances to the credit of my Account in the Firm in the following manner :-
  - (a) To my Sister-in-Law Darshana Navnitlal Jhaveri
    (b) To my Daughter Angana Susheel Jhaveri
    (c) To my Daughter Nileena Susheel Jhaveri
    (now Mrs. Nileena Anuj Malik)



Balances, Balances in P.P.F. Account, Shares in Indian, YO Companies, Debentures, Bonds Securities and Personal belongings, Flat at Nirmal Park, Flat No.8, 3rd Ploor, in Building No. 3(BI Wing), S.No. 11/1B Padmavati, Pune - 411 043 and Flat at Sudhan Apartments, 702, Race Course Road, Baroda. I direct my Executors to distribute the aforesaid estate alongwith any other assets not specifically mentioned herein after meeting all my liabilities, funeral and other expenses, equally in the following manner:

- (a) One third to my Sister-in-Law Darshana Navnitlal Jhaveri
- (b) One third to my Daughter Angana Susheel Jhaveri
- (c) One third to my Daughter Nileena Susheel Jhaveri (now Mrs. Nileena Anuj Malik)
- 7. I direct my Executor and Trustee to pay, spend or utilise such sum for my funeral and obsequial ceremonies befitting my Status in life as the Executors may deem proper. I direct that my Executors and mister thall not be accountable to any one in respect of the expenditure.

8. I authorise, empower and direct my Examples of my Will to pay all my debts, dues, duties taxes and other liabilities and outgoing whatsoever which may at the time of my death be remaining outstanding or payable.

I further state that all my aforesaid properties shall vest absolutely in my legal heirs in the manner specified above and that none of the other heirs shall have any rights, title and that none of the other heirs shall have any rights, title and that none of the other heirs shall have any rights, title and that none of the other heirs shall have any rights, title and that none of the other heirs shall have any rights, title and that none of the other heirs shall have any rights, title and that none of the other heirs shall have any rights, title and that none of the other heirs shall have any rights, title and that none of the other heirs shall have any rights, title and that none of the other heirs shall have any rights, title and that none of the other heirs shall have any rights, title and that none of the other heirs shall have any rights, title and that none of the other heirs shall have any rights.

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IN WITNESS OF THIS BEING MY LAST WILL AND TESTAMENT

I have hereto set my hand at Mumbei this the 13th day of

February, 1997.

We confirm that the aforesaid Will has been signed by MR. SUSHEEL MANGALDAS JHAVERI in our presence

Sustant 3h wi

(SUSHEEL MANGALDAS JHAVERI)

1. DM Shraff

2. pr 26 amis



OF THE ORIGINAL PRODUCED UNTO ME WHICH AFTER CAREFUL CONSIDERATION I ATTEST.

NOTARY

Greater Bombay,
Messra, WADIA GHANDY & CO
Advector, Solvators & Novarion,
123, Mahaman

123, Mahatma Gandhi Road, Fort. Bombay-400 023

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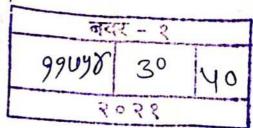


AFFIDAVIT-LEGAL HEIR

सहार 99048 26 40 २०२१

I, ANGANA SUSHEEL JHAVERI, (Aadhaar No.: 3557 4887 8890), all adult, Indian Inhabitant, presently residing at Vaibhav, 301, Janki Kutir, Near Prithvi Theater, June 1997 1997 1997, do hereby state and declare on solemn afternation as under-

2



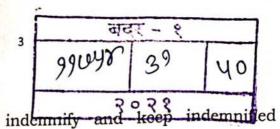
I state that my mother JHAVERI SUSHEEL MANGALDAS, expired on 28/05/2002, at Mumbai Maharashtra State, leaving behind me one of the legal heirs and legal representatives.

I state that my mother JHAVERI SUSHEEL MANGALDAS made /execute WILL on dated 13/02/1997. In the said will in Para No. 3: Flat on 3rd floor of Building known as "Vaibhav" in Janki Kutir, on Juhu Church Road, Juhu, Mundan 199 049, the said flat premises bequeath with all right title, interest in my favour.

I state that after death of my mother JHAVERI SUSHEEL

MANGALDAS I become owner of the flat premises situated at Flat
on 3<sup>rd</sup> floor of Building known as "Vaibhav" in Janki Kutir, on
Juhu Church Road, Juhu, Mumbai-400 049.

I state that I am one of the legal heirs of deceased JHAVERI SUSHEEL MANGALDAS.



I state that I do hereby indemnify and authorities concerned for any loss, damage, claim, risk etc. arise in future due to show abovesaid facts.

I am making this affidavit to produce before concerned authorities to show that I am one of the legal heir of deceased JHAVERI SUSHEEL MANGALDAS.

Whatever stated hereinabove is true and con our knowledge and belief.

That if abovesaid statement shall found false be liable for the prosecution u/s. 199, 200 of IPC.

Solemnly affirmed at Mumbai

This 06th day of April, 2021

Deponents

Identified by me

R/o, Abdul Aziz Chawl, 24, Room No.4, L.B.S. Marg, Navpada,

Kurla West, Mumbai-400 070.

Executive Magistrate Mumbai City

वासर - १ ११७५४ 22 40



# भारत सरकार Government of India



अंगना सुशील झवेश Angana Susheel Jhaveri जन्म तारीख / DOB : 08/03/1954 स्त्री / Female



3557 4887 8890

आधार - सामान्य माणसाचा अधिकार



# Unique Identification Authority of India

त्ता वैभव 301, जानकी कुटीर, १४वी थियेटर जवळ, जुह, मुंबई, जुह, महाराष्ट्र, 400049 Address: Vaibhav 301, Janki Kutir, Near Prithvi Theater, Juhu, Munda Maharashtra, 400049

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#### CHALLAN MTR Form Number-6



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दस्त गोषवारा भाग-1

वदर1

99648

सादरकरणाराचे नाव: परमिंदर सिंघ भिंदर

दस्त क्रमांक: 11754/2021

बदर -

दस्त क्रमांक: वदर1 /11754/2021

बाजार मुल्य: रु. 5,07,21,540/-

मोबदला: रु. 10,00,00,000/-

भरलेले मुद्रांक शुल्क: रु.50,00,000/-

पावती:13172

**२०२१** पावती दिनांक: 18/09/2021

दु. नि. नह. दु. नि. वदर1 यांचे कार्यालयात

अ. क्रं. 11754 वर दि. 16-09-2021

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दस्त हाताळणी फी

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हंह्युप्यमञ्ज्ञांधक्ता अधिरी क्र. १

दम्ताचा प्रकार: सेल डीड

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पक्षकाराचा प्रकार

दस्त गोषवारा भाग-2

दस्त क्रमांक:11754/2021

छागाचित्र

बदर1

r1/11754/2021 मेल डीड

क्षकाराचे नाव व पना

ाव:अंगना मुशील संवेरी

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्टीर , रोड नं: जुह चर्च रोड, जुह , महाराष्ट्र, मुम्बई,

'न नंबर:AABPJ2315G

वःपरमिंदर सिंघ भिंदर

नाः प्लॉट नं: हाउस नंबर 4220 , माळा नं: -, इमारतीचे नायू/ अर्बन वय :-69 म्हंट , ब्लॉक नं: पटियाला , रोड नं: फेज 2 , पूण्जाव, पटियाला. न नचर:AHOPS1297C

म्वाक्षरी:-

वदर

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अंगठवाचा रुमा



क्रम देणार तथाकथीत सेल ही इ चा दस्त ऐवज करुन दिल्याचे कबुल करनात. T:16 / 09 / 2021 08 : 33 : 49 AM

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ाजेश वालचंद्रन

1/ए. संदीप विल्डिंग, उपमा नगर, ऑफ़ लिंक रोड, मालाड प, मुंबई TE:400064

नीफ़ अहमद शेख

1, अमृतलाल वाडी, जी पी चौधरी मार्ग, जुहू, मुंबई TE:400049

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प्रमाणित करणेत येते की, या

पुस्तक क. १/बदर-१/. ११७५४ /२०२१

धका, अंधेरी क्रा. १

पुस्तक क्र. १/ना बर नोंदला, दिनांक 16 SEP 2021

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Know Your Rights as Registrants

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11754 /2021



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 1 दस्त क्रमांक : 11754/2021

नोदंणी: Regn 63m

गावाचे नाव: जुह

(1)वितेखाचा प्रकार

सेल डीड

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(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे) (4) धू-मापन,पोटहिस्सा व घरकमांक(असल्यास)

1) पातिकेचे नाव:मृंबई मनपा इतर वर्णन :सदनिका नं: 301, माळा नं: 3 स मजता, इमारतीचे नाव: वैभव को ऑप हाऊसिंग सोसायटी तिमिटेड, ब्लॉक नं: प्लाट नं 2,जानकी कुटीर, रोड : जुहू चर्च रोड,जुहू,मृंबई- 400049 PUI: kW2602550030000 ( ( C.T.S. Number : 567/11 ; ) )

1) 139.41 ची.मीटर

(5) \$ 3400

(6)<sup>अकारणी</sup> किंवा जुड़ी देण्यात असेल तेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा ्र<sub>पद्मकाराय नाव किवा ।दवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव इ पत्ता.</sub> 1): नाव:-अंगना सुशील झवेरी वय:-67; पत्ता:-प्लॉट नं: 301, माळा नं: 3 रा मजला , इमारतीचे नाव: वैभव को ऑप हाऊसिंग सोसायटी लिमिटेड , ब्लॉक नं: प्लाट नंबर 2, जानकी कुटीर , रोड नं: जुहू धर्व रोड, जुहू , महाराष्ट्र, मुम्बई. पिन कोड:-400049 पॅन नं:-AABPJ2315G

(3)इस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असत्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-परमिंदर सिंघ भिंदर वय:-69; पत्ता:-प्लॉट नं: हाउस नंबर 4220 , माळा नं: -, इमारतीचे नाव: अर्वन इस्टेट , ब्लॉक नं: पटियाला , रोड नं: फेज 2 , पूण्ज़ाब, पटियाला. पिन कोड:-147002 पॅन नं:-AHOPS1297C

(9) दस्तऐवज करून दिल्याचा दिनांक

16/09/2021

(10)दस्त नोंदणी केल्याचा दिनांक

16/09/2021

(11)अनुक्रमांक,खंड व पृष्ठ (12)बाजारभावाप्रमाणे मुद्रांक शुल्क 11754/2021 5000000

(13)वाजारभागाप्रमाणे नोंदणी शुल्क

30000

14)शेरा



त्यांकनासाठी विचारात घेतलेला तपशील:-:

द्रांक युक्त आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

दस्तासोबत सुची II विली.

सत्र वुप्यम निरंधक, अंधेरी क्र.-१ सुंबई उपनगर चिरुष

#### **Payment Details**

sr.	Purchaser	Туре	Verification no/Vendor	GRN/Licence	Amount	Used At	Delace Number	Deface Date
1	PERMINDER SINGH BHINDER		00040572021091325633	MH006118402202122M	5000000.00	SD	0002975148202122	16/09/202
2	PERMINDER SINGH BHINDER	eChallan		MH006118402202122M	30000	RF	0002975148202122	16/09/202
3		DHC		1509202115250	1000	RF	1509202115250D	16/09/202

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