

Receipt (paid)

514/10546

पावती

Original/Duplicate

Wednesday, June 12, 2024

नोंदणी क्र. 39M

11:44 AM

Regn. 39M

पावती क्र. 11361 दिनांक: 12/06/2024

मावाचे नाव: विलेपार्ले

दम्नगवजाचा अनुक्रमांक: बदर18-10546-2024

दम्नगवजाचा प्रकार: असाईनमेंट डीड

मादर वरणाच्या नाव: ओम नवकार क्रिएटर्स एनएलपी बे भागीदार निलेश पी. शाह

नोंदणी फी

₹. 30000.00

दम्न शानाळणी फी

₹. 3200.00

पुत्रांची संख्या: 160

एकूण:

₹. 33200.00

आपणाम मूळ दम्न, थंबनेल प्रिंट, मूची-२ अंदाजे

12:03 PM ह्या वेळेस मिळेल.

Joint S.R. Andheri-7

वाजार मूल्य: ₹.144505000/-

मोबदला ₹.152542373/-

भरणेचे मुद्रांक शुल्क: ₹. 7627119/-

सद. दुय्यम निबंधक, अंधेरी क्र. ७
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: ₹.1200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624113319678 दिनांक: 12/06/2024

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624116219630 दिनांक: 12/06/2024

विक्रेते नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003293478202425P दिनांक: 12/06/2024

विक्रेते नाव व पत्ता:

Nishu
DhaleREGISTERED ORIGINAL DOCUMENT
DELIVERED ON 13/6/2024



CHALLAN
MTR Form Number-6



GRN	MH003293478202425P	BARCODE			Date	10/06/2024-14:23:58		Form ID		
Department Inspector General Of Registration					Payer Details					
Registration Fee					TAX ID / TAN (If Any)					
Type of Payment Ordinary Collections IGR					PAN No.(If Applicable)					
Office Name BDR18 __JT SUB REGISTRAR ANDHERI 7					Full Name		OM NAVKAR CREATORS LLP			
Location MUMBAI					Flat/Block No.		FINAL PLOT NO. 16, TPS VI, CTS NO. 630,			
Year 2024-2025 One Time					Premises/Building		630-1, VILLAGE VILE PARLE WEST,			
Account Head Details					Amount In Rs.		Road/Street		LALLUBHAI PARK, ANDHERI WEST	
0030063301 Amount of Tax					30000.00		Area/Locality		MUMBAI	
							Town/City/District			
					PIN		4		0 0 0 5 8	
					Remarks (If Any)		SecondPartyName=PUSHPA NATVERLAL SHAH HUF~			
					Amount In		Thirty Thousand Rupees Only			
Total					30,000.00		Words			
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		10000502024061004566 4967824854532	
Cheque/DD No.					Bank Date		RBI Date		10/06/2024-14:24:27 Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
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.
सदर चलन केवल मुख्य निबंधक कार्यालयात नोंदणी करवयाच्या दस्तऐवाडी लागू आहे. नोंदणी न करवयाच्या दस्तऐवाडी सदर चलन लागू नाही.

Mobile No. : 9869242681



बदर - १८		
१०५४६९	१	१६०
२०२४		

30000.00

Mobile No 9869242681

Department ID Region ID

बदर - १८		
१०५४६	२	१५०
२०२४		



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

Receipt of Document Handling Charges

PRN	0624116219630	Receipt Date	12/06/2024
-----	---------------	--------------	------------

Received from OM NAVKAR CREATORS LLP, Mobile number 9869242681, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 10546 dated 12/06/2024 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District

DEFACED

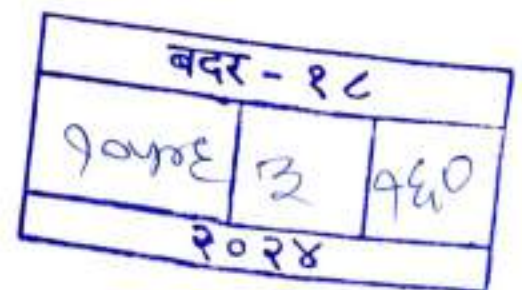
₹ 2000

DEFACED

Payment Details

Bank Name	HDFS	Payment Date	11/06/2024
Bank CIN	10004152024061118582	REF No.	241632593079
Deface No	0624116219630D	Deface Date	12/06/2024

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





DOCUMENT **H**ANDLING **C**HARGES
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0624113319678

Receipt Date 12/06/2024

Received from OM NAVKAR CREATORS LLP, Mobile number 9869242681, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered on Document No. 10546 dated 12/06/2024 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District

DEFACED

₹ 1200

DEFACED

Payment Details

Bank Name HDFS

Payment Date 11/06/2024

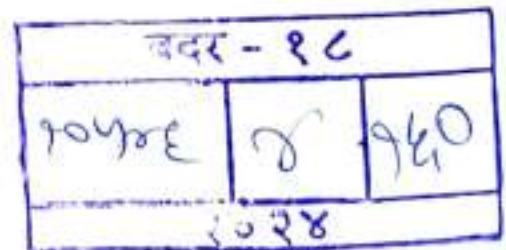
Bank CIN 10004152024061118624

REF No. 241632594719

Deface No 0624113319678D

Deface Date 12/06/2024

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



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0624116219630	Date 11/06/2024
Received from OM NAVKAR CREATORS LLP, Mobile number 9869242681, an amount of Rs. 2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name HDFC	Date 11/06/2024
Bank CIN 10004152024061118582	REF No. 241632593079
This is computer generated receipt, hence no signature is required.	



बंदर - १८		
१०५४६	५	१६०
२०२४		

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0624113319678	Date	11/06/2024
Received from OM NAVKAR CREATORS LLP, Mobile number 9869242681, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	HDFS	Date	11/06/2024
Bank CIN	10004152024061118624	REF No.	241632594719
This is computer generated receipt, hence no signature is required.			



बंदर - १८		
५०५२६	६	१६०
२०२४		



मुद्रांक जिल्हाधिकारी, अंधेरी यांचे कार्यालय

एम.एम.आर.डी.ए. इमारत, पहिला मजला, वांद्रे कुर्लासंकुल, वांद्रे- पूर्व, मुंबई - 400 051.

दुरध्वनी : 022 26591894

ई मेल : cos.andheri@igrmaharashtra.gov.in

जा.क्र.अभि./अंतिम आदेश/ 1296

दिनांक -

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

10 JUN 2024

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/1100900/277/2024 अन्वये पक्षकार Om Navkar Cretors LLP यांनी दिनांक 10/05/2024 रोजी Deed of Assignment चा संलेखअभिनिर्णयाकरीता सादर केलेला आहे. सदर संलेखामधील तपशिल खालील प्रमाणे.

Particulars	Description
Date of Execution	Unexecuted
Type of Document	Deed of Assignment
The Assignor	Pushpa Natverlal Shah (HUF)
The Confirming Party	Mr. Udayan natverlal Shah & Others
The Assignee	Om Navkar Creators LLP
Details of the Property	
Village	Vile Parle (West)
CTS No.	Final plot No.16 Town planning Scheme V CTS No.630,630/1
Plot Area	810.00 sq.mtrs Out of 1523.20
Consideration	Rs. 15,25,42,373/-
Zone - Year 2024-25	37/189 Village - Vile Parle (West)
Rate per sq.mtr.	
Land Rate	Rs. 1,22,730/-
Flat Rate	Rs. 2,35,990/-
Const. Cost	Rs. 30,250/-



अभिनिर्णयाकरीता सादर केलेला दस्त Deed Of Assignment या प्रकारचा आहे. विषयांकित क्षेत्र मौजे विलेपार्ले (प) तालुका - अंधेरी येथील CTS No. 630,630/1 मधील मिळकतीचे एकूण क्षेत्र 810.00 चौ.मी इतके असून, त्यावरील बांधकाम Residential Bungalow चे असून त्याचे क्षेत्र 3162.84 चौ.फूट बिल्टअप म्हणजेच 293.84 चौ.मी बिल्टअप क्षेत्र आहे. व सोबत गॅरेज कार पार्किंगचे क्षेत्र 30.1 चौ.मी इतके आहे.

दस्ताचे अवलोकन केले असता, मौजे विलेपार्ले (प) तालुका - अंधेरी येथील CTS No. 630,630/1 मधील मूळ एकूण क्षेत्र 1523.20 चौ.मी इतके क्षेत्र आहे सदर क्षेत्रावर DCPR-2034 नुसार सदर मिळकत क्षेत्रावर 18.30 चौ.मी रुंदीचा रस्ता उपलब्ध होत असल्याने 2.4 इतका FSI अनुज्ञेय होत आहे. एकूण 1523.20 चौ.मी क्षेत्रापैकी 810.00 चौ.मी क्षेत्रावर निवासी बंगलो आहे व उर्वरीत क्षेत्र 713.00 चौ.मी सोसायटीच्या मालकीचे आहे आता हा दस्त फक्त बंगलोच्या क्षेत्राच्या संदर्भात आहे. या सोसायटीने 810.00 चौ.मी क्षेत्राचे Lease Hold Rights बंगलोधारकास दिलेले आहेत तसे दस्तातील

बदर - १८		
१०/०५/२४	१६०	
२०२४		

repugnant to the context or meaning thereof be deemed to mean and include the

पृष्ठ क्रं. नमूद आहे. एकूण 1523.20 चौ.मी क्षेत्रातील भविष्यातील Potential हे बंगलोधारका करीता 28% व सोसायटीकरीता 72% देय राहील असे दस्तासोबत सादर केलेला दस्त क्र.बदर - 4/279/1979 नोंदणीकृत दस्तामध्ये नमूद असून, असल्याने विषयांकित दस्त हा 810.00 चौ.मी क्षेत्र मर्यादित असल्याने 810.00 चौ.मी वरील Basic FSI व सोसायटीच्या मालकीच्या 1523.20 चौ.मी क्षेत्रावरील एकूण अनुज्ञेय potential च्या 28% potential या क्षेत्राचे मूल्यांकन करण्यात येत आहे, असे दस्तात पृष्ठ क्र. 8 मध्ये नमूद असून तसेच अनुज्ञेय FSI बाबत पक्षकार यांनी दस्तासोबत वास्तूविशारद Aashish Solanki यांचे Regn.No.CA/2000/26252 दिनांक 09/05/2024 रोजीचे प्रमाणपत्र सादर केले आहे. सदर प्रमाणपत्रामध्ये नमूद केल्याप्रमाणे मिळकतीस Additional FSI चे क्षेत्र 213.25 चौ.मी इतके असून व TDR 298.55 चौ.मी आहे. सदरील वास्तूविशारद यांचे प्रमाणपत्र दस्ताचा भाग करण्यात येत आहे.

सदर जमिनीवरील बांधकाम हे दिनांक 22/1/1951 रोजीचे असल्याचे Building Completion Certification पक्षकाराने दस्तासोबत सादर केलेले आहे. सदर बांधकाम 73 वर्ष जुने असल्याने त्यानुसार सदर बांधकामचे मूल्यांकन करताना 60% घसारा देण्यात येत आहे. दस्तातील पृष्ठ क्रं.5, परीक्षा क्रं. O मध्ये मोबदला रक्कम रु. 15,25,42,373/- नमूद करण्यात आले आहे. वरील सर्व बाबी विचारीत घेऊन खालीलप्रमाणे मूल्यांकन 2024-25 नुसार करण्यात येत आहे.

मूल्यांकन

- 1) Plot Area = 1523.20 चौ.मी.
2) Permissible FSI = 2.4

Permissible FSI	Society Plot (Sq.Mt)	Bungalow Plot (Sq.Mt)	Total Permissible FSI (Sq.Mt)
Basic FSI	713.20	810.00	1523.20
Permissible Premium FSI (50% of the plot area) 1523.20 x 0.50 = 761.6	As per Lease 72% (761.6 x 0.72 = 548.35)	As per Lease 28% (761.6 x 0.28 = 213.24)	761.6
Permissible TDR (90% of the plot area) 1523.20 x 0.90 = 1,370.88	As per Lease 72% (1370.88 x 0.72 = 987.03)	As per Lease 28% (1370.88 x 0.28 = 383.84)	1,370.88

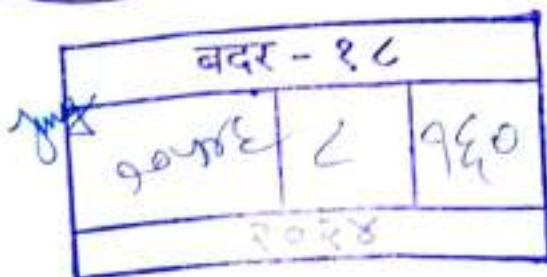
4) Bungalow Area on plot (810 Sq.mtrs) = 3162.84 Sq.ft builtup म्हणजेच 293.84 चौ.मी. बिलअप

5) Value of Balance Bungalow plot Area = 810.00 - 293.84 = 516.16 चौ.मी.

6) Value of Balance Bungalow plot FSI = 516.16 x 122730 = 6,33,48,317/- ---(A)

7) Value of Balance Bungalow Area = 293.84 x (235990 - 122730) = 1,13,260 = 1,13,260 x 0.40 = 45,304

= 45,304 + 122730 = 1,68,034



- = 293.84 x 168034 = Rs 4,93,75,111/-(B)
- 7) value of Bungalow Garage Area = 30.10 x 235990 x 0.25 = Rs. 17,75,825/-(C)
- 8) Premium FSI on Bungalow plot Area= 213.24 x 122730 x 0.50 = Rs. 1,30,85,473/-(D)
- 9) Permissible TDR (90% of the Bungalow plot area) = 383.84 x 122730 x 0.70 = Rs.3,29,76,078/-(E)
- 10) Market Value (A+B+C+D+E) = 6,33,48,317 + 4,93,75,111 + 17,75,825 + 1,30,85,473 + 3,29,76,078 = Rs. 16,05,60,804/-
- 11) 90% of Market Value = 16,05,60,804 x 90% = Rs. 14,45,04,724/- = i.e. Rs. 14,45,05,000/-

Consideration

1. Consideration = Rs.15,25,42,373/-

(page No.5,para no.O)



वरील प्रमाणे दस्तातील मिळकतीचे बाजारमूल्य रक्कम रु. 14,45,05,000/- व मोबदलामूल्य रु. 15,25,42,373/- पेक्षा जास्त असल्याने मोबदलामूल्य रक्कम रु. 15,25,42,373/- वर मुद्रांक शुल्क वसूल करण्यात आले आहे.

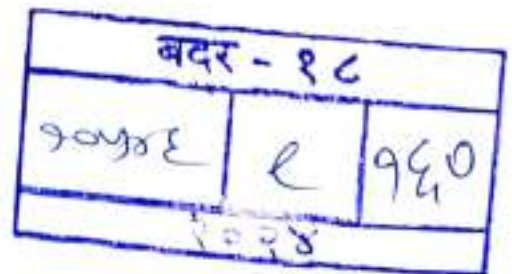
मोबदलामूल्य
रु. 15,25,42,373/-

अनुच्छेद
60r/w36(iv)(5%)

मुद्रांक शुल्क
रु. 76,27,119/-

अंतिम आदेश

- अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसूची मधील अनुच्छेद 60r/w36(iv)(5%) नुसार मुद्रांक शुल्क रु. 76,27,119/- वसूल करण्यात आले आहे. जा.क्र.अभि/आदेश/1288/2024 दिनांक. 10/06/2024 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपविना पक्षकार यांनी केला असल्याने दिनांक. 10/06/2024 रोजी विरुध्दित केलेल्या चलन क्र. MH003291329202425P वरून दिसून येत असल्याने दिनांक. 10/06/2024 रोजीचा अंतरिम आदेश हा अंतिम आदेश म्हणून कायम करण्यात येत आहे.
- प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करतांना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही हयाबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, अंधेरी हे जबाबदार राहणार नाहीत.



Sl. No.	Particulars	Document No.	Document Date	Page No.	Document Amount
1		0001011329202425	10/06/2024-14:11:47	IGR240	7627119.00

3. एकूण पाने 1 ते 117 आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

(डॉ. जयश्री कटारे)

मुद्रांक जिल्हाधिकारी, अंधेरी.

प्रति	Om Navkar Creators LLP
पत्ता	G-1 Shiv Krupa Building Andheri (East) Mumbai - 400069.
प्रत	सह दुय्यम निबंधक अंधेरी कार्यालय क्र.1/2/3/4/5/6/7



बदर - १८		
१० फरवरी	१०	१५०
२०२४		

Remarks

Defacement No

00000

- = 293.84 x 168034 = Rs 4,93,75,111/-(B)
- 7) value of Bungalow Garage Area = 30.10 x 235990 x 0.25 = Rs. 17,75,825/-(C)
- 8) Premium FSI on Bungalow plot Area= 213.24 x 122730 x 0.50 = Rs. 1,30,85,473/-(D)
- 9) Permissible TDR (90% of the Bungalow plot area) = 383.84 x 122730 x 0.70 = Rs.3,29,76,078/-(E)
- 10) Market Value (A+B+C+D+E) = 6,33,48,317 + 4,93,75,111 + 17,75,825 + 1,30,85,473 + 3,29,76,078 = Rs. 16,05,60,804/-
- 11) 90% of Market Value = 16,05,60,804 x 90% = Rs. 14,45,04,724/- = i.e. Rs. 14,45,05,000/-

Consideration

1. Consideration = Rs.15,25,42,373/-

(page No.5,para no.O)



वरील प्रमाणे दस्तातील मिळकतीचे बाजारमूल्य रक्कम रु. 14,45,05,000/- व मोबदलामूल्य रु. 15,25,42,373/- पेक्षा जास्त असल्याने मोबदलामूल्य रक्कम रु. 15,25,42,373/- वर मुद्रांक शुल्क वसूल करण्यात आले आहे.

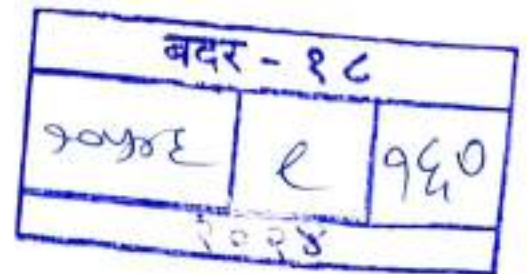
मोबदलामूल्य
रु. 15,25,42,373/-

अनुच्छेद
60r/w36(iv)(5%)

मुद्रांक शुल्क
रु. 76,27,119/-

अंतिम आदेश

- अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसूची मधील अनुच्छेद 60r/w36(iv)(5%) नुसार मुद्रांक शुल्क रु. 76,27,119/- वर जबाबदारी जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही हयाबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, अंधेरी हे जबाबदार राहणार नाहीत.



Sl. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
---------	---------	----------------	-----------------	--------	-------------------



CHALLAN
MTR Form Number-6



GRN	MH003291329202425P	BARCODE	10/06/2024-14:05:49		Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicatin SoS		TAX ID / TAN (If Any)		
Office Name	CSA_COLLECTOR OF STAMPS ANDHERI		PAN No.(If Applicable)		
Location	MUMBAI		Full Name	OM NAVKAR CREATORS LLP	
Year	2024-2025 One Time		Flat/Block No.	FINAL PLOT NO. 16, TPS VI, CTS NO. 630, 630-1	
Account Head Details	Amount in Rs.	Premises/Building	VILLAGE VILE PARLE WEST, LALLUBHAI PARK ANDHERI W		
0030050801 Amount of Tax	7627119.00	Road/Street	MUMBAI		
		Area/Locality	MUMBAI		
		Town/City/District	MUMBAI		
		PIN	4 0 0 0 5 8		
		Remarks (If Any)	ADJ/1100900/277/2024		
		Amount In	Seventy Six Lakh Twenty Seven Thousand One Hundred		
		Words	Nineteen Rupees Only		
Total	76,27,119.00				
Payment Details	SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref. No.	10000502024061004243	8125986399336	
Cheque/DD No.	Bank Date	RBI Date	10/06/2024-14:06:08	Not Verified with RBI	
Name of Bank	Bank-Branch	SBIEPAY PAYMENT GATEWAY			
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.
सदर चालन केवल दृश्यम निवाक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चालन लागू नाही.

Mobile No. : 9869242681

Deface By me

Challan Defaced Details

(Shailesh C. Kalwar)
Clerk

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0001811329202425	10/06/2024-14:11:47	IGR240	7627119.00
Total Defacement Amount					76,27,119.00

9040E	99	960
2028		

400058 hereinafter referred to as the "Assignor" (which expression shall unless it be



वदर - १८		
१०५०६	१२	१६०
२०२४		



Office of the Collector of Stamp, Andheri
Certificate Under Sec.32 of Maharashtra Stamp Act, 1958
cos.andheri@igrmaharashtra.gov.in



Received Adjudication Fee RS.
100/- vide e-Challan GRN No.
MH001851662202425P Dated
10-05-2024.

Case No. Adj/IGR240/277/2024

Certificate Number: CER-AND-ADJ-IGR240-277-2024

Market Value/Value (if any): Rs. 144505000

Consideration Amount (if any): Rs. 152542373

Received from OM NAVKAR CREATIONS LLP
Residing at G-1 Shiv Krupa Building Old Nagardas
Road Andheri East), Mumbai 400069. Stamp duty of
Rs. 7627119/- (Rs. Seventy Six Lakh Twenty Seven
Thousand One Hundred and Nineteen only). Vide
e-Challan GRN No MH003291329202425P Dated :-
10-6-2024 The defacement number is
0001811329202425.

Certified Under Section 32 of the Maharashtra Stamp
Act, that the full duty of Rs. 7627119/- (Rs. Seventy
Six Lakh Twenty Seven Thousand One Hundred
and Nineteen only) with which this instrument is
chargeable under Article 36-Lease of Schedule I
of the said Act, has been paid.

This Certificate is subject to the provisions of section
53(A) of the said Act.



**Collector of Stamps
Andheri**

प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम
अन्वये निश्चित केलेले आहे. परंतु उक्त दस्त
मुद्रांक नोंदणी अधिकाऱ्यासमोर दाखल
नुसार, नोंदणी अधिनियम, १९०८, च्या
तरतूदीनुसार नोंदणी अधिकारी दस्त
नोंदणीची कार्यवाही करतील.

**मुद्रांक जिल्हाधिकारी
Andheri**



Place: Andheri
Date: 10-06-24



**Collector of Stamps
Andheri**

बंदर - १८		
१०५४६	१३	१६०
४		



बदर - १८		
70425	178	1960
२०२४		

Certificate under 32(1) (b) of the Maharashtra Stamp Act.

Office of the

Collector of Stamps

Case No. Ad/11000/277/2024

Dated 10/05/2024

Received from Shri. M. N. V. K. Creators LLP

residing at

Stamp Duty of Rs. 76,27,191/-

Seventy six Lakh Twenty seven Thousand one Hundred Nineteen only.

vide challan No. + dated +

Certified under Section 32(1) (b) of the

Maharashtra Stamp Act, that the full duty

of Rs. 76,27,191/- Seventy six Lakh Twenty seven Thousand one Hundred

with this instrument is chargeable has

been paid vide article No. 602/W 36 (iv)

of schedule I.

This certificate is subject to the

provisions of section 53-A of the

Maharashtra Stamp Act.

Place Andheri

Date 10 JUN 2024

10 JUN 2024

Collector of Stamps
Andheri



MH00329/329202425P

Date - 10/06/2024



बदर - १८		
१०५४६९५	१५	१६०
२०२४		

DEED OF ASSIGNMENT OF LEASE

THIS DEED OF ASSIGNMENT OF LEASE made at Mumbai on this 11th day of June in the Christian Year Two Thousand and Twenty Four (2024)

BY AND BETWEEN

PUSHPA NATVERLAL SHAH (HUF), {PAN - AAAHP1263N}, through its Manager and Karta Mr. Udayan Natverlal Shah, age 79 years, having his address at Udayan, Opp. Karl Residency Hotel, Lallubhai Park, Andheri (West), Mumbai - 400058 hereinafter referred to as the "Assignor" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the members of the said HUF and their respective heirs, executors, administrators) of the FIRST PART;

[Signature] [Signature] [Signature] [Signature] [Signature]

AND

(1) MR. UDAYAN NATVERLAL SHAH, (PAN- AAJPS2517H), age 79 years, having his address at Udayan, Opp. Karl Residency Hotel, Lallubhai Park, Andheri (West), Mumbai - 400058 and (2) Ms. APARNA UDAYAN SHAH, (PAN- AAVPS1212M), age 48, Non-Resident Indian, residing at A-5-1, Katana 2, 32 Amapang Hilir, Kuala Lumpur - 55000, Malaysia and having her address in India at 31, Premal Sarojini Road, Santacruz (West), Mumbai - 400054 both being the only present members of Pushpa Natverlal Shah (HUF) hereinafter individually referred to as "Aparna" or "Udayan" respectively and jointly as 'Confirming Parties' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators) of the **SECOND PART;**

AND

OM NAVKAR CREATORS LLP, {PAN - AAIFO5652L}, a limited liability partnership firm incorporated under the provisions of Limited Liability Partnership Act, 2008, having its registered office at G-1, Shiv Krupa Building, H-Wing, Old Nagardas Road, Andheri (East), Mumbai - 400069, through its authorized signatory (1) Mr. P. Shah, (2) Mr. Darshan P. Shah and (3) Mr. Hardik D. Shah hereinafter referred to as "Navkar" and/or "Assignees" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said LLP, its partners or partner as may be notified under the said LLP and the heirs, executors, administrators of the last such survivors/survivor and assigns) of the **THIRD PART**

WHEREAS:
a. Originally, by and under an Indenture of Conveyance dated 3rd March 1938 registered in the office of Sub-Registrar of Assurances at Bombay under Serial No.1151/1938 executed by and between Hindustan Housing Company Ltd. (therein referred to as "the Company") of One Part and Natverlal Jekishandas Shah (therein referred to as "the Purchaser") of the Other Part, the said Purchaser purchased the property bearing Plot No.16 in the Andheri Scheme of Hindustan Housing Company Ltd. and bearing Final Plot No.24 and 25 as per Andheri Town Planning Scheme - VI;

b. Thereafter, by another Deed of Conveyance dated 29th December 1949 registered in the office of Sub-Registrar of Assurances under Serial No. BOM/5/1950 executed by and between Hindustan Housing Company Ltd. (therein referred to as "the said

Company") of One Part and Natverlal Jekishandas Shah (therein referred to as "the Purchaser") of the other Part, the said Purchaser also purchased adjoining Plot of land bearing Plot No.15 of the Scheme of Hindustan Housing Company Ltd. and being part of Government Final Plot No.26 in the Andheri Town Planning Scheme - VI;

c. In the circumstances, the said Natverlal Jekishandas Shah became absolutely seized and possessed of and other well and sufficiently entitled to the aforesaid Plots of Land bearing Nos. 15 and 16 in the Andheri Scheme of Hindustan Housing Co. Ltd. and being part Government Final Plot Nos. 24, 25 and 26 in the Andheri Town Planning Scheme No. VI;

d. The said Natverlal Jekishandas Shah had prior to his demise sometime in the year 1938, constructed a bungalow for residential purpose on portion of the said Property consisting of ground and one upper floor whose present built up area is 3162.84 sq. ft. equivalent to 293.84 sq. meters. together with a garage meant and used only for parking of car admeasuring 324 sq. ft. carpet area equivalent to 30.1 sq. meters hereinafter referred to as the '**said Bungalow**' and the '**said Garage**' respectively;

e. The said Natverlal Jekishandas Shah died intestate on 2nd May 1954 leaving surviving his widow Mrs. Pushpa Natverlal Shah and his son Udayan Natverlal Shah as his only heirs. After demise of the said Natverlal Jekishandas Shah, the said properties along with the said Bungalow and the said Garage were treated as Joint Property, which was then consisting of the said Mrs. Pushpa Shah and the said Mr. Udayan Shah (then a minor) as its members ('**said Pushpa Natverlal Shah HUF**' or "**said HUF**" for brevity);

f. The Assignor has represented to the Assignees that, as per the extract of the Final T. P. Scheme No. VI of Andheri drawn by Arbitrator under Town Planning Act dated 28th February 1973 the said Plots are now bearing Final Plot No. 16 and is admeasuring 1518 square meters equal to 1815 square yards and is admeasuring 1523.20 sq. metres equivalent to 1821 sq. yards (as per Property Registered Card) and which Plot is hereinafter referred to as '**the said Property**' and the said Property is more particularly described in the **First Schedule** hereunder written;

g. Thereafter, the said Mrs. Pushpa Natverlal Shah and Udayan Natverlal Shah as members of the said HUF, entered into an Agreement dated 4th December 1978 with Partners of M/s. New India Construction Company (therein referred to as the Purchasers), whereby the said Pushpa Shah and Udayan Shah agreed to sell a portion of the said Property to the said M/s. New India Construction Company for a



बदर - १८		
१०५४६	१२२	१६०
२८/२/७३		

h. In pursuance of the said agreement dated 4th December 1978, by and under a Deed of Conveyance dated 20th February 1979 registered under No. BDR/278/1979, the said Udayan Natverlal Shah as Karta and Manager of the said HUF consisting of himself, his mother Mrs. Pushpa Natverlal Shah and his wife Mrs. Anupama Udayan Shah and his daughter Ms. Aparna Udayan Shah (who was then a minor) with the confirmation of the said M/s. New India Construction Company, who were added as Confirming Parties Conveyed the said Property unto and to 'Andheri Shatrunjaya Co-operative Housing Society Ltd.' ('Society' for brevity);

i. The said Society immediately thereafter and as agreed under the aforesaid Agreement dated 4th December 1978 and the Deed of Conveyance, executed a Deed of Lease dated 20th February 1979 registered under serial no. BDR-279-1979 for perpetuity for annual rent of Rs.1/-, if demanded, in favour of the said HUF then consisting of Mr. Udayan Natverlal Shah as Karta of HUF, his mother, Mrs. Pushpa Natverlal Shah and his wife Mrs. Anupama Udayan Shah and his daughter Ms. Aparna Udayan Shah in respect of Portion of the said Property admeasuring 810 sq. meters or thereabout equivalent to 969 sq. yards and being part of City Survey No.630 and 630/1 of Revenue Village Vile Parle (W), Mumbai Suburban District lying being and situate at Lallubhai Park, Andheri (West), Mumbai - 400058 together with the said Residential Bungalow consisting of ground plus one upper floor and having 3162.84 sq. ft. (Built up area) equivalent to 293.84 sq. meters and a Garage meant and used only for parking of car admeasuring 324 sq. ft. (carpet area) equivalent to 30.1 sq. meters standing thereon (hereinafter referred to as the "said Demised Property"). The said Demised Property belonging to the Assignor herein is more particularly described in the Second Schedule hereunder written and is shown in red coloured boundary line on the plan annexed hereto as Annexure "A";

j. Thereafter, the said Mrs. Pushpa Natverlal Shah expired intestate on 4th January 2000 leaving behind her son Mr. Udayan Shah as her only legal heir. The said Mrs. Anupama Udayan Shah also expired intestate on 14th July 2020 leaving behind her husband Mr. Udayan Shah and her daughter Ms. Aparna Udayan Shah as her only legal heirs;

k. The said Mr. Udayan Natverlal Shah and his married daughter Mrs. Aparna Udayan Shah ('Confirming Parties' herein) are the only present and surviving members of the said HUF. The Confirming Parties have as co-parceners agreed to grant and record their consent for the transfer and assignment of the Demised Property by the said Assignor in favour of the Assignees;

l. In the premise aforesaid, the said HUF which at present is consisting of Mr. Udayan Natverlal Shah and the said Aparna is absolutely seized and possessed of and otherwise well and sufficiently entitled to the leasehold rights in the said Demised Property. It is agreed and confirmed that, since inception the said bungalow is being used by the members of the family of the Assignors only for residential purpose;

m. The Assignor have at the request of the Assignees obtained Title Certificate dated 7th May 2024 from M/s. Shiralkar & Co., Assignor's Solicitors', certifying the title of the Assignor to the said Demised Property and have separately provided a copy of the same to the Assignees. The Assignees are in view of the said Title Certificate and based on the independent investigation carried out by the Assignees, satisfied with the title of the Assignor to the said Demised Property and shall not raise any objections in respect of the same;

n. The said Assignees are aware that, the Property Register Card ("P.R. Card") in respect of the said Property is still in the name of Mrs. Pushpa Natverlal Shah and Mr. Udayan Natverlal Shah and that the said P.R. Card will have to be updated and modified by adding the name of the Society as Owners of the said Property and adding the name of the Assignor in the "other rights column";

o. The parties hereto had entered into a Memorandum of Understanding dated 14th February 2024, whereby the Assignor had agreed to assign and transfer the entire right, title and interest of the said HUF in the said Demised Property more particularly described in the Second Schedule hereunder together with the residuary rights and interest benefits and advantages in the said Deed of Lease dated 20th February 1979 in favour of the Assignees, and the Assignees had agreed to purchase and acquire the same from the said Assignor for a consideration of Rs.15,25,42,373/- (Rupees Fifteen Crore Twenty Five Lakhs Forty Two Thousand Three Hundred and Seventy Three Only)

subject to T.D.S. of 1% thereon strictly on 'as is where is' basis as regards the area of the land and the area and the physical condition and state of construction of the said Bungalow and upon fulfilment of certain conditions precedent mentioned therein along with Goods and Services Tax (G.S.T.) at the rate of 18% on this transaction for assignment of leasehold property;

p. The Assignors have fulfilled all of the said conditions precedent to the satisfaction of the Assignees as mentioned in the aforementioned Memorandum of Understanding dated 14th February 2024;

q. The Assignees had paid an amount of Rs.1,80,00,000/- (Rupees One Crore Eighty Lakhs only) as interest free refundable earnest money deposit (EMD) on 14.02.2024 as agreed by and under the said MOU and the said EMD was to be adjusted against the consideration and the balance amount of Rs.13,45,42,373/- (Rupees Thirteen Crore Forty Five Lakhs Forty Two Thousand Three Hundred and Seventy Three Only) to be paid by the Assignees to the Assignor after deducting T.D.S. of 1% on the entire consideration of Rs.15,25,42,373/- (Rupees Fifteen Crore Twenty Five Lakhs Forty Two Thousand Three Hundred and Seventy Three only) prior to the execution of this document;

r. The Assignees have paid the balance consideration of Rs.13,45,42,373/- (Rupees Thirteen Crore Forty Five Lakhs Forty Two Thousand Three Hundred and Seventy Three Only) after deducting the TDS @ 1% on the entire consideration of Rs.15,25,42,373/- (Rupees Fifteen Crore Twenty Five Lakhs Forty Two Thousand Three Hundred and Seventy Three Only) prior to the date hereof;

s. In view of the payment of the entire agreed monetary consideration of Rs.15,25,42,373/- (Rupees Fifteen Crore Twenty Five Lakhs Forty Two Thousand Three Hundred and Seventy Three Only) after deducting T.D.S. of 1% along with the

applicable G.S.T @ 18% to the Assignor on or before execution of document in the manner aforesaid, the Assignees have requested the Assignor to execute this Deed of Assignment in respect of their right title and interest in the said Demised Property in favour of the Assignees and the Assignor, that is the said HUF in view of the receipt of the aforesaid consideration with the consent and confirmation of the Confirming Parties have agreed to execute this Deed of Assignment of the said lease in respect of the said Demised Property in favour of the Assignees as follows:

NOW THIS DEED WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:- that the recitals of this document shall form an integral part hereof and that in pursuance of the hereinbefore recited Memorandum

of Understanding dated 14th February 2024 between the parties hereto and in consideration of Rs. 15,25,42,373/- (Rupees Fifteen Crore Twenty Five Lakhs Forty Two Thousand Three Hundred and Seventy Three only) subject to T.D.S. of 1% paid by the Assignees to the Assignor towards consideration on or before the execution of these presents in the manner set out in the recitals hereto (the payment and receipt whereof the Assignor do hereby admit and acknowledge and of and from the same and every part thereof for ever acquit, release and discharge the Assignees) the Assignor hereby with the consent and confirmation of the Confirming Parties, grants, assign and transfers, assures and confirms unto and to the Assignees the entire leasehold right, title and interest in the Portion of the Property admeasuring 810 sq. meters or thereabout equivalent to 969 sq. yards and being part of City Survey No.630 and 630/1 of Revenue Village Vile Parle (W), Mumbai Suburban District lying being and situate at Lallubhai Park, Andheri (West), Mumbai - 400058 together with the Residential Bungalow consisting of ground plus one upper floor and having 3162.84 sq. ft. (Built up area) equivalent to 293.84 square meters along with Garage for car parking and admeasuring 324 sq. ft. (carpet area) equivalent to 30.1 sq. meters standing thereon ("**Demised Property**") and which is more particularly described in the Second Schedule hereunder written and shown in red coloured boundary line on the plan annexed as Annexure "A", absolutely and forever with a clear and marketable title (subject to the contents of the aforesaid Title Certificate) and free from encumbrances and on 'as is where is' basis as regards the area of the land and the area and the physical condition and state of construction of the said Bungalow along with the entire right, title and interest and benefits and advantages comprised in and/or arising from the aforesaid Indenture of lease dated 20th February 1979 **TOGETHER WITH** all and singular the houses, garages, outhouses, edifices, buildings, courtyard, ways, compounds, passages, water courses, sewers, ditches, drains, plants, lights, well, liberties, easements, profits, rents, privileges, advantages, entire development potential in respect of the said Demised Property and rights and appurtenances whatsoever to the said Demised Property belonging to or in anywise appertaining to or with the same or any part thereof now or at any time heretofore, usually held, used, occupied or enjoyed and also together with all the deeds, documents, writings, vouchers and other evidence of title, relating to the said Demised Property **AND** all the estate, right, title and interest in the use, inheritance, benefit, claim and demand whatsoever of the Assignor in and to the said Demised Property and in the Indenture of Lease dated 20th February 1979 and all benefits arising therefrom or any part thereof **TO HAVE AND TO HOLD** the entire leasehold right, title and interest in the said Demised Property hereby assigned unto the Assignees for the entire residuary period of lease i.e. in perpetuity **AND** that free and clear and freely



Said Demised	
909 sq. ft.	299 sq. ft.
3038	

and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Assignor well and sufficiently saved, defended, kept harmless and indemnified of from and against all estates, charges and encumbrances whatsoever, made, executed, occasioned or suffered by the Assignor and/or the Confirming Parties or by any person or persons having or lawfully or equitably claiming by from under or in trust for them SUBJECT TO the performance, observance and compliance of all the terms and conditions and covenants contained in the said Indenture of Lease dated 20th February 1979 and on the part of the Lessee therein to be observed performed and which henceforth on the part of the Assignees ought to be observed and performed AND SUBJECT TO the payment of all outgoing, rents, taxes and levies for the said Demised Property as may be due or payable from the date hereof and the Assignees shall hereafter be under an obligation of payment of the outgoing and maintenance charges in respect of the said Demised Property AND ALSO SUBJECT TO the following provision of the said Indenture of lease dated 20th February 1979 quoted below whereby the Assignor is entitled to consume the future F.S.I. of the said property to the extent of 28% and the balance 72% F.S.I of the said property is available for the Lessors that is the said Society:-

" If and when any time hereafter any further F.S.I. is sanctioned in connection or relating to the said land, hereditaments and premises described in the First schedule hereunder written, such further F.S.I. shall be consumed by the Lessees and the Lessor proportionately, that is 28% of such further FSI shall be consumed by the Lessees on the land described in the Second Schedule hereunder written and 72% of such further F.S.I. shall be consumed by the Lessor on the southern portion of the said land described in the First Schedule hereunder written;"



बदलत **AND IT IS RECORDED AND CONFIRMED THAT** the Assignor now have in themselves good right and absolute power to assign and transfer their entire leasehold right title and interest in the said Demised Property unto the Assignees for the residue of the term of the said lease and in the manner aforesaid **AND** the Assignees records that the Assignor have fulfilled all the conditions precedents which were required to be fulfilled by the Assignor to their satisfaction **AND THIS DEED FURTHER WITNESSETH THAT THE CONFIRMING PARTIES** hereby record their consent and no objection to the Assignor transferring and assigning their entire leasehold rights in respect of the said Demised Property in favour of the Assignees herein **IT IS CONFIRMED BY THE CONFIRMING PARTIES THAT,** it is lawful for the Assignor herein to assign the Demised Property to the Assignees and receive the entire

9

consideration for the same in the name of the said HUF and it is also lawful for the Assignees herein to hereinafter quietly and peacefully hold, enter upon and occupy, use enjoy the said Demised Property and every part thereof without any suit or lawful eviction or interruption, claims and demands whatsoever by the Assignor or the Confirming Parties or anyone claiming from, through or under them any interest or any of their respective heirs, executors and administrators.

AND the Assignor and the Confirming Parties do hereby and each of them covenant with the Assignees that they have not done, omitted, knowingly or willingly suffered or been a party or privy to any act, deed, matter or thing whereby they are prevented from assigning or transferring their entire leasehold right, title and interest in the said Demised Property in the manner aforesaid or whereby the same or any part thereof are or is charged, encumbered or prejudicially affected in estate, title or otherwise howsoever AND the entire responsibility of payment of taxes, charges and outgoings and maintenance and dues in respect of the said Demised Property from the date hereof shall be borne and paid by the Assignees and the Assignees agree to indemnify and keep indemnified the Assignors and Confirming Parties in respect thereof and the Assignees shall not be entitled to claim any outgoings or contributions from the Assignor in respect of any future taxes, charges, outgoings and maintenance in respect of the said Demised

Property AND FURTHER the Assignor and Confirming Parties hereby confirm that they have paid up to date all the outgoings in respect of the said Demised Property such as municipal taxes, levies, electricity charges water charges etc. to all the statutory and non-statutory authorities and property taxes and other outgoings including the payments to the other utility providers (save and except the N. A. Taxes as mentioned below) and that there are no arrears nor pending demands for recovery of any such outgoings and

the Assignor and the Confirming Parties agree to indemnify and keep indemnified the Assignees herein from and against any claims, demands, actions or levies, penalties, expenses of whatsoever nature, which may arise in respect of such past dues or demands

or any claim of interest or penalty arising from such past dues save and except the N. A. Taxes as mentioned below AND the Assignees do hereby covenant with the

Assignor that they observe and perform all the covenants and conditions contained in the said Indenture of Lease as aforesaid and shall keep the Assignor and their estate and effects indemnified of from and against the payment of the rent and the observance and performance of the said covenants and all actions, proceedings, costs, damages, claims, demands and liability whatsoever for or on account of the same or in anywise relating thereto AND it is expressly agreed if there is any amount standing to the credit of the Assignor by way of deposits with the electricity company and/or municipality and/or statutory bodies and/or with the Society, the same shall stand transferred to the



बदल - ४६		
१०५४६	२३	१९०
२०२४		

Handwritten signatures and initials on the right margin, including 'Hanshik' and '2'.

Assignees AND it is also agreed that the Assignor hereby transfer and assign all the incidental and consequential rights, if any, arising from and/or incident to their entire leasehold right, title and interest in the said Demised Property

AND IT IS EXPRESSEDLY CLARIFIED that Assignees are aware that Property Register Card ("P.R. Card") in respect of the said Property is still in the name of Mrs. Pushpa Natverlal Shah and Mr. Udayan Natverlal Shah and that the said P.R. Card will have to be updated and modified by adding the name of the Society as Owners of the said Property and adding the name of the Assignor in the "other rights column" as regards the Demised Property and it will be the responsibility of the Assignees to carry out the said obligation entirely at their costs and expenses. It is agreed that the Assignor shall if required co-operate and assist in and sign all the reasonable documents for transfer of the said Demised Property to the name of the Assignor as its lessees and thereafter to the name of the Assignees in the Revenue and Municipal records. It is agreed that in case any cooperation of the said Society is required for the aforesaid purpose, it will be the responsibility of the Assignees to procure the same

AND IT IS FURTHER AGREED THE ASSIGNOR AND THE CONFIRMING PARTIES shall and will from time to time and at all times hereafter at the request and costs of the Assignees do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things and assurances in law

for further and more perfectly and absolutely assuring the entire leasehold right, title and interest of the Assignor in the said Demised Property hereby transferred or expressed to be and every part thereof unto and to the use of the Assignees and in the manner aforesaid as shall or may be reasonably required

AND IT IS FURTHER AGREED THAT from the date hereof the entire right, title and interest in the said Lease dated 20th February 1979 and the entire leasehold rights

in the said Demised Property is vested in the Assignees herein and the Assignees are absolutely entitled to the Demised Property as Lessees thereof

AND THE ASSIGNOR AND THE CONFIRMING PARTIES HEREBY JOINTLY AND SEVERALLY DECLARE AS FOLLOWS:

- (i) The Assignor, in the facts and circumstances set out in the recitals hereto, are exclusively and well and sufficiently entitled to the leasehold rights in respect of the said Demised Property as described in Second Schedule hereunder written;
- (ii) The Assignors' title as the Lessee to the said Demised Property is clear and marketable and free from encumbrances and reasonable doubts and

the Assignor is entitled to deal with and dispose of and assign and transfer the same in such manner as they may deem fit and proper;

- (iii) The said Demised Property or any part thereof has not been sold, transferred, alienated and/or disposed of and/or are subject matter of any mortgage, charge or lien and have not been leased and/or sub-leased. There are no claims by any party or parties or person/s in respect of the said Demised Property or any part thereof of any nature whatsoever;
- (iv) There is no order of attachment and/or injunction, stay and/or any other prohibitory orders passed by any Court or Arbitral Tribunal or Government Authority or Local or Statutory Authorities restraining the Assignor from transferring or assigning their rights in the said Demised Property;
- (v) That there is no debt and or liability (save and except liability relating to N.A. Taxes, if any) in respect of the said Demised Property due to and in favour of the Government or the Municipal Authorities. There are no proceedings pending against the Assignor or its predecessor in title under the provisions of the Income Tax Act or under any other provisions of law relating to direct or indirect tax laws or under any other law, whereby there is any order of attachment or restraint against transferring or assigning the rights in the said Demised Property or any part thereof;
- (vi) There is no Notice of lispendens or any other notices pending in respect of said Demised Property and/or any part thereof;
- (vii) There are no dues or outstandings pertaining to the said Demised Property in respect of Property Tax and/or other outgoings, cess, taxes, etc. All the outgoings coming to the share of the Assignor in respect of the said Demised Property have been fully paid up-to-date by the Assignor. The N.A. Taxes have been paid upto 2009 by the Assignor and Assignor is not aware of its status after 2009, it being the responsibility of the said Society as the owners of the Property;
- (viii) The Assignor or the Confirming Parties have not committed any acts, deeds, matters or things whereby their right and/or possession in respect of the said Demised Property is any manner prejudicially affected and/or encumbered or jeopardized in any manner whatsoever;



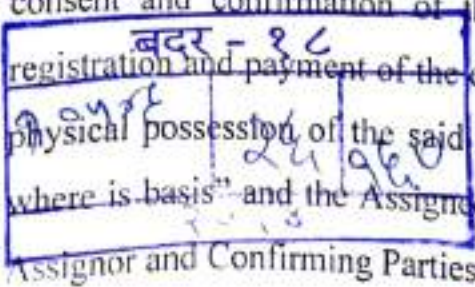
बंदर - १८	
गोपरे	24 980
२०२४	

- (ix) It is confirmed and represented that the stamp duty in respect of the earlier documents has been duly paid;
- (x) That no portion of the said Demised Property or any part thereof is occupied for religious or charitable purposes. There is no mosque established or any idol installed in any part of the said Demised Property or any part thereof;
- (xi) The said Demised Property or any part thereof is not subject matter of any litigation, legal proceedings or disputes and are not affected by any notice or order of requisition, acquisition or injunction or attachment by any court of authority;
- (xii) The Assignor declare that they are in a position to hand over quiet, vacant and peaceful possession of the said Demised Property to the Assignees;
- (xiii) The Assignees are aware that the Demised Property is not subdivided however it is fenced by an iron grill between the Demised Property and the Portion of the Property occupied by the Society;
- (xiv) Mr. Udayan Natverlal Shah is the Karta and Manager of the Assignor and has signed this Deed of Assignment in his capacity as such Karta and Manager with the consent and confirmation of the Confirming Parties, who are the only members of the said HUF. This assignment of the Demised Property is being done out of the family necessity and benefit of estate as it is difficult to maintain the Demised Property and the aforesaid Karta of HUF is of advanced age and the Confirming Parties hereby confirm the transaction.



The declarations and representations made in this document including its' recitals are true and correct

AND THIS INDENTURE FURTHER WITNESSETH THAT the Assignor with the consent and confirmation of the Confirming Parties have against execution and registration and payment of the entire consideration handed over quiet and vacant and physical possession of the said Demised Property to the Assignees herein on "as is where is basis" and the Assignees confirm having received such possession from the Assignor and Confirming Parties.



13

AND THIS INDENTURE FURTHER WITNESSETH THAT the Assignor have also against execution and registration and payment of the entire consideration handed over to the Assignees herein original registered document of lease dated 20th February 1979 executed by the Society in favour of the Assignor in respect of the said Demised Property.

AND THE PARTIES HERETO agree to attend the office of the Sub-Registrar of Assurances for the purpose of admitting execution of this document and registering this document.

AND the Assignees hereby agrees and undertakes to furnish proof of T.D.S. deduction within 7 (Seven) days from the date hereof and furnish the TDS Certificate to the Assignor within 90 (Ninety) days from the date hereof.

AND THIS INDENTURE FURTHER WITNESSETH THAT the stamp duty and registration charges on this Deed of Assignment shall be borne and paid by the Assignees alone. The Assignees shall also pay Goods and Services Tax (G.S.T.) at the rate of 18% on the consideration herein to the Assignor and further the Assignor shall pay the same to the concerned authority AND THIS INDENTURE FURTHER WITNESSETH THAT and it is agreed that, if there is any increase in the rate of GST after the aforesaid Memorandum of Understanding dated 14th February 2024 as per clause of the Deed of Assignment the incremental component if any upto the date hereof shall also be borne by the Assignees. It is clarified that in the event there is any liability of GST due to delay in payment of GST by the Assignor, the Assignees shall not be liable for the same or any interest or penalty etc. thereon AND IT IS AGREED THAT the Parties to bear their own Income Tax.

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

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the Property)

All that piece and parcel of plot of Land admeasuring 1523 sq. mtrs. (as per Deed of Conveyance dated 20th February, 1979) and 1523.20 sq. meters (as per Property Registered Card) and 1518 square meters as per T.P. Remarks bearing Final Plot No.16, Town Planning Scheme - VI, and now bearing C.T.S. No.630, 630/1 of Revenue Village Vile Parle (W), Mumbai Suburban District lying being and situate at Lallubhai Park, Andheri (West), Mumbai - 400058 in the Registration District of Mumbai and Mumbai Suburban.

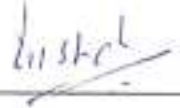


बदर - १८		
१०५०६	२११	१५१०
२०२४		

THE SECOND SCHEDULE ABOVE REFERRED TO:

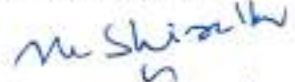

(Description of the Demised Property)

All that portion of the said Property described in the First Schedule above referred to and which portion is admeasuring 810 sq. meters or thereabout equivalent to 969 sq. yards and shown in red coloured boundary on the Plan annexed hereto as Annexure A being part of City Survey No.630 and 630/1 of Revenue Village Vile Parle (W), Mumbai Suburban District lying being and situate at Lallubhai Park, Andheri (West), Mumbai - 400058 in the Registration District of Mumbai and Mumbai Suburban together with Residential Bungalow constructed thereon in the year around 1938 consisting of ground plus one upper floor having built up area of 3162.84 sq. ft. equivalent to 293.84 sq. meters along with garage meant and used only for parking of car admeasuring 324 sq. ft. (carpet area) equivalent to 30.1 sq. metres.

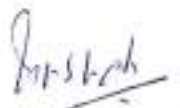


Signed sealed and delivered by the withinamed 'Assignor')

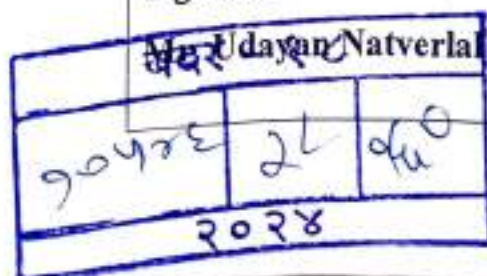
<p>For Pushpa Natverlal Shah HUF</p> <p> Karta.</p> <p>Signature Udayan Natverlal Shah as karta and manager of Pushpa Natverlal Shah (HUF)</p>		<p>Left Thumb Impression</p> 
---	--	--

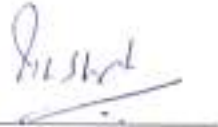


In presence of

1. 
(Vivek K. Shiralkar)
Advocate & Solicitor
2. 
Yashoda Desai
(Advocate & Solicitor)

Signed sealed and delivered by the withinamed 'Confirming Parties')

<p> Signature Udayan Natverlal Shah</p>		<p>Left Thumb Impression</p> 
---	--	--



 Signature Ms. Aparna Udayan Shah through her Constituted Attorney Udayan Natvarlal Shah		 Left Thumb Impression
--	--	---







In presence of

1. 
 Advocate & Solicitor
2. 
 Advocate & Solicitor

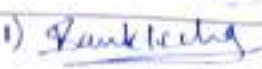
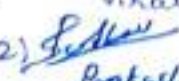
बदर - १८		
१०५४६	२६	१६०
२०२४		

Signed sealed and delivered by the withinamed 'Assignees')

 Signature (1) Mr. Nilesh P. Shah	Pl 	 Left Thumb Impression
 Signature (2) Mr. Darshan P. Shah	P 	 Left Thumb Impression
 Signature (3) Mr. Hardik D. Shah	Phc 	 Left Thumb Impression
Om Navkar Creators LLP through their abovementioned Designated Partners/Authorized Signatories		



In presence of

- 1) 
 Vinati K. Sanklecha.
- 2) 
 Prakash Jadhav

RECIEPT

Received of and from the withinnamed Assignees an amount of Rs.15,25,42,373/- (Rupees Fifteen Crore Twenty Five Lakhs Forty Two Thousand Three Hundred and Seventy Three only) being the entire consideration payable under this documents in the manner following :

Sr. No.	Date and UTR No.	Drawn on	Amount	T.D.S
1	14.02.2024 HDFCR52024021479 338426	HDFC Bank, Vishal Hall Branch, Andheri (East)	Rs. 1,80,00,000/-	
2	11/6/2024 HDFCR520240 6116509A730	HDFC Bank, Vishal Hall Branch, Andheri (East)	Rs.13,30,16,949/-	Rs.15,25,424/ - @ 1% on the entire consideration
Total			Rs. 15,10,16,949/-	

Rs.15,25,42,373/-

WE SAY RECEIVED

For Pushpa Natverlal Shah HUF

[Signature]

Karta.

(Udayan Natverlal Shah as Karta and
Manager of Pushpa Natverlal Shah
(HUF))



Witness:

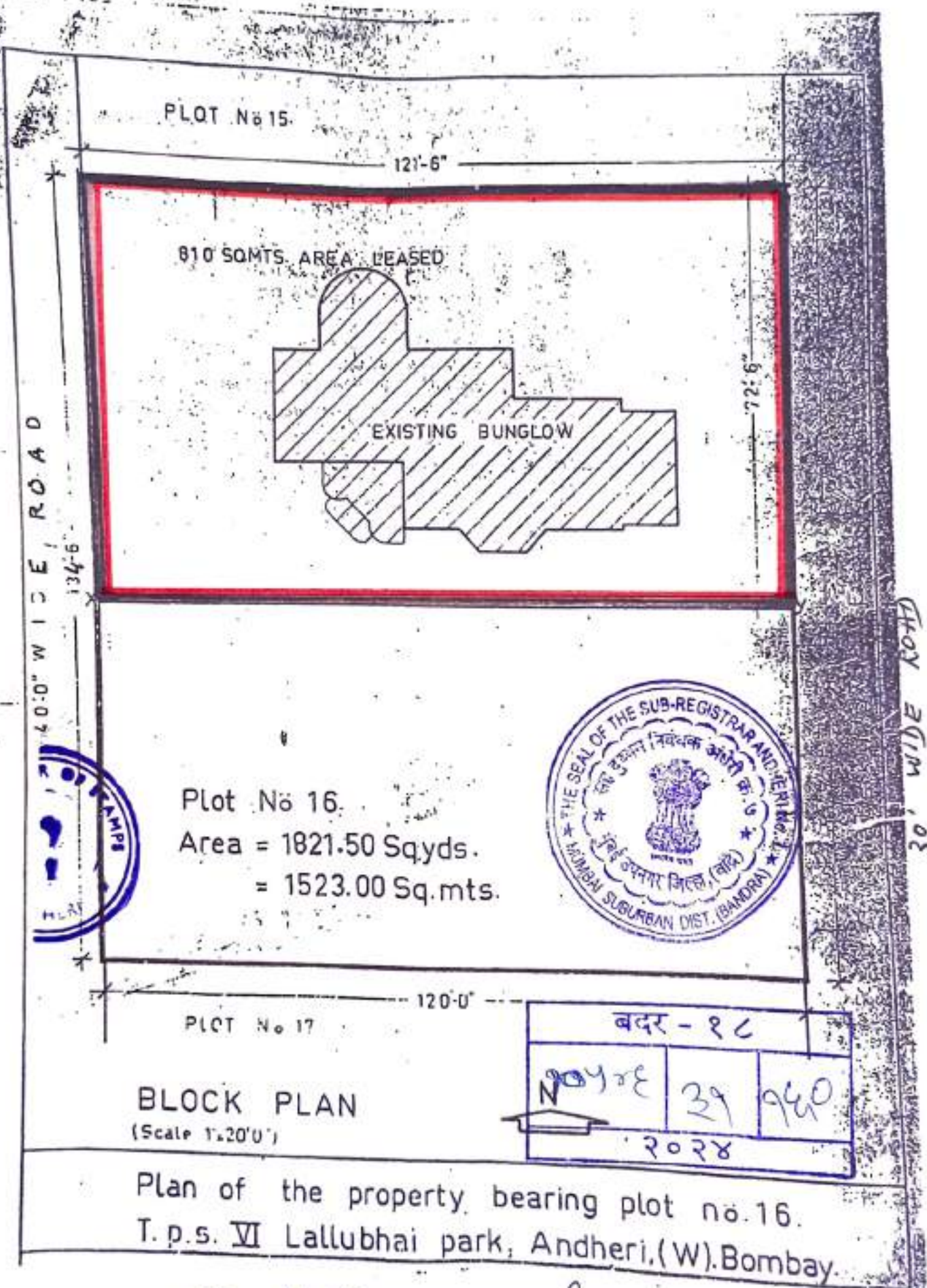
1. *[Signature]*

2. *[Signature]*



वदर - १८		
१०५४८	३०	१५०
२०२४		

ANNEXURE 'A'



with

DES Hardik

with

DES Hardik

with

DES Hardik

with

DES Hardik



बदर - १८		
१०५०६	३२	१६०
२०२४		



AASHISH SOLANKI
architects

Date: 09th May 2024

ARCHITECT CERTIFICATE

To,
M/s. Om Navkar Creators LLP,
G-1, Shivkrupa - "H" Wing,
Old Nagardas Road,
Andheri (East),
Mumbai 400069.



Subject: Certificate of FSI Calculation for lessee "Udhyan Bungalow" with lessor as "Andheri Shatrunjay CHSL" situated on the plot bearing C.T.S. No. 630 & 630/1 of Village Vile Parle (West), F.P. No 16 of TPS Andheri No VI at Lallubhai Park Road, Andheri West, Mumbai 400 058, admeasuring 1523.20 Sq Mtrs as per Property Card with perpetual lease given to lessee of 810 Sq Mtrs as per lease deed dated 20th February 1979.

I, **Mr. Ashish R. Solanki** have undertaken the assignment as Architect of certifying the FSI Calculation for Udhyan Bungalow (the lessee) as per the lease deed dated 20th February 1979 leased by the lessor "Andheri Shatrunjay CHSL" situated on plot bearing C.T.S. No. 630 & 630/1 of Village Vile Parle (West), F.P. No 16 of TPS Andheri No VI at Lallubhai Park Road, Andheri (West), Mumbai 400 058, admeasuring 1523.20 Sq Mtrs as per Property Card with perpetual lease given to lessee of 810 Sq Mtrs as per lease deed dated 20th February 1979.

The detailed FSI Calculation as per prevailing DCPR 2034 is as follows:

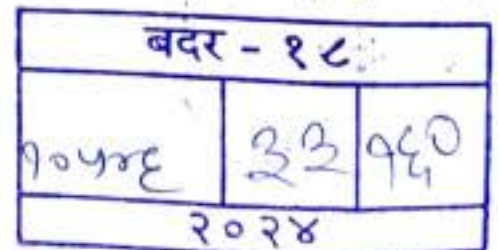
Sr No	Particulars	Total in square meter	Right as per lease deed	Right in BUA as per Lease Deed (in square meter)
1	Plot Area	1523.2	810	-
2	BUA as per Zonal FSI @ 1.00	1523.2	810	810
3	Additional FSI @ 0.50	761.6	28%	213.25
4	TDR @ 0.70	1066.24	28%	298.55
5	Total (2+3+4+5)	3351.04	-	1321.8

This certificate is specifically issued for the purpose of stamp duty valuation.

Yours Faithfully,
For
AASHISH SOLANKI
architects

ASHISH
RAMNIKL
AL
SOLANKI

Ashish R. Solanki
Regn No. CA/2000/26252



107 - Ganesh Smruti - Malaviya road - Vile Parle - East - Mumbai 400 057

T : +91 977 3590 0497 / +91 9833881454

E : ashish1416@gmail.com www.ashish.co.in



बंदर - १८		
१०५४६	३४	१६०
२०२४		



महाराष्ट्र शासन

मालमत्ता पत्रक



UJPNR 85240297625

[महाराष्ट्र जमीन महसूल (माव, नगर व ग्राम भूमापन) नियम, १९६९ काहील नियम ७ नमुना "ड"]

गाव/पेठ : विलेपार्ले(प)	तालुका/ज.मू.का. : नगर भूमापन अधिकारी, विलेपार्ले	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
क्षेत्र चौ.मी.	वारणाधिकार	आशावाला विलेपार्ले आकारणीया किंवा भाड्याचा उपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१३४२.००	ली	२.११.२५ सा.५-८-५९ ते ३१-८-६०

सुविधाधिकार :

हक्काचा मूळ धारक : H

वर्ष : [नटवरलाल जेकिरणदास शाह.]

[छरेटीने १४.८.४६२५/- सा. ५.३.३८ हिंदुस्तान हाऊसिंग कंपनी लिमिटेड कडून सार.सा. २४४९-१२-०/५-६-९९५०]

पट्टेदार :

इतर धार :

इतर श्रे :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(प), पट्टेदार(प) किंवा धार (इ)	सार्थकन
१५/०१/१९७०	मा.सा.का. १९५६ च्या धारण मर्यादे कायद्यालगत म.सा.सा. १९५८ अंमलबजावणी कायदानुसार व मा.सा.का. नामे खंडी कायदानुसार क्षेत्र आकाराचे तपशील केले.			सही- ०९/०३/१९७० वि.वि.वि.मु.अ. (पुणे)
३१/०३/१९७७	धारणने. न.मु.अ.आदेश दि.३५/३/७७		म श्रीमती.मुखा नटवरलाल शाह. श्री.सुधामन नटवरलाल शाह.	सही- ३१/०३/१९७७ न.मु.अ.का. ३
०२/०७/२०१५	मा.जमावटी आपुता आणि संघालक भूमि अभिलेख (म.सा.का. पुणे धंदेकडील परिपत्रक सा.सा.मु.५/वि.प./अखरी नॉट/२०१५ पुणे दि.१६/२/२०१५ व इतरहील आदेश मा.सा.का. विलेपार्ले(प)/फे.क्र.१७३ दिनांक ०२/०७/२०१५अन्वये केवळ चौकडी गोंदवडीवरील क्षेत्र व मा.सा.का. विलेपार्ले क्षेत्र मर्यादा अखलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्राखरी एक हजार चौगुने क्षेत्राच्या मर्यादक शुल्क वसुली चौ.मी. दाखल केले.			फेरतपास.क्र. १७३ प्रमाणे सही- ०२/०७/२०१५ न.मु.अ. विलेपार्ले

हि मिळकत पत्रिका (दिनांक २०२४-०६-२७ १२:०२:०० AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही चढी किम्याची आवश्यकता नाही.

मिळकत पत्रिका आपल्याकडे दिनांक २०२४-०६-२७ ०४:०६:२७ PM

वेबसाइट वरून आपली <https://digitalaathara.mahabhumi.gov.in/DSLRLogin/VerifyPropertyCard> वा संकेत स्वतःवर २२०६१००००१६८९२६८ हा क्रमांक वापरला.



बंदर - १८

१०५४६ ३५ १५०

२०२४



बदर - १८		
१०५०६	३६	१५०
२०२४		

महाराष्ट्र भासन

मालमत्ता पत्रक



70689763921

ULPIN 70589763521

[महाराष्ट्र जमीन महसूल (गांव, नगर व शहर सुधारण) विधेय, १९६९ यातील विधेय ७ नमुना "ड"]

मात्र/पेठ : विलेपार्ले(५)

तालुका/म.सू.का. : नगर मूसापन अधिकारी, गिलेपाल

जिल्हा : मुंबई उपनगर

नगर भुसावन क्रमांक	शिट नंबर	प्लॉट नंबर	शेड चौ.मी.	धारणाधिकार	संसन्नात दिलेल्या जाकारणीचा किंवा नाकावा तपशील आणि त्याच्या केरतावाहणीची नियत वेळ
६३०/५			१८५.२०	सी	नि.स.नं.६३० प्रमाणे.

सुविधाधिकार :

हस्तकाशा मूल धारक :

H

पर्याय :

[मध्यमलाल जैकिसनदास शाह -]

[खरेदीने सि.स.नं.६३० प्रमाणे.]

पट्टेदार :

इन्दर भार

इत्तर श्रीरे ।

दिनांक	व्यवहार	खंड क्रमांक	नमिन वारक(या), पट्टादार(या) किंवा मार (इ)	साक्षिकन
15/05/1970	अ.म.प. १९५६ च्या वजन मानाचे कायद्यालगत म.रा.स. च्या १९५८ अंमलबजावणी कायद्यानुसार व मि.म.या मार्गे राखणी कायद्यानुसार क्षेत्र आजाराचे कर्षणर केले.			सही- 09/03/1970 वि.मि.मि.पु.अ. वि.कुलवा
31/03/1977	आर.स.नं. म.सु.अ.आदेश दि.३५/३/७७		म श्रीमती.पुष्पा गदवरलाल डाह. श्री.उदयन गदवरलाल डाह.	सही- 31/03/1977 म.सु.अ.अ. ३
02/07/2015	मा.जमनंदी आमुला आणि संचालक भुमि अधिलेख (म.राज्य) पुणे चौथ्यावरील परिषदक ज.मा.सु.१/मि.म./अधारी नॉट/२०१५ पुणे दि.१८/२/२०१५ व इकरील अर्पेश ज.म.पु.विहंगली/१५/१६.अ.प.३३ दिनांक ०२/०३/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र वेळाला असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअधारी एअर एकसदरीली पुर्णक दोन दर्शना चौ.मी दाखल केले.			केलकल झे. १/७३ प्रभावी सही- 02/07/2015 म.सु.अ विवेकानंद

दि मिडिल ब्रिजका दिनांक 25/02/2019 12:02:00 AM रोपी। डिजिटल स्वाक्षरी केंसी वसत्यामुळे एवढर कोमलही लही विल्लाची अवस्थकता नाही.

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 395–402

विकसित एपिका डाउनलोड दिनांक 08/06/2023 04:05:43 PM

वेबसाइट पर दस्तावेज़ों की जाँच हेतु <https://digital.sathara.mahabubnagar.gov.in/DSLR/Login/VerifyPropertyCard> या सैफ़्ट सॉफ़्टवेयर 2206100001682269 पर क्लिक करके जाँच की जा सकती है।



Page 1 of 1

बदर - १८		
१०५४६	३७	१६०
२०२४		



बदर - १८		
१०५०६	३८	१६०
२०२४		



SHIRALKAR & CO

ADVOCATES AND SOLICITORS

Fort Office : 16, 1st Floor, Raja Bahadur Mansion, 9-15, Horni Modi Street, Fort, Mumbai - 400 023. Tel : 2264 4335/36
Email : shiralkarvivek@gmail.com

TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

On the instructions of Mr. Udayan Natverlal Shah (Karta and Manager of Pushpa Natverlal Shah HUF) we have investigated the title of 'Pushpa Natverlal Shah HUF' to the Leasehold rights in the Property described hereinafter and are issuing this title certificate in respect of the said Leasehold Portion described below.

I. DESCRIPTION OF THE PROPERTY

Leasehold rights in respect of a portion of land admeasuring 810 sq. meters or thereabout equivalent to 969 sq. yards forming part of Property belonging to Andheri Shatrunjaya Co-operative Housing Society Ltd.' and which Property is measuring 1508.56 sq. metres (as per Deeds of Conveyance) and 1523.20 sq. metres (as per P.R. Card) bearing Final Plot No.16, Town Planning Scheme VI and being part of City Survey No.630 and 630/1 of Revenue Village Vile Parle (W), Mumbai Suburban District lying being and situate at Lallubhai Park, Andheri (West), Mumbai - 400058 in the Registration District of Mumbai and Mumbai Suburban ('Land') together with the Bungalow constructed thereon consisting of ground plus one upper floor having constructed built up area of 3162.84 sq. ft. equivalent to 293.84 sq. metres ('Bungalow') along with garage admeasuring 324 sq. ft. (carpet area) equivalent to 30.1 sq. metres ('Garage'). The said portion of land admeasuring 810 square meters or thereabout equivalent to 969 square yards together with the Bungalow and the Garage are hereinafter collectively referred to as 'Leasehold Portion' or 'Leasehold Property'.



बदर - १८		
३८	१६०	
२०२४		

II. DOCUMENTS

We have perused the following documents:

1. Original Indenture of Conveyance dated 3rd March 1938 registered in the office of Sub-Registrar of Assurances at Bombay under Serial No. 1151/1938 executed by and between Hindustan Housing Company Ltd. (therein referred to as "the Company") of One Part and Natverlal Jekishandas Shah (therein referred to as "the Purchaser") of the Other Part;
2. Original Deed of Mortgage dated 23rd June 1938 registered in the office of Sub-Registrar of Assurances under No. 3484/1938, executed by Natverlal Jekishandas Shah in favour of Industrial and Prudential Assurance Company Ltd.
3. Original Deed of Re-conveyance dated 26th June 1945 registered in the office of Sub-Registrar of Assurances under No. BOM/3601/1945, executed by Industrial and Prudential Assurance Company Ltd. in favour of Natverlal Jekishandas Shah.
4. Original Deed of Conveyance dated 29th December 1949 registered in the office of Sub-Registrar of Assurances under Serial No. BOM/5/1950 executed by and between Hindustan Housing Company Ltd. (therein referred to as "the said Company") of One Part and Natverlal Jekishandas Shah (therein referred to as "the Purchaser") of the other Part;

Copy of extract dated 28.02.1973 of Final T.P. Scheme No. VI of Andheri drawn by Arbitrator under Town Planning Act.



बंदर - १८		
१०५०६	४०	१६०
२०२४		

6. Copy of Agreement dated 4th December 1978 executed by and between Mrs. Pushpa Natverlal Shah and Udayan Natverlal Shah (therein referred to as 'The Vendors') of One Part and M/s. New India Construction Company Shah (therein referred to as 'The Purchasers') of One Part.



Copy of Deed of Conveyance dated 20th February 1979 registered under no. BDR/278/1979 executed by Udayan Natverlal Shah as karta and manager of 'Pushpa Natverlal Shah HUF' (therein referred to as 'The Vendors') of First Part, (i) Ashok P. Shah, (ii) Niranjana P. Shah, (iii) Devshi N. Sidhpura and (iv) Khodidas N. Sidhpura, as Partners of M/s. New India Construction Company (therein referred to as Confirming Parties) of the Second Part and the Andheri Shatrunjaya Cooperative Housing Society Ltd. (therein referred to as 'The Purchasers') of the Third Part;

8. Original Deed of Lease dated 20th February 1979 registered under no. BDR/279/1979 executed by the Andheri Shatrunjaya Co-operative Housing Society Ltd. (therein referred to as 'The Lessor') of One Part in favour of Udayan Natverlal Shah, as Karta and Manager of Pushpa Natverlal Shah HUF (therein referred to as 'The Lessee') of the Other Part;

9. Property Registered Card in respect of the said Property

10. Search Report dated 31st January 2024 issued by our Search Clerk, Mr. Pradeep S. Waghmare.



III. DEVOLUTION OF THE PROPERTY

- a. Originally, by and under an Indenture of Conveyance dated 3rd March 1938 registered in the office of Sub-Registrar of Assurances at Bombay under

बदर - १८		
20/24	89	940
२०२४		

Serial No.1151/1938 executed by and between Hindustan Housing Company Ltd. (therein referred to as "the Company") of One Part and Natverlal Jekishandas Shah (therein referred to as "the Purchaser") of the Other Part, the said Purchaser purchased the property admeasuring 1157.24 sq. yards or thereabout equivalent to 967.59 sq. meters) bearing Plot No.16 in the Andheri Scheme of Hindustan Housing Company Ltd. and being part of Final Plot No.24 and 25 as per Andheri Town Planning Scheme - VI;

b. The said Property bearing Plot No.16 was mortgaged by the said Natverlal Jekishandas Shah by and under a Deed of Mortgage dated 23rd June 1938 registered in the office of Sub-Registrar of Assurances under No.3484/1938, with Industrial and Prudential Assurance Company Ltd. The said Industrial and Prudential Assurance Company Ltd. has by and under Reconveyance dated 26th June 1945 registered in the office of Sub-Registrar of Assurances under No. BOM/3601/1945 confirmed having received the entire mortgage debt and reconveyed the said property to the said Natverlal Jekishandas Shah and thereby released their mortgage and/or charge in respect of the said property and reconveyed the said Plot no. 16 back to Natverlal Jekishandas Shah;

c. Thereafter, by another Deed of Conveyance dated 29th December 1949 registered in the office of Sub-Registrar of Assurances under Serial No. BOM/5/1950 executed by and between Hindustan Housing Company Ltd. (therein referred to as "the said Company") of One Part and Natverlal Jekishandas Shah (therein referred to as "the Purchaser") of the other Part, the said Purchaser also purchased adjoining Plot of land admeasuring 647 sq. yards or equivalent to 540.97 sq. mtrs.) bearing Plot No.15 of the Scheme of Hindustan Housing Company Ltd. and being part of Government Final Plot No.26 in the Andheri Town Planning Scheme - VI;



बदर - १८		
१०५३६	४२	१६०
२०३४		

d. In the circumstances, the said Natverlal Jekishandas Shah became absolutely seized and possessed of and other well and sufficiently entitled to the aforesaid Plots of Land bearing Nos. 15 and 16 in the Andheri Scheme of Hindustan Housing Co. Ltd. and being part Government Final Plot Nos. 24, 25 and 26 in the Andheri Town Planning Scheme No. VI and admeasuring in aggregate 1508.56 square meters;

e. The said Natverlal Jekishandas Shah had prior to his demise sometime in the year 1938 constructed a bungalow on portion of the said Property consisting of ground and one upper floor whose present built up area is 3162.84 sq. ft. equivalent to 293.84 sq. meters. together with a garage admeasuring 324 sq. ft. carpet area equivalent to 30.1 sq. meters. hereinafter referred to as the 'said Bungalow' and the 'said Garage';

f. The said Natverlal Jekishandas Shah expired intestate on 2nd May 1954, leaving surviving his widow Mrs. Pushpa Natverlal Shah and his son Udayan Natverlal Shah as his only heirs. After demise of the said Natverlal Jekishandas Shah, the said properties along with the said Bungalow and the said Garage were treated as HUF Property, which HUF was then consisting of the said Mrs. Pushpa Shah and the said Mr. Udayan Shah (then a minor) as its members ('said Pushpa Natverlal Shah HUF' or "said HUF" for brevity).

g. As per the extract of the Final T. P. Scheme No. VI of Andheri drawn by Arbitrator under Town Panning Act dated 28th February 1973 the said Plots are now bearing Final Plot No. 16 and is admeasuring 1518 square meters equal to 1815 square yards and which Plot is hereinafter referred to as 'the said Property';

h. Thereafter, the said Mrs. Pushpa Natverlal Shah and Udayan Natverlal Shah as members of the said HUF, entered into an Agreement dated 4th

बदर - १८		
१०५०६	४३	१६०
२०२४		

December 1978 with Partners of M/s. New India Construction Company (therein referred to as the Purchasers), whereby the said Pushpa Shah and Udayan Shah agreed to sell a portion of the said Property to the said M/s. New India Construction Company for a consideration and on the terms mentioned therein after retaining a Portion of the said Property, bearing part of the said Plot No.16. The Purchasers under the said Agreement were entitled to develop the remaining portion of the said Property. It was agreed under the said Agreement that, the Vendors therein shall execute a Deed of Conveyance of the entire property in favour of the Purchasers and/or their nominee/s and in order to give effect to the intention of the Vendors therein of retaining the rights in the said retained Portion, shall simultaneously with execution of the conveyance in their favour of the said Property, the said Purchasers and/or their Nominee/s shall execute an inheritable, transferable and assignable lease in perpetuity without onerous covenants in respect of the said Retained Portion in favour of the said Vendors;

i. In pursuance of the said agreement dated 4th December 1978, by and under a Deed of Conveyance dated 20th February 1979 registered under No. BDR/278/1979, the said Udayan Natverlal Shah as Karta and Manager of the said HUF consisting of himself, his mother Mrs. Pushpa Natverlal Shah and his wife Mrs. Anupama Udayan Shah and his daughter Ms. Aparna Udayan Shah (who was then a minor) with the confirmation of the said M/s. New India Construction Company, who were added as Confirming Parties Conveyed the said Property unto and to 'Andheri Shatrunjaya Co-operative Housing Society' ('Society' for brevity);

said Society immediately thereafter and as agreed under the aforesaid Agreement dated 4th December 1978 and the Deed of Conveyance, excepted a Deed of Lease also dated 20th February 1979 registered under serial No. BDR-279-1979, in perpetuity for annual rent of Rs.1/-, if demanded, in



बदर - २८		
१०५३६	४४	१६०
२०२४		

favour of the said HUF then consisting of Mr. Udayan Natverlal Shah as Karta of HUF, his mother, Mrs. Pushpa Natverlal Shah and his wife Mrs. Anupama Udayan Shah and his daughter Ms. Aparna Udayan Shah in respect of Portion of the said Property admeasuring 810 sq. meters or thereabout equivalent to 969 sq. yards and being part of City Survey No.630 and 630/1 of Revenue Village Vile Parle (W), Mumbai Suburban District lying being and situate at Lallubhai Park, Andheri (West), Mumbai - 400058 together with the Bungalow consisting of ground plus one upper floor and having 3162.84 sq. ft. (Built up area) equivalent to 293.84 sq. meters and a Garage admeasuring 324 sq. ft. (Carpet area) equivalent to 30.1 sq. meters standing thereon (hereinafter referred to as the "Leasehold Portion"):

k. Thereafter, the said Mrs. Pushpa Natverlal Shah expired intestate on 4th January 2000 leaving behind her son Mr. Udayan Shah as her only legal heir. The said Mrs. Anupama Udayan Shah also expired intestate on 14th July 2020 leaving behind her husband Mr. Udayan Shah and her daughter Ms. Aparna Udayan Shah as her only legal heirs;

l. The said Mr. Udayan Natverlal Shah and his married daughter Mrs. Aparna Udayan Shah are the only surviving members of the said HUF;

m. In the premise aforesaid, the said HUF, which at present is consisting of Mr. Udayan Natverlal Shah and the said Aparna is absolutely seized and possessed of and otherwise well and sufficiently entitled to the leasehold rights in the said Leasehold Portion;

IV. SEARCH REPORT AND OTHER OBSERVATIONS

A. We, had caused usual searches to be made in the online records of the Sub-Registrar of Assurances at Bombay from the year 1938 to 2024, at the Bandra Sub Registrar Office from 1938 to 2024 at Andheri (Andheri-1) Sub



बदर - १८		
१०५०६	४५	१६०
२०२४		

Registrar Office from 1994 to 2024 and also at Andheri-I to Andheri-8 Sub Registrar Offices from 2002 to 2024, through Mr. Pradeep S. Waghmare, Search Clerk, who has issued his Search Report dated 31st January 2024. The said search report contains the following notes:

Note-1

Index II record of the said Vileparle Village is either partly or completely in torn conditions as shown below.

Bombay S.R.O	1938, 1973 to 1950, 1958 to 1965, 1971 to 2019.
Bandra S.R.O	1939 to 1984.

Note-2

Index-II record for the year 1968 is not available (Custody of Bombay Sub Registrar Office) for search at Bombay Sub Registrar Office.

Note-3

The Search Report is subject to torn and mutilated records; misplaced records, non-ready and unavailable records in the Office, and withdrawal of registers for certain years for binding and rewriting. The (Online Search) search conducted is only based on available documents and records as maintained by the department at the time of the search.

B. QUALIFICATIONS

1. Copies of Documents/Index-II Entry in respect of (i) Deed of Conveyance dated 20th February 1979 and (ii) Deed of Lease dated 20th February 1979 is not available at Bandra Sub Registrar Office on account of torn and unavailable records.

2. The Total area of the Property as per the abovementioned Deeds of Conveyance is in aggregate 1508.56 square meters. However, the area of the said Property as per Property Registered Card is 1523.20 sq. metres.



बदर - १८		
१०५५६	४६	१६०
२०२४		

3. The said Deed of Lease dated 20th February 1979, provides that any further F.S.I. available on the said land shall be consumed by the Lessor and Lessee in the proportion as set out in the said Deed of Lease.

4. Property Registered Card in respect of the said Property still stands in the name of (i) Smt. Pushpa Natverlal Shah and (ii) Shri. Udayan Natverlal Shah and the said P.R. Cards will have to be updated and modified by adding the name of the Society as Owners of the said Property and adding the name of the said HUF as Lessees in the "other rights column" as regards the Leasehold Portion.

V. PUBLIC NOTICE

We had for the purpose of investigation of the HUF's title to the Leasehold Portion issued a Public Notice inviting claims from Public in the issue of the following daily newspapers viz. (i) Free Press Journal (English) and (2) Janmabhoomi (Gujarati) and (iii) Navshakti (Marathi) all dated 2nd March 2024 having circulation in Mumbai. We state that we have not received any claims or objections in pursuance of the said Public Notices.

VI. TITLE

In view of the aforesaid and subject to whatever is stated hereinabove we are of the opinion that, 'Pushpa Natverlal Shah HUF' is absolutely entitled to the right title and interest in the said Leasehold Portion and its title to the said Leasehold Portion as lessees, is clear, marketable and free from encumbrances and reasonable doubts.

Dated this 7th day of May 2024.

For Shiralkar & Co.

Proprietor,



बदर - १८		
१०५२६	२४	१६०
२०२४		



बदर - १८		
१०५२६	०८	५६०
२०२४		



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

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

सेवा क्रमांक
KW2109540080000

मालमत्ता करवर्ष
2022-2023

देयक क्रमांक
202210BIL16157572
202220BIL16157573

देयक दिनांक
01/10/2022

पत्रकाराचे नाव व पत्ता : SMT PUSHPA NATVERLAL

SHAH & ORS, UDAYAN NEAR LALLUBHAI PARK ANDHERI (WEST)
MUMBAI 400058

देयक -
Asstt. Assessor & Collector, K West Ward, Municipal Office
Building, Paliram Road, Off S. V. Road, Opp. Andheri Station,
Andheri (West), Mumbai - 400 058.

ईमेल - asckw.ac@mcm.gov.in दूरध्वनी क्र. 022 2624 9594

मालमत्ता क्रमांक, गटनिका क्रमांक, इमारतीचे नाव/ विंग, पी.टी.एस. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमतेचे वर्णन, करदात्याची नावे.
K-7842(2) 3A, HINDUSTAN HOUSING SOCIETY GARAGE GR.W. NO. 7842(1) SMT PUSHPA NATVERLAL SHAH SHRI UDAYAN NATVERLAL SHAH

GARAGE

पथम करनिर्धारण दिनांक: 31/03/1961 अलजोडणी क्रमांक: एकूण मांडवती मूल्य: ₹ 153900

एकूण मांडवती मूल्य ₹ One Lakh Fifty Three Thousand Nine Hundred Only (अक्षरी)

दि. 31/03/2010 का तारखेपर्यंतची वकबाकी ₹ 0 दि. 01/04/2010 ते 31/03/2022 का तारखेपर्यंतची वकबाकी ₹ 0

देयक सान्नाकाही: 01/04/2022 ते 31/03/2023

कराचे नाव	01/04/2022	ते	30/09/2022	01/10/2022	ते	31/03/2023
मालमत्ता कर			73			73
जल कर			0			0
जल माल			46			46
मालमती माल			108			108
म.न.पा. विभाग उर्ध्व			27			27
राज्य शिक्षण			27			27
रोजगार			23			23
वृक्ष उपकर			0			0
पथ कर			2			2
एकूण देयक रक्कम			33			33
कलम 152 अ नुसार देवाची रक्कम			339			339
परलायावरील व्याजाची वसुली			0			0
अनाड अडिदावाचे संपादोजन			0			0
मराठवाची निव्वळ रक्कम			339			339
प्रतिदावाची निव्वळ रक्कम			0			0
अक्षरी रूपरे	₹ Three Hundred Thirty Nine Only			₹ Three Hundred Thirty Nine Only		
अंतिम देय दिनांक	31/12/2022			31/12/2022		

To make payment through NEFT:

IFSC - SBIN0088308, Beneficiary A/C No:- MCGMPTKW2109540080000, 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, अर्धेच बांधकामांवर मालमत्ता कर व शास्ती बसविणे व ती गोळा करणे, याचा, असे अर्धेच बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात असलेल्या व कोणत्याही कामावरील शास्ती विनिश्चित झाले आहे असा अन्वयार्थ माबला जाणार नाही.

महाराष्ट्र अल प्रतिबंधक व जीव संरक्षक उपाययोजना अधिनियम 2006 मधील तरतुदीनुसार, इमारतीचे मालक / मालमत्तादार यांनी अधिप्रतिबंधक व अधिभयन येथे सुविधांनी असल्याचे 'अप-ब' अधिभयन इनाम प्रतिबर्ती जाणेबाबत व जुने मध्ये माहूर करावे.



मदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154 (1) या अंतर्भावी होण्यामागेच जारी करण्यात येत आहे.

महेश पाटील
करनिर्धारक व संकलक

बदर - १८		
७०५४६	४६	९५०
२०२४		



बदर - १८		
१०५४६	५०	१६०
२०२४		



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक

BMC

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

लेखा क्रमांक KW2109530010000	मालमत्ता करवर्ग 2022-2023	देयक क्रमांक 202210BIL16157570 202220BIL16157571	देयक दिनांक 01/10/2022
पदाधारक नाव व पत्ता : SMT PUSHPA NATVERLAL SHAH & ORS, UDAYAN NEAR LALLUBHALPARK ANDHERI (WEST) MUMBAI 400058		देयक - Asstt. Assessor & Collector, K West Ward, Municipal Office Building, Paliram Road, Off S. V. Road, Opp. Andheri Station, Andheri (West), Mumbai - 400 058. ईमेल - aackw.ac@mcm.gov.in दूरध्वनी क्र. 022 2624 9594	
मालमत्ता करदाक, गटविकास कार्याक, इमारतीचे नाव/ बिल्डिंग, सी.टी.एस.क. / प्लॉट क्र., वापराचे नाव, मार्ग क्र., पार्श्वीचे नाव, डिवायन, मालमत्तेचे वर्गीकरण, करदाकांची नावे. K-7B42(1) 3, HINDUSTAN HOUSING SOCIETY BUNGLOW SMT PUSHPA NATVERLAL SHAH SHRI UDAYAN NATVERLAL SHAH BUNGLOW			
दस्तावेज क्र. निर्धारण दिनांक 31/03/1961	जलजोडणी क्रमांक -	एकूण भाडवली मूल्य ₹ 9988680	
एकूण भाडवली मूल्य ₹ Ninety Nine Lakh Eighty Eight Thousand Six Hundred Eighty Only (अक्षरी)			
दि. 31/03/2010 या तारखेपर्यंतची वकबाची	₹ 0	दि. 01/04/2010 ते 31/03/2022 या तारखेपर्यंतची वकबाची	₹ 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
सर्वसाधारण कर			402			402
कर			0			0
लाभ कर			252			252
मर्यादित सारण कर			0			0
मर्यादित-सारण लाभ कर			156			156
म.न.पा. शिक्षण उपकर			146			146
राज्य शिक्षण उपकर			128			128
रोजगार इमी उपकर			0			0
वृद्ध उपकर			7			7
मध्य कर			183			183
एकूण देयकरकूटम			1274			1274
कलम 152 अ नुसार दंडाची रक्कम			0			0
परवान्यावरून वसुली			0			0
आवाक अविशुद्धाचे रकम			0			0
अभावकाची निव्वळ रक्कम			1274			1274
प्रतिदानाची निव्वळ रक्कम			0			0
अक्षरी रकम			₹ One Thousand Two Hundred Seventy Four Only			
वेळ देणे दिनांक			31/12/2022			31/12/2022



To make payment through NEFT:
IFSC - SBIN0008380, Beneficiary A/C No:- MCGMPTKW2109530010000, 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 152अ अन्वये, अवैध बांधकामांवर मालमत्ता कर व वास्तवी वसतिभे व सी गाऊत करणे, पांशा, अथवा अवैध बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात असोतपर्यंतच्या कोणत्याही कालावधीसाठी विविधमिळ हातले आहे असा अन्वयार्थ लाबला जाणार नाही.

महाराष्ट्र आणि प्रतिबंधक व जीव मर्याद उपपक्षोक्त अधिनियम 2006 मधील तरतुदीनुसार, इमारतीचे मानक / भोगवटदार वांनी अधिप्रतिबंधक व अधिग्रहण व संस्था मुक्तीतून असल्याचे 'अपब-अ' अधिग्रहण दलाल प्रतिकर्षी जाणेबाबी व जुनै मध्ये सादर करावे.



मदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154 (1) या अंतर्भाष होण्यामागेपस जाई करण्यात येत आहे.

1274
1274
2568 P.H.D.
30/11/22
Rif
महेश पाटील
करनिर्धारक, व संकलक

बदर - १८
१०५०६ ५९ ९६०
२०२४



बदर - १८		
१०५०६	५२	१६०
२०२४		



RUDAYAN NATVERLAL SHAH

AYAN BLD OPP KARL RESIDENCY HOTEL NEAR
LUBHAI PARK ANDHERI W MUMBAI 400058

Phone: 98*****21
Mail: ruday*****ver@yahoo.in
N
T

BILL DATE
17-Apr-2024

TARIFF
LT I (B)

BILL DISTRIBUTION NO
**Andheri/Andheri/
01/111/020/020/020**

METER STATUS
Active

CONNECTION DATE
Prior to Aug-2011

BILLING STATUS
Regular

CYCLE NUMBER
01

SANCTIONED LOAD (kW)
0.37

PRESENT READING DATE
15-Apr-2024

TYPE OF SUPPLY
THREE PHASE

BILL NUMBER
101088202945

PREVIOUS READING DATE
15-Mar-2024



CA NO:150942685

₹5720.00

Due Date: 08-May-2024

The due date refers to only current bill amount,
previous balance is payable immediately

Bill Month
Apr-24

Bill Period: 16-Mar-2024 - 15-Apr-2024

Units Consumed
532

Previous Units: 387

Current Month Bill
₹5738.22

Previous Outstanding
₹5.80

- Round sum payable by discount date 24-Apr-2024 Amt ₹5670.00 Discount ₹48.27
- Round sum payable after due date 08-May-2024 Amt ₹5790.00 DPC ₹71.73

Nearest Collection Centre (Cash/Cheques)

Adani Electricity, NADCO, Andheri West, S V Road,
Mumbai-400058

Signature

Signature of the
Authorized Person

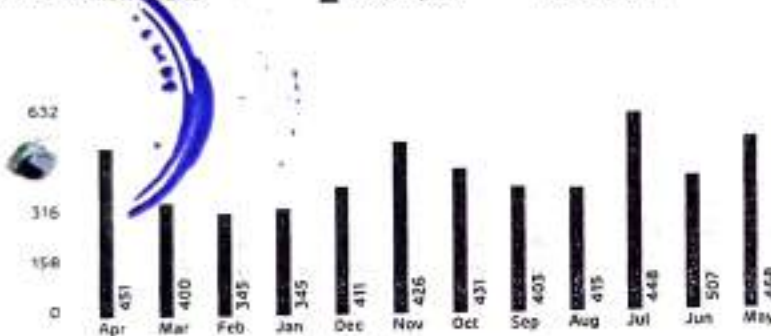
Scan code to pay your bill via (use any UPI app)

JPI BBPS NACH

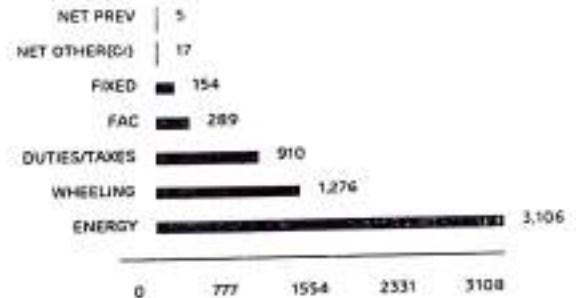
CONSUMPTION TREND

Current year

Previous year



MAJOR BILL COMPONENTS (Rounded off amt)



METER DETAILS

Meter Number	Present Reading	Previous Reading	Multiplying Factor	Consumption Units(kWh)
7653467	2515.00	2502.00	1	13
W30006822	9374.00	8855.00	1	519.00

total Consumption

532

IMPORTANT MESSAGE

- Further to our earlier communication, we have enrolled your account number for paperless billing. To continue receiving paper bills pls write to smalldesk.mumbai@adani.com.
- You have opted for **360CH**. This bill will be paid automatically and is for record only NACH Mandate Rs. 7000.00.
- As per Honorable MERC approval dated 6th Mar 2024, Fuel adjustment charge(FAC) is being levied in current month. For any query, kindly connect at our Toll free number: 19122 or visit <https://www.adanielectricity.com/fac> for details.
- New Tariff rates are effective from 01.04.2024, as per MERC order dated 31.03.2023 in Case No 231 of 2022. Revised tariffs are applied on private units.
- Part of your consumption has attracted higher billing due to increase in consumption in this month.
- Please note that all important communication related to your account are being sent on 98*****21 registered with us. In case of any change, do inform us.
- In view of MERC order in case no: 325 of 2019, cash payment limit towards electricity bills is fixed at Rs. 5,000/- per account per month. For payment of amount greater than Rs. 5,000 please use convenient digital channels / online / cheque modes.
- Indicative meter reading date for your MAY 24 bill is 16/05/2024.



HELP CENTER

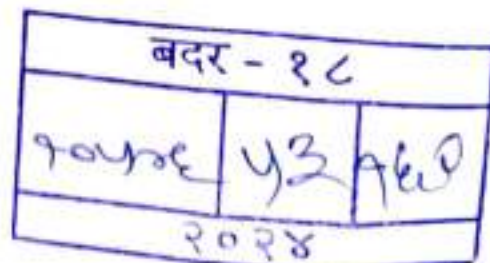
- ☎ 19122 Toll Free No.(24x7) 🌐 www.adanielectricity.com
- ✉ helpdesk.mumbai@adani.com
- 📍 Adani Electricity, Opp.MDC Police Station, MDC, Andheri (E), Mumbai-400093
- Whatsapp Us on : 9594519122
- Portal Related Complaint call us:19122
- For internal complaint redressal system(CRS), visit our website: www.adanielectricity.com

Join us on:

Leave paper for interesting stuff!
Switch to paperless bill,
switch to sustainability.

Save ₹10 on your monthly bill!

Scan now



HOW YOUR BILL WAS CALCULATED

Heads

Electrical Energy (HSN Code 27160000)

Rate	Amount(₹)
1. Fixed Charge	154.84
2. Wheeling Charges	1276.73
3. Green Power Tariff	0.00
4. Energy Charge	3106.00
5. Fuel Adjustment Charge (FAC)#	Refer Tariff structure below 289.75
6. Government electricity duty	16.00%
7. Maharashtra Govt. tax on sale of electricity	26.04p/unit
(A) Current month's bill amount (Sum of 1 to 7)	5738.22
a. Others/SD interest	0.00
b. Delayed payment charge on previous month's bill	0.00
c. Digital Payment discount	7.62Cr
d. Paperless E-Bill discount	10Cr
e. Interest on arrears	0.00
f. Adjustments	0.00
(B) Net other charges in current bill (Sum of a to f)	17.62Cr
Current Month charges (A+B)	5720.60
Previous month's bill amount	3615.80
Payment received up to(20-Mar-2024)	3579.52
Prompt/Advance payment discount	30.48
(C) Net previous balance	5.80
Total Bill Amount (A+B+C)	5726.40
Amount deferred	0.00
Round Sum Payable with this bill	5720.00

Go Paperless to Pay Less

Paperless billing subscribers can

- Avail bill on email/SMS/WhatsApp. Visit <https://www.adanielectricity.com/Billing>
- Earn a discount of Rs.10 every month
- In case needed, hard copy available on request
- To opt-in for paperless billing visit: www.adanielectricity.com



To view supply code SOP, including power quality regulations 2021, Scan the QR code below or visit.

www.adanielectricity.com/corporate/regulatory

PRINCIPAL PLACE OF BUSINESS / CONSUMER GRIEVANCE REDRESSAL FORUM (CGRF)

Address: Adani Electricity, Devidas Lane, Off SVP Road, Near Devidas Lane Telephone Exchange, Borivali West, Mumbai 400 103

Phone: 022-50745004

Email: consumerforum.mumbai@adani.com

Website: cgrf.adanielectricity.com

ELECTRICITY OMBUDSMAN

Address: 107,108 Arcadia, NCPA Marg, Nanman Point, Mumbai 400021 Maharashtra

Email: electricityombudsmanmumbai@gmail.com

REGISTERED OFFICE AEML

Address: Adani Corporate House, Shantigram, Near Vaishno Devi Circle, S. B. Highway, Khodiyar Ahmedabad, Gujarat, India-382421

CIN: U74999GJ2008PLC107256

PAN: AADCD0086F

GSTIN: 27AADCD0086F1Z9

NOTE

- To pay online visit www.adanielectricity.com
- For digital mode of payment, get discount of 0.2% of the monthly bill (excluding taxes and duties), subject to a cap of Rs.500
- Power thefts are not just a loss to us but a loss to the society. "Be a responsible citizen, to report theft, call 022-50745132". Kindly note that theft of electricity in any manner attracts prosecution under the Electricity Act, 2003
- As per MERC, Interest on Security Deposit is at the bank rate declared by RBI as on 1st April of the financial year. For FY 2023-24, it is 6.75%
- Electricity Duty as per Govt. of Maharashtra Notification No. ELD, 2016/CR(1)252/Energy-1 of 21.10-2016 ELD-2020/CR-34/Energy-1 of 14.08.2020, Tax on Sale of Electricity as per Govt. of Maharashtra Notification No. VVK-2018/CR(1)16/Energy-1 of 26-12-2018.



As per Electricity Supply Code, you can also opt for your own meter (adhering to BIS standards)

YOUR TARIFF STRUCTURE (EFFECTIVE FROM 01.04.2024) ₹

LT I (B)	Fixed Charge	Energy Charge	Wheeling Charge	FAC Rate
RESIDENTIAL	Per month	Per Unit	Per Unit	Per Unit
Units/Months				Apr-24
0 - 100	90.00	3.15	2.60	0.40
101 - 300	135.00	5.40	2.60	0.50
301 - 500	135.00	7.10	2.60	0.65
>500	160.00	8.35	2.60	0.70

Above fixed charges are for single phase connections. Fixed charge of Rs.160 per month will be levied on residential consumers availing 3 phase supply. Additional Fixed Charge of Rs. 160 per 10 kW load or part thereof above 10kW load shall be payable. Temporary supply consumers shall pay 1.5 times the Fixed Charges applicable for this category.

Bill Days	Base Days	Total Units	1st Slab	2nd Slab	3rd Slab	4th Slab

ADVANCE PAYMENT DETAILS (₹)

Opening Balance: Adjustments: Billing Difference: Dispute:

ADJUSTMENT/TCS DETAILS (₹)

LAST PAYMENT DETAILS

Payment Date: Payment Amount (₹): Payment Mode:

20-03-2024 3579.52

For Cheque payments, date of realization of cheque (whichever is earlier) shall be deemed to be the date of receipt of payment (subject to realization). Cheque should be Account Payable and cleared and not cashed.

Make cheque payable to Adani Electricity Mumbai Ltd. A/C No. 3509426115

For energy saving tips please visit www.adanielectricity.com

LOCATION DETAILS OF GENIUS PAY CENTRE FOR BILL PAYMENTS



Scan this QR code for Genius Pay Centre (kiosk for bill Payments)

Mention A/C no and respective amount on back of cheque while making multiple bill payments by single cheque



हातभर तकारी बाटभर उपाय
यत्ता निर्धार कर या यत्ताधिकार बजावून, एका बाटाचे सामर्थ्य दाखवू या!



बदल - १८

१०५०६ ५४ ५६०

२०२४

R.M.P. 2-50-41,000.

BOMBAY MUNICIPAL CORPORATION.

No. 7B/1176/A of 1950-1951.

Date 22-1- 1951.

To

Shri N. J. Shah,
Andheri.

Subject:- Building on plot No.16, T.P.S.VI of
Andheri.

Sir,

You are hereby informed that Building Completion Certificate submitted by you for the above has been accepted.

Yours faithfully,

[Signature]
For Asstt. Engineer (Suburbs),
Bombay Municipality.



बदर - १८		
१०५०६	५५	१५०
२०२४		



बंदर - १८		
पयरे	५६	१६०
२०२४		

Colr.