

516/11772

पावती

Original/Duplicate

Friday, August 25, 2023

नोंदणी क्र.: 39म

1:07 PM

Regn.: 39M

पावती क्र.: 12308 दिनांक: 25/08/2023

गावाचे नाव: आकुर्ली

दस्तऐवजाचा अनुक्रमांक: बरल8-11772-2023

दस्तऐवजाचा प्रकार: सेल डीड

सादर करणाऱ्याचे नाव: पूर्विका उर्मिश पारेख

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:27 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.6884108 /-

मोबदला रु.19600000/-

भरलेले मुद्रांक शुल्क : रु. 1176000/-

सद निवासी बोरिवली 8
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823252304012 दिनांक: 25/08/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006968285202324E दिनांक: 25/08/2023

बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 24/08/2023

Popad

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202308253532		25 August 2023, 12:50:31 PM		
मूल्यांकनाचे वर्ष	2023				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	77-आकृती (बोरीवली)				
उप मूल्य विभाग	भुभाग: उत्तरेस गावाची सीमा, पुर्वेस द्रुतगती महामार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस रेल्वे.				
सर्व्हे नंबर /न. भू. क्रमांक	सि.टी.एस. नंबर#148				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	74610	167090	192150	208860	167090
मोजमापनाचे एकक	चौरस मीटर				
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	51.5चौरस मीटर	मिळकतीचा वापर-	औद्योगिक गाळा	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्ष	बांधकामाचा दर	Rs.30250/-
उदववाहन सुविधा-	आहे	मजला	4		
रस्ता सन्मुख -					
Sale Type -	First Sale Date - 25/05/2006				
Resale	Sale/Resale of built up Property constructed after circular dt.02/01/2006				
प्रत्येक मजल्यासाठी 9% वजावट नुसार	= 80% appl				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	$= ((\text{वार्षिक मूल्य दर} \times \text{मिळकतीचे क्षेत्र}) \times \text{घसा-यानुसार टक्केवारी}) + \text{खुल्या जमिनीचा दर}$ $= ((133672 \times 74610) \times (100 / 100)) + 74610$ $= \text{Rs.133672/-}$				
A) मुख्य मिळकतीचे मूल्य	$= \text{वरील प्रमाणे मूल्य दर} \times \text{मिळकतीचे क्षेत्र}$ $= 133672 \times 51.5$ $= \text{Rs.6884108/-}$				
Applicable Rules	= 20.4				
एकत्रित अंतिम मूल्य	$= \text{मुख्य मिळकतीचे मूल्य} + \text{तळपराचे मूल्य} + \text{मेझनाईन मजला क्षेत्र मूल्य} + \text{तगतच्या गच्चीचे मूल्य} + \text{वरील गच्चीचे मूल्य}$ $+ \text{वॉडिस्त वाहन तळाचे मूल्य} + \text{खुल्या जमिनीवरील वाहन तळाचे मूल्य} + \text{इमारती भोवतीच्या खुल्या जागेचे मूल्य} + \text{वॉडिस्त वाळकळी} + \text{मॅकेनिकल वाहनतळ}$ $= A + B + C + D + E + F + G + H + I + J$ $= 6884108 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ $= \text{Rs.6884108/-}$				

Home Print

सह. दुय्यम निबंधक, बोरीवली - ८,
मुंबई उपनगर जिल्हा.



CHALLAN
MTR Form Number-6



GRN	MH006968285202324E	BARCODE	Date		22/08/2023-12:56:43	Form ID	25.2
Department Inspector General Of Registration				Payer Details			
Stamp Duty Type of Payment Registration Fee				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)	APRPP4735M		
Office Name BRL1_JT SUB REGISTRAR BORIVALI 1				Full Name	Purvika Urmish Parekh and Others		
Location MUMBAI				Flat/Block No.	Unit No. 414, Gundecha Industrial Complex		
Year 2023-2024 One Time				Premises/Building	Premises Co op. Society Ltd		
Account Head Details		Amount In Rs.		Road/Street	Akurli Road		
0030045501 Stamp Duty		1176000.00		Area/Lccality	Kandivali East		
0030063301 Registration Fee		30000.00		Town/City/District			
				PIN	4 0 0 1 0 1		
				Remarks (If Any)			
				PAN2=MSPS9855E-Secundary Party Name Purvika Shah and Urmila P			
				Shah			
Total		12,06,000.00		Amount In Words	Rupees Six Thousand Rupees Only		
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332023082214644	2824700884
Cheque/DD No.				Bank Date	RBI Date	22/08/2023-12:58:55	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

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

Mobile No. : 9920286888

सादर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सादर चलन लागू नाही.

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VPS.

Piparekh
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CHALLAN
MTR Form Number-6



GRN	MH006968285202324E	BARCODE			Date	22/08/2023-12:56:43	Form ID	25.2
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty Registration Fee					
Office Name			BRL1_JT SUB REGISTRAR BORIVALI 1					
Location			MUMBAI					
Year			2023-2024 One Time					
Account Head Details			Amount In Rs.		Premises/Building			
0030045501 Stamp Duty			1176000.00		Road/Street			
0030063301 Registration Fee			30000.00		Area/Locality			
					Town/City/District			
					PIN			
					4 0 0 1 0 1			
					Remarks (If Any)			
					PAN2=AAGPS8856E-SecondPartyName=Pravin K Shah and Urmila P			
					चरल - ८ 996629 00 २०२३ Only Twelve Lakh Six Thousand Rupees Only			
Total			12,06,000.00		Words			
Payment Details			IDBI BANK					
Cheque-DD Details			Bank CIN		Ref. No.		69103332023082214644 2824700884	
Cheque/DD No.			Bank Date		RBI Date		22/08/2023-12:58:54 23/08/2023	
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		100 , 23/08/2023			

Department ID : Mobile No. : 9920286888
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन केवल दायम निबंधक कार्यालयत नोंदणी करतयाच्या दस्तासाठी लागू आहे. नोंदणी न करतयाच्या दस्तासाठी सदर चालन लागू नाही.

Signature Not Verified

Digital Signed by DS
 DIRECTORATE OF
 ACCOUNTS AND
 TREASURIES MUMBAI 02
 Date: 2023-08-25 13:18:36
 IST
 Reason: GRAS Secure Doc
 Location: India

Challan Defacement

Sr. No.	Defacement No.	Defacement Date	Userld	Defacement Amount
1 (IS)-516-11772	0003722839202324	25/08/2023-13:07:42	IGR557	30000.00
2 (IS)-516-11772	0003722839202324	25/08/2023-13:07:42	IGR557	1176000.00
Total Defacement Amount				12,06,000.00



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

Receipt of Document Handling Charges

PRN 0823252304012

Receipt Date 25/08/2023

Received from Purvika Urmish Parekh, Mobile number 9167410707, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 11772 dated 25/08/2023 at the Sub Registrar office Joint S.R. Borivali 8 of the District Mumbai Sub-urban District.

DEFACED

₹ 800

DEFACED

Payment Details

Bank Name SBIN

Payment Date 25/08/2023

Bank CIN 10004152023082503815

REF No. IGAQBXHFX5

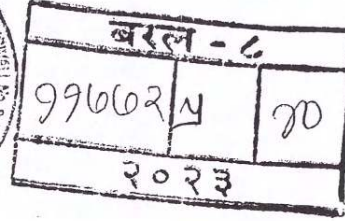
Deface No 0823252304012D

Deface Date 25/08/2023

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



बोरिवली - ८		
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SALE DEED

This Sale Deed is made and executed at Mumbai,
on this 25th day of August 2023

BETWEEN

- (1) Mr Pravin K Shah, aged about 84 years, PAN: AAGPS8856E, Aadhar UID: 793611789003,
- (2) Mrs Urmila P Shah, aged about 79 years, PAN: AMKPS0226J, Aadhar UID: 698490844894, both adults, Indian inhabitants, residing at Flat No. 307, B-Wing, Hastagiri Apartment, Ashok Chakravarti Road, Kandivali East, Mumbai, Maharashtra 400101 called the Vendors/ Sellers and hereinafter for brevity's sake referred to as the "Transferor/s" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the One Part;

AND

- (1) Mrs Purvika Urmish Parekh, aged about 41 years, PAN: APRPP4735M, Aadhar UID: 963105479949, residing at Flat No. 1202, Thakur Jewel, 120 Feet Road, Thakur Village, Kandivali East, Mumbai, Maharashtra 400101,
- (2) Mrs Prutha Umang Parekh, aged about 32 years, PAN: CNIPP9726M, Aadhar UID: 492121550067, residing at Flat No. 1002, Thakur Jewel, 120 Feet Road, Thakur Village, Kandivali East, Mumbai, Maharashtra 400101,
- (3) Mrs Radhika Piyush Parekh, aged about 35 years, PAN: AQDPM6835G, Aadhar UID: 204795860159, residing at Flat No. 1702, Thakur Jewel, 120 Feet Road, Thakur Village, Kandivali East, Mumbai, Maharashtra 400101,
- (4) Mrs Hemali Jigar Parekh, aged about 30 years, PAN: BLSPM0203P, Aadhar UID: 856382460859, residing at Flat No. 1602, Thakur Jewel, 120 Feet Road, Thakur Village, Kandivali East, Mumbai, Maharashtra 400101;

all adults, Indian inhabitants, called the Vendees/ Purchasers and hereinafter for brevity's sake referred to as the "Transferee/s" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the Other Part.

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2023		

having inspected in person and satisfied with the title and the state of the said Unit and have agreed to acquire all the rights, title and interest of the Transferor/s along with the said Shares, membership, deposits and sinking fund of the said society on the following terms and conditions:-

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The Transferor/s have sold, transferred and assigned all of their shares, rights, title and interest in the said **Commercial** premises being **Unit No. 414**, admeasuring about **462 sq. ft. (carpet)** i.e. equivalent to **51.5 sq. mts. (built-up)** area, on the **4th floor** of the building known/ numbered as '**Gundecha Industrial Complex Premises Co-op. Society Ltd.**', along with **1 (One)** open car parking space, situate, lying and being on the plot of land bearing **CTS No. 148** of Village: **Akurli, Taluka: Borivali, Akurli Road, Kandivali East, Mumbai, Maharashtra 400101** together with **5 (Five)** fully paid-up shares of **Rs. 50/-** each bearing distinctive nos. from **806 to 810 (both inclusive)** for the Total Face Value of **Rs. 250/-** vide **Share Certificate No. 162** (which are more particularly described in the **SCHEDULE** written hereunder) for a Total Sale Consideration of **Rs. 1,96,00,000/- (Rupees One Crore Ninety-Six Lakh Only)** to the Transferee/s, and the Transferee/s have purchased and acquired the same on payment of **Rs. 1,96,00,000/- (Rupees One Crore Ninety-Six Lakh Only)** being the Total Sale Consideration.
2. That the Transferee/s have paid **Rs. 1,94,04,000/- (Rupees One Crore Ninety-Four Lakh Four Thousand Only)** to the Transferor/s before the execution of this Deed being the Full and Final Consideration amount towards the Sale and Transfer of the said Unit and the said Shares (the receipt of which is acknowledged herewith).
3. That the Transferee/s have deducted and paid **Rs. 1,96,000/- (Rupees One Lakh Ninety-Six Thousand Only)** on behalf of the Transferor/s towards **1% TDS** of the Total Sale Consideration as the statutory deduction under **Section 194IA** of the Income Tax Act, 1961 and Rules made thereunder. (the receipt of which is acknowledged herewith)
4. The Transferor/s have handed over to the Transferee/s the vacant and peaceful possession of the said Unit and the said Shares with all the original documents and

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- (c) They have not done, committed or omitted any acts, deeds, things or matters whereby or by any reason whereof the Transferor/s are prevented or prohibited from dealing with, disposing off or transferring their rights, title and interest in respect of the said Unit.
- (d) The Transferor/s will at the request of the Transferee/s whenever required at reasonable times do and execute or cause to be done and execute all such acts, deeds, things and documents for more perfectly assuring the said Unit, and all the benefits attached thereto in favour of the Transferee/s.
- (e) The said Unit is not attached either before or after the Judgment or at the instance of any Taxation Authorities or any Authorities and have not given any Undertaking to the Taxation Authorities so as not to deal with or dispose off, their rights in the said Unit and that they are fully competent and entitled to sell, transfer and convey the said Unit to the Transferee/s.
- (f) There are no proceedings pending in any Court of Law touching or affecting the said Unit and there are no insolvency proceedings pending or contemplated against the Transferor/s.
- (g) Their title to the said Unit is clear, marketable and free from all encumbrances and there is no impediment or restraint or injunction against the Transferor/s in respect of the said Unit whereby they may be prevented from selling or transferring the said Unit to the Transferee/s.
- (h) That the Transferor/s hereby declare that they have not taken loan from their friends, relatives, any other person(s) or any financial institution by way of mortgage of the said Unit and that there is no claim, right, title and interest in respect of the said Unit and the Transferor/s hereby declare and indemnify that title of the said Unit is clear and free from all encumbrances and marketable.
9. The Transferor/s hereby agree to indemnify and keep the Transferee/s indemnified, saved, defended and harmless against all claims, demands, actions, proceedings, costs, charges and expenses that the Transferee/s may suffer or incur on account of any claim or demand made or raised by any person(s) claiming by, through or in trust for the Transferor/s in respect of the said Unit in relation to the period prior to the execution hereof. The Transferor/s shall at their own cost and expenses get such claim, if any, released to the satisfaction of the Transferee/s.

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of the Transferor/s or any person(s) lawfully or equitably claiming through, under or in trust for the Transferor/s.

16. This Deed has been executed in Mumbai, the payments are made in Mumbai and the said Unit is situated in Mumbai, hence it is subject to the jurisdiction of Mumbai's court of law.

SCHEDULE OF THE PROPERTY HEREINABOVE REFERRED TO

Commercial premises being Unit No. 414, admeasuring about 462 sq. ft. (carpet) i.e. equivalent to 51.5 sq. mts. (built-up) area, on the 4th floor of the building known/ numbered as 'Gundecha Industrial Complex Premises Co-op. Society Ltd.', along with 1 (One) open car parking space, situate, lying and being on the plot of land bearing CTS No. 148 of Village: Akurli, Taluka: Borivali, Akurli Road, Kandivali East, Mumbai, Maharashtra 400101, Taluka: Borivali, Mumbai Suburban District and situated within the limits of Mumbai Municipal Corporation together with 5 (Five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. from 806 to 810 (both inclusive) for the Total Face Value of Rs. 250/- vide Share Certificate No. 162

Building comprises Ground (pt.) + 4 Upper Floors (with Lift)

Building UID No. RS0104550050000 (R/ South Ward)

UPS.

RECEIPT

Received from the within named Transferee/s, (1) Mrs Purvika Umish Parekh, (2) Mrs Pruthi Umang Parekh, (3) Mrs Radhika Piyush Parekh, and (4) Mrs Hemant Jigar Parekh, sons of Rs 1,96,00,000/- (Rupees One Crore Ninety Six Lakh Only) being the Total Sale Consideration amount towards the Sale and Transfer of the Commercial premises being Unit No. 414, in the building known/ numbered as 'Gundecha Industrial Complex Premises Co-op. Society Ltd.' with the terms and conditions mentioned herein and paid in the following manner:

Sr. No.	Date	Cheque/ RTGS/ NEFT/ DD No.	Bank and Branch	Amount
1.	27.06.2023	Cheque No. 318925	IDBI Bank (Kandivali East)	50,000/-
2.	27.06.2023	Cheque No. 318271		50,000/-
3.	27.06.2023	Cheque No. 210596		50,000/-
4.	05.07.2023	NEFT -		50,000/-
5.	24.08.2023	DD 500946	ICICI Bank (Thakur Village, Kandivali East)	24,00,500/-
6.	24.08.2023	DD 500950		24,00,500/-
7.	24.08.2023	DD 500945		24,00,500/-
8.	24.08.2023	DD 500947		24,00,500/-
9.	24.08.2023	DD 500948		24,00,500/-
10.	24.08.2023	DD 500949		24,00,500/-
11.	24.08.2023	DD 500943		24,00,500/-
12.	24.08.2023	DD 500944		24,00,500/-
13.		1% TDS		1,96,000/-
Total				1,96,00,000/-

It is certified that no dues now remain and I/We have received the entire payment as due and issued this receipt voluntarily.

I/We say received, Rs. 1,96,00,000/-

Pravin K Shah U P Shah

Mr Pravin K Shah & Mrs Urmila P Shah

(Transferor/s)

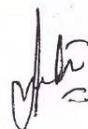
P. U. Parekh

P. U. Parekh

P. U. Parekh

WITNESSES:

1. 
2. 





बरल - ८		
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2023		

ICICI Bank Drawee Branch
NARIMAN POINT, MUMBAI
DD No. 500942
VALID FOR THREE MONTHS ONLY
DATE 24-08-2023
O D M M Y Y Y Y

ON DEMAND PAY ***** PRAVIN .K. SHAH *****
RUPEES TWENTY FOUR LAKH FIVE HUNDRED Only
OR ORDER

₹ *****24,00,500.00

Purchaser Name: RADHIKA PIYUSH PAREKH
OC/2/7 Not Above 24,00,500.00
FOR VALUE RECEIVED

0267DDCENPAY
MUMBAI - KANDIVALI EAST
Issuing Branch
Authorized Signatory

*****500949* 000229000* 000267* 16

ICICI Bank Drawee Branch
NARIMAN POINT, MUMBAI
DD No. 500948
VALID FOR THREE MONTHS ONLY
DATE 24-08-2023
O D M M Y Y Y Y

ON DEMAND PAY ***** URMILA . P. SHAH *****
RUPEES TWENTY FOUR LAKH FIVE HUNDRED Only
OR ORDER

₹ *****24,00,500.00

Purchaser Name: RADHIKA PIYUSH PAREKH
OC/2/7 Not Above 24,00,500.00
FOR VALUE RECEIVED

0267DDCENPAY
MUMBAI - KANDIVALI EAST
Issuing Branch
Authorized Signatory

*****500948* 000229000* 000267* 16

ICICI Bank Drawee Branch
NARIMAN POINT, MUMBAI
DD No. 500943
VALID FOR THREE MONTHS ONLY
DATE 24-08-2023
O D M M Y Y Y Y

ON DEMAND PAY ***** PRAVIN K SHAH *****
RUPEES TWENTY FOUR LAKH FIVE HUNDRED Only
OR ORDER

₹ *****24,00,500.00

Purchaser Name: HEMALI JIGAR PAREKH
OC/2/7 Not Above 24,00,500.00
FOR VALUE RECEIVED

0267DDCENPAY
MUMBAI - KANDIVALI EAST
Issuing Branch
Authorized Signatory

*****500943* 000229000* 000267* 16

ICICI Bank Drawee Branch
NARIMAN POINT, MUMBAI
DD No. 500944
VALID FOR THREE MONTHS ONLY
DATE 24-08-2023
O D M M Y Y Y Y

ON DEMAND PAY ***** URMILA P SHAH *****
RUPEES TWENTY FOUR LAKH FIVE HUNDRED Only
OR ORDER

₹ *****24,00,500.00

Purchaser Name: HEMALI JIGAR PAREKH
OC/2/7 Not Above 24,00,500.00
FOR VALUE RECEIVED

0267DDCENPAY
MUMBAI - KANDIVALI EAST
Issuing Branch
Authorized Signatory

*****500944* 000229000* 000267* 16

x PK S
Pics.

x POP

x POP P

x UPS

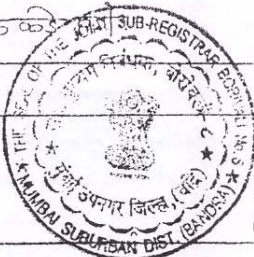
x RPP

x HTP

APP. No.

EXTRACT FROM THE PROPERTY REGISTERED CARD
CITY SURVEY ३२३/१ ALUKA : BORIVALI Dist. : BOMBAY

Dist. : BOMBAY
SUBURBAN
DIST.

City Survey	Area Sq. Mtrs.	Tenure	Particulars of assessment for rent paid to Government and when due for revision
985	985 - 2559-1 प्रमाण	वा. भू. क्र. 985 नं, क को	 9966 2
Encasement			
Holder In Origin of the title so far as traced	अन प्रमाण	क्षेत्री	
Lease			

Other Encumbrances:

Other Remarks

Date	Transaction	Vol. No.	New Holder (H) Lessee (L) or Encumbrances (e) %	Attestation
११/०१/८२			गा अण्डा निहासिकारी गुंवई आंगार गुंवई काल के CTS Appellate १७/६९ तम ५१५७९०० नं श्रेष्ठान आलक्ष्यक की दुकसी फरसे आवश्यक होते परन्तु चौकसी वसिधारी आंजी गा सब सिजिग न ऑफिशर गुंवई आंजी दुकसी नं CTS Appellate ३६३७ नं २६६६४ की श्रेष्ठान नकल की दुकसी नं कोनगुल नं नकल की दुकसी नं नकल की नं नकल की नकल की नं नकल की	

CERTIFIED TRUE COPY

PKs.
Ups.

Architect,
VIJAY DADINDAS GORADIA
ARCHITECTS - SURVEYERS.
8-7, STREET 441, S. V. Road,
Kandivli (W. Bombay) 400 087

Pravda
Pravda
Pravda
1/2

बंदर-२
३१७८/४०
२००६



बरल - ८		
११७७२	५९	२०
२०२३		

APP. No.

EXTRACT FROM THE PROPERTY REGISTERED CARD

CITY SURVEY 1971/2 TALUKA : BORIVALI

Dist.: BOMBAY
SUBURBAN
DIST.

City Survey	Area Sq. Mts.	Tenure	Particulars of assessment for rent paid to Government and when due for revision
28079	224 2		

Easement	
Holder in Origin of the title so far as traced	
Lease	
Other Encumbrances	
Other Remarks	

Date	Transaction	Vol. No.	New Holder (H) Lessee (L) or Encumbrances (e) %	Attestation
1901 ए५	मा. डि. वि. शिवाजी गुंमई उपनगर वि. वि. शिवाजी गुंमई एकविक्रय/पो. वि. शिवाजी गुंमई दि. 11/11/1901 वग. नं. 11/11/1901 चाचे मा. डि. वि. शिवाजी गुंमई नी 11/11/1901 2-री वी. शिवाजी नॉक वि. वि. शिवाजी गुंमई छाना उपनगर वि. वि. शिवाजी गुंमई नॉक	511	हा. (शिवाजी) मुंबई उपनगर वि. वि. शिवाजी गुंमई MUMBAI SUBURBAN DIST. (BAMORA)	व्यती न. शिवाजी अ. 1901
1901 ए५	मा. डि. वि. शिवाजी गुंमई उपनगर वि. वि. शिवाजी गुंमई एकविक्रय/पो. वि. शिवाजी गुंमई दि. 11/11/1901 वग. नं. 11/11/1901 चाचे मा. डि. वि. शिवाजी गुंमई नी 11/11/1901 2-री वी. शिवाजी नॉक वि. वि. शिवाजी गुंमई छाना उपनगर वि. वि. शिवाजी गुंमई नॉक	511	हा. (शिवाजी) मुंबई उपनगर वि. वि. शिवाजी गुंमई MUMBAI SUBURBAN DIST. (BAMORA)	व्यती न. शिवाजी अ. 1901

CERTIFIED TRUE COPY

P. Olaver Pipareeth

VIJAY NAGINDAS GORABIA
ARCHITECTS - SURVEYERS,

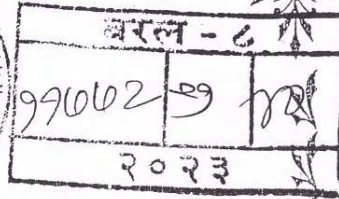
वृत्त-६

3020	80
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l) n c



ANNEXURE - 'G'

Office of the

Ex. Eng. Bldg. Prop. (W.S.) P. & R. Works

No. Babarshi Archdebar Market, Bldg

Central (West), Kowloon, 400 047

BRIHAN MUMBAI MAHANAGARPALIKA

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

NO. CHE/ 9254 /BP (WS) AME/AR

COMMENCEMENT CERTIFICATE

7 NOV 1994

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act (Maharashtra Act No. XXXVII of 1961) to Shri U.M. Gundecha C.A. to Smt. Mangla S. Patankar. Industrial Estate Bldg. No. 1 APPLICANT, to the development work at premises at Street No. - Survey No. 26, Hissa No. B, CTS No. 100/100/100 of Village Amurli situated at Amurli Road, Kurla, Mumbai on the following conditions

1. This certificate is issued to be used by the Municipal Commissioner for Greater Bombay in the Development work in respect of which permission is granted under this certificate is not carried out or the use 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.S. KHAN, Executive Engineer to exercise the powers and functions of the Planning Authority under sec. 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 be 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 & Town Planning Act, 1966.

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

5. This C.C. is valid upto PLINTH LEVEL OF PHASE 1A ONLY

For and on behalf of the Municipal Corporation of Greater Bombay

Executive Engineer Building Proposal (WS) P & R

FOR

MUNICIPAL COMMISSIONER FOR GREATER BOMBAY
CERTIFIED TRUE COPY

बदर-२
३९८६६
२००६

HSP/18/10.

Architect,
V. V. BHANDAR GORADIA
ARCHITECTS - SURVEYERS,
B. V. Road.



बदर-6	
9900223	20
2023	

6. The land vacated in consequence of the set back land line/road widening line shall form part of the public street.
7. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
8. This permission does not entitle you to develop land which does not vest in you.

Signature
7/11/94

Executive Engineer Bldg. Proposals
(Western Suburbs) 'R'.

HSP/18/10.

9. This c.c. is now valid & further extended upto 2nd sub level as per approved Phase Programme Phase-II.

26 APR 1995

Signature
26/4/95
Executive Engineer (B.P.)
(W-2) 'R' ward.

- 10) This c.c. is now valid & extended upto plinth level only for remaining part of bldg.

23 APR 1997

Signature
23/4/97
A.E.B.P.

- 10 This c.c. is now extended for entire work for 1st & 2nd floor only.

4 JUL 1997

Signature
4/7/97
A.E.B.P.

CERTIFIED TRUE COPY



Architect,
VIJAY NAGINDAS GORADIA
ARCHITECTS - SURVEYERS,
6-7, Sahyog Bldg: S V. Road,
Kandivli (W), Bombay-400 087

बदर-2	
299	60
2006	

29 AUG 2003

To,
U.M. Gundecha C.A. to
S.t. Mangla S. Patankar
(Owner).

ISSUED

Sub : Permission to occupy the completed building No.1 on Plot bearing C.T.S. No. 14 village Akurli at Akurli Road, Kandivli (East). Building named as Gundecha Industrial Complex.

Ref : Your letter No. dated 12/06/03.

Sir,

The development work of upper floors on plot bearing C.T.S. No. 14 Akurli Road, Kandivli (East) is supervised by Licensed surveyor Shri. Vijay Goradia & Licensed Structural Engineer Shri. M.R. Patil, vide License No. G/120, and License No. STR-21 respectively may be occupied on the following conditions :-

1. That the certificate u/s 270A of B.M.C. Act shall be obtained from A.E.W.W.(R/S) and a certified copy of the same shall be submitted to this office.
2. The D.I.L.R.'s certificate for transfer of ownership of setback land in the name of Municipal Corporation of Greater Mumbai shall be submitted before B.C.C.
3. That the Co-operative Society shall be formed and registered within 3 months from the date of issue hereof, or before B.C.C. whichever is earlier.
4. That the provision of Rain Water Harvesting as per the design prepared by approved consultants in the field shall be made to the satisfaction of Municipal Commissioner within 3 months from the date here of or before B.C.C. whichever is earlier.
5. That all the conditions laid down in this letter permission shall be complied with within one year so as to claim the deposits which otherwise will be forfeited.

A set of certified completion plan is returned herewith please.

Encl : Approved plans.

Yours faithfully,

Executive Engineer Bldg. Fr
W.C. (Western Subs) R Ward

Copy to: 1) W.O. R/S for information.



Share Certificate No. 168 Member's Regn. No. 168 No. of Shares 5

Share Certificate

GUNDECHA INDUSTRIAL COMPLEX PREMISES CO-OPERATIVE SOCIETY LIMITED

REGISTERED UNDER THE M.C.S. ACT, 1960 (REGISTRATION NO. MUM / W-R / GNL / 0 / 1301 / 2005-006 Yr. 2006 Dt. 13-3-2006)

Akurli Road, Kandivali (East), Mumbai - 400 101.

Authorised Share Capital Rs. 1,00,000 Divided into 2,000 Shares each of Rs. 50/- only

Date 20/12/2008

THIS IS TO CERTIFY that Shri. / Smt. / M/s. Pravin K. Shah and Urmila P. Shah

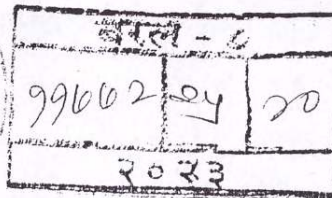
Gala No. 414 is / are the Registered Holder / s of Five fully paid up shares of Rs. FIFTY each numbered from 806 to 810 both inclusive, of Rs. 250/- (Two Hundred Fifty Only) in Gundecha Industrial Complex Premises Co-Operative Society Ltd., Subject to the Bye - laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said society at Kandivali (East) Mumbai - 400 101.

this 20th day of December 20 08

[Signature] Chairman
[Signature] Hon. Secretary
[Signature] Treasurer

P.T.O.



Society Office, Ground Floor, Gundecha Industrial Complex,
Akurli Road, Kandivali (East), Mumbai - 400 101.

Date: 14/08/2023

TO WHOM SO EVER IT MAY CONCERN

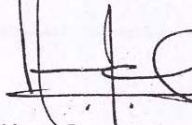
This is to inform that our Building **Gundecha Industrial Complex premises CO.OP.SOC LTD** was constructed in the year 1994 having Ground plus Four upper Floors with lift facility.

This is to further inform that **Mr.Pravin K Shah & Mrs Urmila P Shah** is/are the bonafide member/s of our society holding Gala No. 414 admeasuring 462 sq. ft Carpet /Built Up area on 04th Floor.

This is to further inform that **there** are no outstanding payable by the said member/s till date. And there is no charge or lien on the said Flat/Shop/Office/Gala.

We have No Objection if **Mr.Pravin K Shah & Mrs Urmila P Shah** sell his/her/their Gala to Prospective purchaser/s.

For Gundecha Industrial Complex premises CO.OP.SOC LTD


Hon. Secretary




बरेल - ८		
११००२	१००	१०
२०३३		

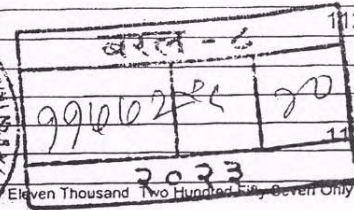
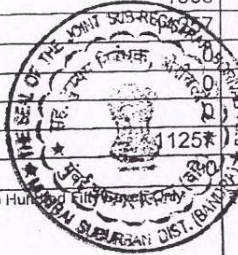
करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

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

संपत्ती क्रमांक RS0104550050163	मालमत्ता करवर्ष 2022-2023	देयक क्रमांक 202210BIL16301298 202220BIL16301299	देयक दिनांक 01/10/2022
फातरागचे नाव व पत्ता : PRAVIN SHAH URMILA SHAH GALA NO 414 GUNDECHA INDUSTRIAL ESTATE		प्रेमक - Asstt. Assessor & Collector, R South Ward, Municipal Office Building, Mahatma Gandhi Cross Road No. 2, Near S. V. Patel Swimming Pool, Kandivali (West), Mumbai - 400 067. ईमेल - aacrs.ac@mcgm.gov.in दूरध्वनी क्र. 022 2805 5246	
मालमत्ता क्रमांक, मदतीचा क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे. RS. 3219 3220 (2), 3221, 3222, 3223, F/414 573, AKURLI ROAD INDUSTRIAL ESTATE, G.R.W.NO.3219(2) SMT. MANGALABAI SHIVAJIRAO PAT ANKAR.			
प्रथम करनिर्धारण दिनांक:	01/11/1994	जलजोडणी क्रमांक :	-
एकूण भांडवली मूल्य: ₹ Forty Eight Lakh Two Thousand Two Hundred Twenty Five Only (अक्षरी)		एकूण भांडवली मूल्य: ₹ 4802225	
दि. 31/03/2010 या तारखेपर्यंतची थकवाकी ₹ 0		दि. 01/04/2010 ते 31/03/2022 या तारखेपर्यंतची थकवाकी ₹ 0	
देयक कालावधी:	01/04/2022	ते	31/03/2023

कराचे नाव	01/04/2022	ते	30/09/2022	01/10/2022	ते	31/03/2023
मर्यादाधारण कर			3454			3454
जल कर			0			0
जल लाभ कर			2175			2175
मलनिःसारण कर			0			0
मलनिःसारण लाभ कर			1341			1341
म.न.पा. शिक्षण उपकर			1280			1280
राज्य शिक्षण उपकर			1024			1024
रोजगार हमी उपकर			256			256
वृक्ष उपकर			64			64
पथ कर			1663			1663
एकूण देयक रक्कम			11257			11257
कलम 152 अ नुसार दंडाची रक्कम			0			0
परताव्यावरील व्याजाची बसुली			0			0
आगाऊ अधिदानाचे समायोजन			0			0
भराव्याची निव्वळ रक्कम			11257			11257
प्रतिदानाची निव्वळ रक्कम			0			0
अंदाजित रुपये			₹ Eleven Thousand Two Hundred Fifty Seven Only			₹ Eleven Thousand Two Hundred Fifty Seven Only
अंतिम देय दिनांक			31/12/2022			31/12/2022



"To make payment through NEFT:
IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTRS0104550050163, Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 152 अ अन्वये, अवैध बांधकामांवर मालमत्ता कर व शास्ती वसविणे व ती गोळा करणे, यांचा, असे अवैध बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात असतोपर्यंतच्या कोणत्याही कालावधीसाठी विनियमित झाले आहे असा अन्वयार्थ लाबला जाणार नाही.

महाराष्ट्र आग प्रतिबंधक व जीव मरंभक उपाययोजना अधिनियम 2006 मधील तरतुदीनुसार, इमारतीचे मालक / भोगवटादार यांनी अग्निप्रतिबंधक व अग्निशमन यंत्रणा मुस्थितीत असल्याचे 'प्रपत्र-ब' अग्निशमन दलाम प्रतिवर्षी जाणेवारी व जुलै मध्ये सादर करावे.



मदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154 (1) च्या अंतर्भाव होण्यामापेक्षेस जाही करण्यात येत आहे.

महेश पाटील
करनिर्धारक व संकलक

3818324

24/08/2023

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

सूची क्र.2

दुय्यम निबंधक : बोरीवली । (मालाड)

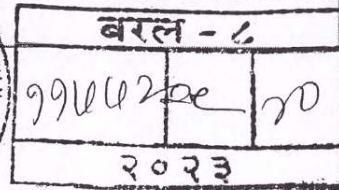
दस्त क्रमांक : 3818/2006

नोंदणी :

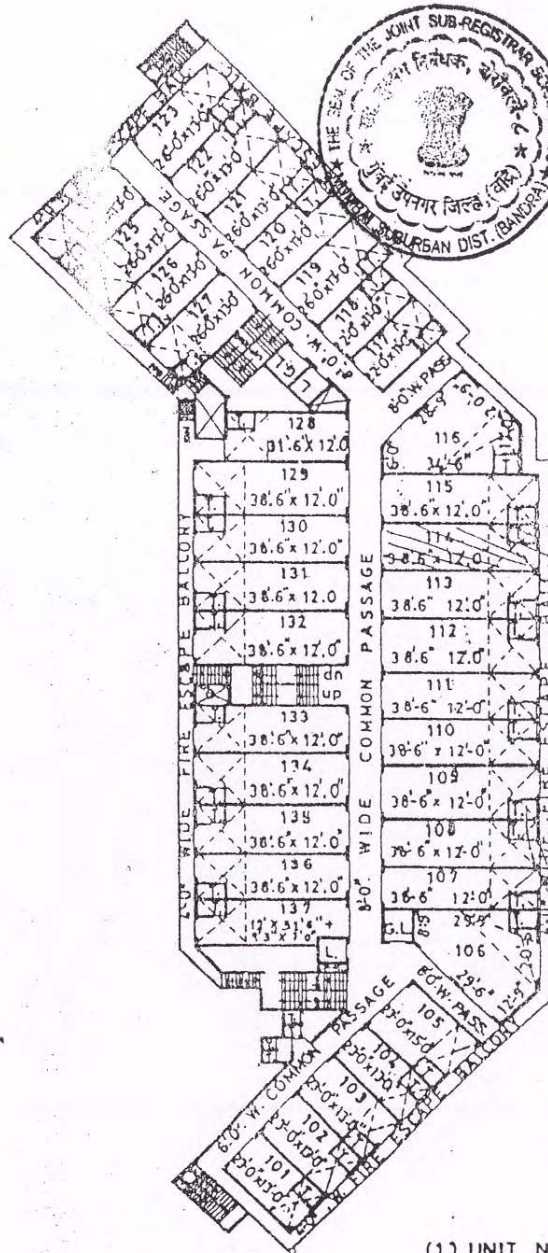
Regn:63m

गावाचे नाव : आकुर्ली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.950000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 951720
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - आकुर्ली (बोरीवली), उपविभागाचे नाव - 77/343 - रस्ता : द्रुतगती महामार्ग. सदर मिळकत सि.टी.एस. नंबर - 148 मध्ये आहे. ... इंडस्ट्रियल युनिट नं 414, 4 था मजला, गुंडेचा इंडस्ट्रियल कॉम्प्लेक्स, आकुर्ली रोड, कांदीवली पू मुं 101
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 51.5 चो.मी. आहे
(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:- कांती बिल्डर्स चे भागीदार विजय यु गुंडेचा - - वय:-??पत्ता:-२८/२पिन कोड:-पॅन नं:- AAAPK4809P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-प्रविण के शाह - - वय:-??पत्ता:- ३०७,३ रा मजला , बि विंग पिन कोड:-पॅन नं:- AAGPS8856E 3): नाव:- ऊर्मिला पी शाह - - वय:-??पत्ता:- वरीलप्रमाणेपिन कोड:-पॅन नं:- AAQPS7198R
(9) दस्तऐवज करून दिल्याचा दिनांक	25/05/2006
(10)दस्त नोंदणी केल्याचा दिनांक	25/05/2006
(11)अनुक्रमांक,खंड व पृष्ठ	3818/2006
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	47600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	9520
(14)शेरा	-



ANNEXURE - 'H'



बदल - ८		
9946230	70	
२०२३		

UPS
PKS
UNIT No - 414
ON 4th FLOOR



बदल - २	
३८९८	६८
२००६	

TYPICAL FLOOR PLAN

- (1) UNIT No:- 414
(2) FLOOR:- 4th
(3) PROMOTOR'S SIGNATURE:-

V. H. Gundecha

- (4) PURCHASER'S SIGNATURE:-

PKS UPS

KANTI BUILDERS

28/2, NILOO -
MANSION, S.V. ROAD
GOREGOAN (WEST),
MUMBAI - 62.

PLAN SHOWING PROP. INDUSTRIAL

BLD No.1 BEARING ON C.T.S. No 148-A
OF VILLAGE - AKURLI, AT AKURLI RD.,
KANDIVALI (EAST), MUMBAI.

VIJAY GORADIA

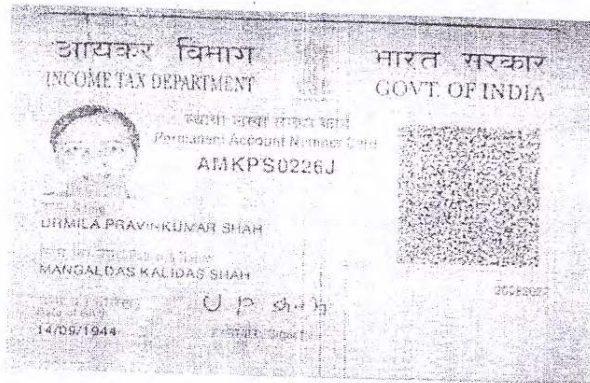
ARCHITECT AND
ENGINEER.

S.V. ROAD, KANDIVALI (W)

MUMBAI - 67.



XPKS P.K. Shah



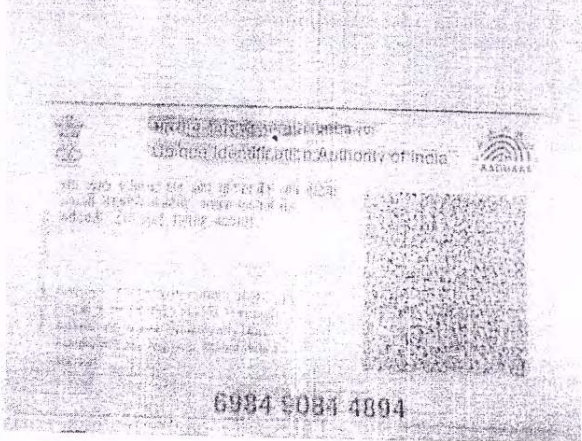
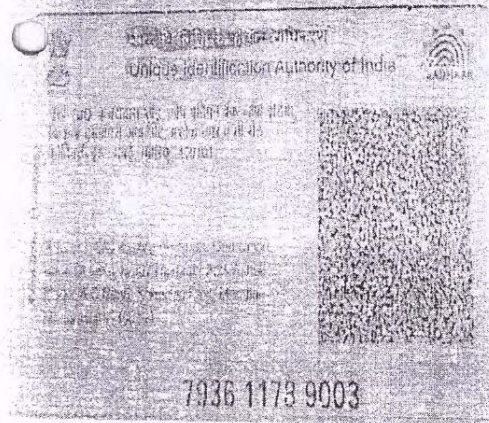
XUPS
UP Shah.



मेरा आधार, मेरी पहचान



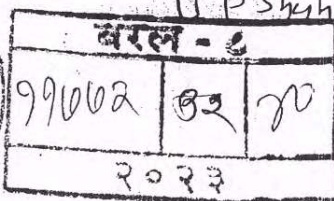
मेरा आधार, मेरी पहचान



XPKS P.K. Shah

XUPS.

UP Shah





भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पुनर्विक्रम उर्मोश पारैख

Purvika Urmish Parekh

जन्म तारीख/ DOB: 20/12/1981

महिना / FEMALE

पत्नीः

Address:

1202, ठाकुर जेथेल्स, 120

फीट रोड, ठाकुर कॉलेज

जबळ, कांजि

मंत्रार्ह

महा

1202, Thakur Jewels 125 Feet
Road, Near Thakur College,
Kandivli East, Mumbai,
Mumbai,
(Maharashtra - 400101)

harashen - 400191

250

FOI

9631 0547 9949

માણે આધાર, માણી ઓઠઘ

P. v. Pouch x PUP



जरल - ८		
११७७२	३०	४०
PEHACHAN २०२३		

भारत सरकार
Government of India

प्रुथु उमंग पारेख
Pruthi Umang Parekh
जन्म तिथि/DOB: 31/03/1991
महिले FEMALE

4921 2155 0067
VID : 9176 5246 1910 5776

मेरी आधार, मेरी पहचान



संयुक्त विश्वविद्यालय, पुणे च्या प्राधिकरण

Unique Identification Authority of India



पता:

उमांग राजेश पारेक, १००२, थाकुर जेल, १०वीं मंजिल,
 १२० फीट रोड, उमांग कॉलेज ऑफ साइन्स एंड टेक्नॉलॉजी
 ऑफ, थाकुर विलेज, कानोवली पूर्व, मुंबई, महाराष्ट्र - ४००१०१

Address:
 Umang Rajesh Parekh, 1002, Thakur Jewel,
 10th Floor, 120 Feet Road, Near Thakur
 College of Science and Commerce, Thakur
 Village, Kanovali East, Mumbai, Mumbai
 Maharashtra - 400101

9921 2155 0067

VID: 9176 5246 1910 5776

1947

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www.uidai.gov.in

x PURP Piperazine

	
भारत सरकार Government of India	
	राधिका प्रियुष पारेख Radhika Piyush Parekh जन्म तिथि/DOB: 05/04/1988 गलियार FEMALE
2047 9586 0159 VOT: 9139 2132 2266 9183	
मेरा आचर, मेरी पहचान	

भारतीय विश्वविद्यालय प्रमाणन
Unique Identification Authority of India

पता:
1702, थाकुर ज्वेल, 120 फीट रोड., थाकुर विलाज,
कान्दीवली ईस्ट, मुंबई, मुंबई सबरबन,
महाराष्ट्र - 400101

Address:
1702,Thakur Jewel, 120 Feet Road., Thakur
Village., Kandivali East, Mumbai, Mumbai
Suburban,
Maharashtra - 400101

2047 9586-0159

VID: 9139 2132 7266 9183

1007

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x RPF *[Signature]*

	भारत सरकार Government of India
	हेमली जिगर पारेख Hemali Jiger Parekh जन्म तारीख/DOB: 01/04/1993 महिला/FEMALE
8563 8246 0859	
VID - 9160 7016 0478 8706	
माझे आधार, माझी ओळख	

भारतीय विनिर्देशांक प्रणाली
Unique Identification Authority of India

पता:
1602, ठाकुर ज्युएल, 120 फीट रौड, कान्दिवाली ईस्ट, विपार
ठाकुर कॉलेज, मुंबई, मुंबई उपनगर,
महाराष्ट्र - 400101

Address:
1602, THAKUR JEWEL, 120 FEET ROAD,
KANDIVALI EAST, NEAR THAKUR COLLEGE,
Mumbai, Mumbai Suburban,
Maharashtra - 400101

8563 8246 0859

VID: 9160 7016 0478 8796

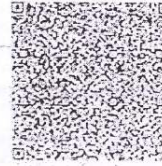
• xHCP



भारत सरकार
Government of India



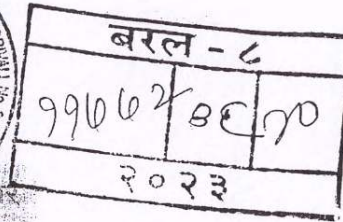
उमंग राजेश पारेख
Umang Rajesh Parekh
जन्म तिथि/DOB: 01/10/1988
पुरुष/ MALE



2288 4595 5517

VID: 9189 7521 8429 7155

मेरा आधार, मेरी पहचान



आयकर विभाग
INCOME TAX DEPARTMENT
YOGESH MARUTI SHINDE



GOVT. OF INDIA

MARUTI SHINDE

02/10/1982

Permanent Account Number

BKIPS7767R

Y. m. Shinde

Sign: m



20/12/2012

516/11772

शुक्रवार, 25 ऑगस्ट 2023 1:08 म.नं.

दस्त गोपवारा भाग-1

बरल 8

दस्त क्रमांक: 11772/2023

दस्त क्रमांक: बरल 8 /11772/2023

वाजार मूल्य: रु. 68,84,108/-

मोबदला: रु. 1,96,00,000/-

भरलेले मुद्रांक शुल्क: रु. 11,76,000/-

दु. नि. सह. दु. नि. बरल 8 यांचे कार्यालयात

पावती: 12308

पावती दिनांक: 25/08/2023

अ. क्र. 11772 बर दि. 25-08-2023

सादरकरणाचा नाव: पुर्विका उर्मिथ पांगव

गेजी 1:06 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृथांची संख्या: 40

P. P. Pare

एकूण: 30800.00

दस्त हजर करणाऱ्याची सही:

M. P. Pare

सह. दुय्यम निबंधक, बोरीवली - ८,
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: मेल डीड

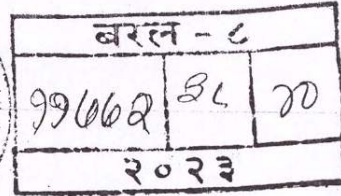
M. P. Pare

सह. दुय्यम निबंधक, बोरीवली - ८,
मुंबई उपनगर जिल्हा.

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

शिका क्र. 1 25 / 08 / 2023 01 : 06 : 49 PM ची वेळ: (सादर करणे)

शिका क्र. 2 25 / 08 / 2023 01 : 07 : 58 PM ची वेळ: (फी)



सतिपात्र

* सदर दस्तपत्र हा नोंदणी कार्यालयीन अर्थाने अस्तित्वात असलेल्या नोंदणीत दाखल केलेला आहे. सदर नोंदणीत नमूद असलेल्या मालकी, माधीदार या सोपत जोरलेल्या दस्तपत्राच्या अस्तित्वात असल्याची खात्री करून घ्यावी. कायदेशीर बाबीत तो अस्तित्वात नसल्याने नोंदणीत घ्याव्यात. नोंदणीत घ्याव्यात.

P. P. Pare
U P shah.

P. P. Pare
P. P. Pare
P. P. Pare

लिहून देणारे :

दस्त क्रमांक: बरल 8/11772/2023

दस्ताचा प्रकार: नेल डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	डमा प्रमाणित
1	नाव: पूर्विता उर्मिश पारेख पत्ता: प्लॉट नं: 1202, माळा नं: -, इमारतीचे नाव: आकूर जुबळ, ब्लॉक नं: 120 फीट वय: 41 रोड: आकूर विलेज, रोड नं: कांदिवली पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर: APRPP4735M	लिहून घेणार स्वाक्षरी:- <i>P. Parekh</i>		☒
2	नाव: पूषा उर्मिश पारेख पत्ता: प्लॉट नं: 1002, माळा नं: -, इमारतीचे नाव: आकूर जुबळ, ब्लॉक नं: 120 फीट वय: 32 रोड: आकूर विलेज, रोड नं: कांदिवली पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर: CNIPP9726M	लिहून घेणार स्वाक्षरी:- <i>P. Parekh</i>		☒
3	नाव: राधिका पियुष पारेख पत्ता: प्लॉट नं: 1702, माळा नं: -, इमारतीचे नाव: आकूर जुबळ, ब्लॉक नं: 120 फीट वय: 35 रोड: आकूर विलेज, रोड नं: कांदिवली पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर: AQDPM6835G	लिहून घेणार स्वाक्षरी:- <i>P. Parekh</i>		☒
4	नाव: हेमाली जिगर पारेख पत्ता: प्लॉट नं: 1602, माळा नं: -, इमारतीचे नाव: आकूर जुबळ, ब्लॉक नं: 120 फीट वय: 30 रोड: आकूर विलेज, रोड नं: कांदिवली पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर: BLSPM0203P	लिहून घेणार स्वाक्षरी:- <i>P. Parekh</i>		☒
5	नाव: प्रविण के शाह पत्ता: प्लॉट नं: 307 वी बिंग, माळा नं: -, इमारतीचे नाव: हस्तगिरी अपार्टमेंट, ब्लॉक नं: अशोक चक्रवर्ती रोड, रोड नं: कांदिवली पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर: AAGPS8856E	लिहून घेणार स्वाक्षरी:- <i>P. Shah</i>		☒
6	नाव: उर्मिला पी शाह पत्ता: प्लॉट नं: 307 वी बिंग, माळा नं: -, इमारतीचे नाव: हस्तगिरी अपार्टमेंट, ब्लॉक नं: अशोक चक्रवर्ती रोड, रोड नं: कांदिवली पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर: AMKPS0226J	लिहून घेणार स्वाक्षरी:- <i>U. P. Shah</i>		☒

वरील दस्तऐवज करून देणार तयारकीत मोन डीड चा दस्त ऐवज करून दिल्याचे कडुल करतान.
शिक्का क्र. 3 ची वेळ: 25/08/2023 01:15:09 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्वयाचित्र	डमा प्रमाणित
1	नाव: उर्मिश पारेख - वय: 35 पत्ता: लिहून घेणार प्रमाणे पिन कोड: 400104		☒
2	नाव: योगेश - शिंदे वय: 40 पत्ता: रोलक्स शॉपिंग सेंटर गोरगांव पश्चिम मुंबई पिन कोड: 400104		☒

शिक्का क्र. 4 ची वेळ: 25/08/2023 01:16:59 PM

शिक्का क्र. 5 ची वेळ: 25/08/2023 01:17:49 PM नोंदणी पुस्तक 1 मध्ये

महानगरपालिका, बोरीवली - 6,

पार जिल्हा.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Used At	Deface Number	Deface Date	
1	Purvika Urmish Parekh and Others	eChallan	69103332023082214644	MH006968285202324E	1176000.00	SD	0003722839202324	25/08/2023
2		DHC		0823252304012	800	RF	0823252304012D	25/08/2023
3	Purvika Urmish Parekh and Others	eChallan		MH006968285202324E	30000	RF	0003722839202324	25/08/2023

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

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



25/08/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 8

दस्त क्रमांक : 11772/2023

नोदणी :

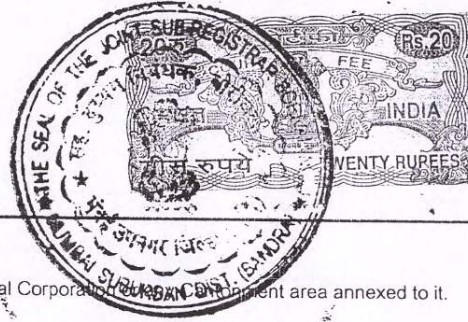
Regn.63m

गावाचे नाव : आकुर्ली

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	19600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6884108
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका नं: युनिट नं 414, माळा नं: 4था मजला, इमारतीचे नाव: मुंडेचा इंडस्ट्रियल कोम्प्लेक्स प्रीमियसेस सीएसएल, ब्लॉक नं: आकुर्ली रोड, रोड नं: कांदिवली पूर्व मुंबई 400101 PUI: RS0104550050163 ((C.T.S. Number : 148 ;))
(5) क्षेत्रफळ	1) 51.5 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:-प्रविण के शाह वय:-84; पत्ता:-प्लॉट नं: 307 बी विंग , माळा नं: -, इमारतीचे नाव: हस्तगिरी अपार्टमेंट , ब्लॉक नं: अशोक चक्रवती रोड , रोड नं: कांदिवली पूर्व मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AAGPS8856E 2): नाव:-उर्मिला पी शाह वय:-79; पत्ता:-प्लॉट नं: 307 बी विंग , माळा नं: -, इमारतीचे नाव: हस्तगिरी अपार्टमेंट , ब्लॉक नं: अशोक चक्रवती रोड , रोड नं: कांदिवली पूर्व मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AMKPS0226J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पूर्विका उर्मिषा पारेख वय:-41; पत्ता:-प्लॉट नं: 1202, माळा नं: -, इमारतीचे नाव: ठाकूर जुवळ , ब्लॉक नं: 120 फीट रोड ठाकूर विलेज , रोड नं: कांदिवली पूर्व मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-APRPP4735M 2): नाव:-पूथा उर्मग पारेख वय:-32; पत्ता:-प्लॉट नं: 1002, माळा नं: -, इमारतीचे नाव: ठाकूर जुवळ , ब्लॉक नं: 120 फीट रोड ठाकूर विलेज , रोड नं: कांदिवली पूर्व मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-CNIPP9726M 3): नाव:-राधिका पियुष पारेख वय:-35; पत्ता:-प्लॉट नं: 1702, माळा नं: -, इमारतीचे नाव: ठाकूर जुवळ , ब्लॉक नं: 120 फीट रोड ठाकूर विलेज , रोड नं: कांदिवली पूर्व मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AQDPM6835G 4): नाव:-हेमाली जिंगर पारेख वय:-30; पत्ता:-प्लॉट नं: 1602, माळा नं: -, इमारतीचे नाव: ठाकूर जुवळ , ब्लॉक नं: 120 फीट रोड ठाकूर विलेज , रोड नं: कांदिवली पूर्व मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-BLSPM0203P
(9) दस्तऐवज करून दिल्याचा दिनांक	25/08/2023
(10)दस्त नोंदणी केल्याचा दिनांक	25/08/2023
(11)अनुक्रमांक,खंड व पृष्ठ	11772/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1176000
(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 area annexed to it.

दस्तासोज्ञ सूची क्र. II
खरी प्रतसह दुय्यम निबंधक बोरीवली क्र. ८
मुंबई उपनगर जिल्हा