401/16873
Friday,December 16 ,2022
2:59 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं. 18224 दिनांक: 16/12/2022

गावाचे नाव: कोलेकल्याण
दस्तऐवजाचा अनुक्रमांक: बदर15-16873-2022
दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र
सादर करणाऱ्याचे नाव: मेसर्स द्रु लाइफ स्पेस तर्फे पार्टनर अहमद अली कमरुद्दीन खान - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 3300.00
पृष्ठांची संख्या: 165	
एकूण:	रु. 33300.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
3:15 PM ह्या वेळेस मिळेल.

सह.दु.नि. अंधेरी-4

बाजार मुल्य: रु 123137500 /-
मोबदला रु.95000000/-
भरलेले मुद्रांक शुल्क : रु. 7391250/-

सह. दुय्यम निबंधक, अंधेरी क्र. ४,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1612202202000 दिनांक: 16/12/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.1300/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1612202202104 दिनांक: 16/12/2022
बँकेचे नाव व पत्ता:
3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011546673202223M दिनांक: 16/12/2022
बँकेचे नाव व पत्ता:

REGISTERD ORIGINAL DOCUMENT
DELIVERED ON 19 DEC 2022

401/16873 इतर पावती Original/Duplicate

Friday,16 December 2022 7:15 PM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 18254 दिनांक: 16/12/2022

गावाचे नाव: -कोलेकल्याण

दस्तऐवजाचा अनुक्रमांक: वदर15-16873-2022

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: मेसर्स ट्रू लाईफ स्पेस तर्फे पार्टनर अहमद अली कमरुद्दीन खान - -

वर्णन

दस्त हाताळणी फी	रु. 1200.00
पृष्ठांची संख्या: 60	
एकूण:	रु. 1200.00

सह दु.नि.अंधेरी-4

1): देयकाचा प्रकार: DHC रक्कम रु.1200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 16122022211665 दिनांक: 16/12/2022

बँकेचे नाव व पत्ता:

सह. दुय्यम निबंधक, अंधेरी क्र. ४,
मुंबई उपनगर जिल्हा.

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1612202202104	**Date**	13/12/2022
Received from M/s. TRUE LIFE SPACE, Mobile number 7738241662, an amount of Rs.1300/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Andheri 4 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	SBIN	**Date**	16/12/2022
Bank CIN	10004152022121601952	**REF No.**	IGAOUXZAU3
This is computer generated receipt, hence no signature is required.			

बदर - १५

DEC 03	९	२०१५
२०२२		



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1612202202000	**Date**	16/12/2022
Received from M/S TRUE LIFE SPACE, Mobile number 7738241662, 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 4 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	SBIN	**Date**	16/12/2022
Bank CIN	10004152C22121601356	**REF No.**	IGAOUXYMZ0
This is computer generated receipt, hence no signature is required.			

बदर - १५

१६८७३ | 2 | २०२५

२०२२



CHALLAN
MTR Form Number-6

GRN MH011546673202223M	BARCODE	Date 02/12/2022-11:10:02	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	BDR15_JT SUB REGISTRAR ANDHERI 4	Full Name	TURE LIFE SPACE
Location	MUMBAI		
Year	2022-2023 One Time	Flat/Block No.	CTS NO 2635 TO 2640 AND 2616 TO 2619
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	VILLAGE KOLEKALYAN SANTACRUZ EAST MUMBAI
0030063301 Amount of Tax	30000.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 5 5
		Remarks (If Any)	SecondPartyName=PATEL ENTERPRISES
Total	30,000.00	Amount In Words	Thirty Thousand Rupees Only

बदर - १५
१६८७३ | ३ | २२५
२०२२

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	03006172022120280295 / 021222M512064
Cheque/DD No.		Bank Date / RBI Date	02/12/2022-12:15:51 / 03/12/2022
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK
Name of Branch		Scroll No. , Date	1 , 03/12/2022

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No: 9004073263
सदर चलन केवळ दस्तम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Signature Not Verified
Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 32
Date: 2022.12.16 11:39:58 IST
Reason: GRAS Secure Document
Location: India

Print Date 16-12-2022 11:39:58

Acjudication Application Form



Application Number: 2429-104051

Case Number: Adj/IGR240/831/2022
Name of Applicant: true life space
Address:
Date: 2022-10-12
Email: advshaikhmk@yahoo.com
Mobile No.:



To,

Collector of Stamps, Andheri

Subject: Adjudication under section 31 of the Maharashtra Stamp Act.

Respected Sir/ Madam,

I want to here your opinion about stamp duty applicable to the document whose details have been mentioned as below



General Information

Article Type	25-Conveyance	Document Title	कन्वेन्स डीड
Document Executed or Not	No	Date of Execution of The Document	Not Available



Party 1 Details

Organization Details

Type of Organization	Organization Name	Email	Mobile	Address	Detail Address
Partnership firm	true life space	advshaikhmk@yahoo.com	9820139203	A/101, baitul noor chsl, annasagar marg, C S T ROAD KURLA WEST MUMBAI	NO. 400070



Authorised Person's Details

Name	Date Of Birth	Age	Occupation	Identity Proof	Email	Mobile	Address	Detail Address
Mr. ahmedali kamruddin khan	1973-02-11	49	BUISNESS	PAN - AANPK0220K	advshaikhmk@yahoo.com	9820139203	A/101, baitul noor chsl, annasagar marg, CST road kurla west mumbai	400070



Party 2 Details

Organization Details

Type of Organization	Organization Name	Email	Mobile	Address	Detail Address
Partnership firm	MESSERS PATEL ENTERPRISES	aaliyaahanil@gmail.com	7738241662	139, SEKSARIA CHEMBER, N M ROAD, FORT MUMBAI	NO. 400023

Authorised Person's Details

Name	Date Of Birth	Age	Occupation	Identity Proof	Email	Mobile	Address	Detail Address
Mr. harish raghavji patel	1955-01-04	67	BUISNESS	PAN - AAMPP7679L	aaliyaahanil@gmail.com	7738241662	139, seksaria chember, n m road, fort mumbai	no, 400023

Property Details (Immovable)



Property Details

Property Type	Property Sub Type	Address	Cos Office	Property Area	Boundary Type	Unit	Area	Pot Kharaba	Detail Address	Pincode
Immovable	Land+Residential Unit	Maharastra, MumbaiSuburban, Kurla, कलिना - कुर्ला	Collector of Stamps, Andheri	URBAN	Municipal Corporation	Square Meter (sq. m)	817.86		Survey No. 365, Hissa No. 1(part) and City Survey No. 2616 to 2619 (both inclusive)of revenue Village Kolekalyan, Santacruz admeasuring 817.6 square meters or thereabouts as mentioned in the Prope	400070

Attribute type	Attribute Number	Hissa No. 1	Hissa No. 2	Area
C.T.S. Number	2616to2619			817.86

Say About stamp Duty

Consideration OR Other Valuation	950000000	Valuation as Per Applicant's Opinion	57000000
Stamp Duty Registered as Per Applicant's Opinion		Stamp duty reason	

Adjudication Fees

Adjudication Fee Payment	Yes	GRN No.	MH009174940202223M

The draft and other papers as per list are being submitted herewith. Kindly give your opinion under section 31 about the Stamp Duty

Regards

Name of Applicant

Copyright © 2022 IGR, Pune. All rights reserved.

बदर - १५

९६८७३ | ५ | २०५

२०२२

सत्यमेव जयते
महाराष्ट्र शासन

नुद्रांक जिल्हाधिकारी, अंधेरी यांचे कार्यालय

एम.एम.आर.डी.ए. इमारत, पहिला मजला, वांद्रे कुर्ला संकुल, वांद्रे- पुर्व, मुंबई - 400 051.
दुरध्वनी : 022 26591894 ई मेल : cos.andheri@igrmaharashtra.gov.in

जा.क्र./अभि./अंतिम आदेश/ 8628 दिनांक - 07 DEC 2022

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/1100900/831/2022 अन्वये पक्षकार M/S. True Life Space यांनी दिनांक 13/10/2022 रोजी Deed of Conveyance चा संलेख अभिनिर्णयाकरीता सादर केलेला आहे. सदर संलेखामधील तपशिल खालील प्रमाणे.

बदर - १५
DEC03 E २२५
२०२२

Particulars	Description				
Date of Execution	Unexecuted				
Type of Document	Deed of Conveyance				
The Owner/Vendor	M/S. Patel Enterprises				
The Purchaser	M/S. True Life Space				
Details of the Property					
Village	Kolekalyan Santacruz (E)				
C.T.S No./Plot Area	Sr. No.	City Survey No.	Survey No.	Hissa No.	Area Sq.mtrs
	1	2635 to 2640	365	1(pt)	589.80
	2	2616 to 2619	365	1(pt)	817.60
	Total				1407.40
Total Tenant's	11 Tenant's (4 Resi. + 7 Commercial)				
Consideration	Rs.9,50,00,000/-				
Rate per sq.mtr.					
Zone – 2022-23/Village - Kolekalyan	31/171		31/172		Average Rate
Land Rate	Rs. 78,080/-		Rs. 96,480/-		Rs. 88,769/-
Flat Rate	Rs. 1,38,860/-		Rs. 1,77,750/-		Rs. 1,61,452/-
Const. Cost	Rs. 30,250/-		Rs. 30,250/-		Rs. 30,250/-
DP Remark	Ch.E./DP34202203/11381546/DP/WS/H/E Dated – 16/03/2022 Road 35.60 mtrs.width				

THE SEAL OF THE SUB-REGISTAR ANDHERI No. 4

अभिनिर्णयाकरीता सादर केलेला दस्त हा Deed of Conveyance या प्रकारचा असून दस्तात नमूद केल्यानुसार मिळकतीचे मालक (Owner) हे सदरच्या दस्तान्वये खरेदीखत देत आहे. सादर केलेल्या दस्तात Schedule मध्ये नमूद केल्याप्रमाणे मालमत्तेचे क्षेत्र 1407.40 चौ.मी इतके क्षेत्र नमूद आहे. सदरचा दस्त हा जमिनमालक व खरेदीदार या दोन पक्षकार यांचेमध्ये झालेला आहे. यामध्ये खरेदीदार जमिन मालकास मोबदला म्हणून रु.9,50,00,000/- देत आहे.

प्रस्तुत मिळकत क्षेत्रात एकूण 11 भाडेकरु यांच्या ताब्यातील List मध्ये नमूद केल्याप्रमाणे एकत्रीत मूळ क्षेत्र 3335.00 चौ.फूट कारपेट म्हणजेच 371.93 चौ.मी बिल्टअप क्षे आहे. सदर मिळकतीस डी.पी.रिमार्क व दस्तात नमूद केल्यानुसार 36.60 मी रुंदीचा विकास रस्ता उपलब्ध होत असल्याने सदर मिळकत क्षेत्रात 2.50 इतका FSI अनुज्ञेय होत आहे. तसेच सदरचा इमारतीमध्ये एकूण 11 भाडेकरु असून त्यापैकी 4 भाडेकरु पात्र होत असून त्यांचे क्षेत्र 2200.00 चौ.फूट असून म्हणजेच 245.35 चौ.मी बिल्टअप क्षेत्र आहे. हे क्षेत्र मार्गदर्शक सुचना क्र.1ब नुसार असल्यानुसार मूल्यांकन हिशोबित करण्यात येत आहे. सर्व भाडेकरुंच्या ताब्यातील एकूण क्षेत्र 1135.00 चौ.फुट कारपेट इतके असून म्हणजेच 371.93 चौ.मी बिल्टअप आहे. या भाडेकरु क्षेत्राचे घसारा मुल्य विचारात घेण्यात आले आहे.

दस्तात Schedule मध्ये नमूद केल्यानुसार मालमत्तेचे क्षेत्र 1407.40 चौ.मी क्षेत्र विचारात घेऊन प्रकरणी मुल्यांकन सन 2022-23 चे बाजारमुल्यदर नुसार पुढीलप्रमाणे निश्चित करण्यात येत आहे. सदरचे मिळकत क्षेत्र हे भाडेकरु व्याप्त क्षेत्र असल्याने मार्गदर्शक सुचना क्र. 1 (ब) व 17 (ब) नुसार करण्यात येत आहे.

Valuation

1.	Plot Area	=	1407.40 Sq.m
2.	Permissible FSI	=	2.50
3.	Permissible Area	=	1407.40 x 2.50 = 3,518.50
4.	Tenant Occupied	=	3335.00 Sq.ft Carpet
		=	371.93 Sq.mtr Builtup

5. मार्गदर्शक सुचना क्र.1(ब) नुसार पात्र भाडेकरुचा ताब्यात असलेले एकूण क्षेत्र हे नियमाप्रमाणे एकूण अनुज्ञेय बांधकाम क्षेत्रापेक्षा कमी असेल तर (3518.50 > 245.35) तर त्या मालमत्तेचे मूल्य जमिनीच्या मूळ अनुज्ञेय चटई क्षेत्राचे जमिनदराने होणारे मूल्य अधिक भाडेकरुचा ताब्यातील इमारतीचे घसारा मूल्य असेल त्यानुसार मूल्य खालीलप्रमाणे.

6.	जमिन क्षेत्राचे मूल्य (मार्गदर्शक सुचना क्र.17ब नुसार स्थूल जमिनीचे मूल्यांकन)	=	1407.40 x 88,769 x 0.95
		=	11,86,86,816/- ----- (A)

बदर - १५
१६८७३ | ४ | २५५
२०२२

7. आडेकरुचा ताब्यातील क्षेत्राचे घसारा मूल्य = 371.93 x 30,250 x 0.40
= 45,00,353/- ------ (B)

8. एकूण मूल्य (A+B) = 11,86,86,816 + 45,00,353
= 12,31,87,169/-
Say Rs.12,31,87,500/-

वरील प्रमाणे दस्तातील मिळकतीचे मोबदला रक्कम रु. 9,50,00,000/- हे बाजारमुल्य रक्कम रु. 12,31,87,500/- पेक्षा कमी असल्याने जास्तीच्या बाजारमुल्य रक्कम रु. 12,31,87,500/- वर मुद्रांक शुल्काचा भरणा केला आहे.

बाजारमुल्य	अनुच्छेद	देय मु.शु.
रु. 12,31,87,500/-	25(b)(6%)	रु. 73,91,250/-

अंतिम आदेश

1. अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुच्छेद 25(b)(6%) नुसार मुद्रांक शुल्क रु. 73,91,250/- देय असल्याबाबत जा.क्र.अभि/ आदेश/7911/2022 दिनांक. 03/11/2022 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरुन मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपविना पक्षकार यांनी केला असल्याने दिनांक. 07/12/2022 रोजी विरुपित केलेल्या चलन क्र. MH011547378202223M वरुन दिसून येत असल्याने दिनांक. 03/11/2022 रोजीचा अंतरिम आदेश हा अंतिम आदेश म्हणून कायम करण्यात येत आहे.

2. 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 राहील त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, अंधेरी हे जबाबदार राहणार नाहीत.

3. एकुण पाने 1 ते 133 आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

(डॉ. जयश्री कटारे)
मुद्रांक जिल्हाधिकारी, अंधेरी.

प्रति	M/S. True Life Space
पत्ता	A/101, Baitul Noor Co-Operative Housing Society Limited, Near Annasagar Marg, Muskeshwadi, C.S.T. Road, Kurla (West), Mumbai – 400070.
प्रत	सह दुय्यम निबंधक अंधेरी कार्यालय क्र.1/2/3/4/5/6/7

बदर - १५
DEC 8 ८ २०२५
२०२२

बदर - १५		
१६८७३	ए	२२५
२०२२		





CHALLAN

MTR Form Number-6

GRN MH011547378202223M	**BARCODE**	**Date** 02/12/2022-12:17:00	**Form ID**

Department	Inspector General Of Registration		
Type of Payment	Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicatn SoS	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	CSA_COLLECTOR OF STAMPS ANDHERI	**Full Name**	TURE LIFE SPACE
Location	MUMBAI		
Year	2022-2023 One Time	**Flat/Block No.**	CTS NO 2635 TO 2640 AND 2619 TO 2619
		Premises/Building	
		Road/Street	SANTACRUZ EAST MUMBAI
		Area/Locality	VILLAGR KOLEKALYAN
		Town/City/District	
		PIN	
		Remarks (If Any)	ADJ/100900/B: 1,2022

Payer Details: बदर - २५ | ९८८७३ | 90 | 2RY | २०२२

Account Head Details	Amount In Rs.
0030050801 Amount of Tax	7391250.00
Total	73,91,250.00

Amount In Words: Seventy Three Lakh Ninety One Thousand Two Hundred Fifty Rupees Only

DEFACED ₹7391250.00 DEFACED

THE SEAL OF THE SUB-REGISTAR ANDHERI No. 4 ★★ MUMBAI SUBURBAN DIST (BANDRA) ★★

Payment Details	PUNJAB NATIONAL BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	03006172022120200309	021222M515690
Cheque/DD No.		Bank Date	RBI Date	02/12/2022-12:16:42	03/12/2022
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		1 , 03/12/2022	

Department ID : Mobile No. : 9004073263

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

सदर चलन केवळ दस्तास निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Signature Not Verified

Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02
Date: 2022.12.07 15:49:01 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		00058438052022223	07/12/2022-15:48:58	IGR240	7391250.00
			Total Defacement Amount		73,91,250.00

Print Date 07-12-2022 03:49:00

बदर - १५		
१६८७३	९९	२५५
२०२२		





Area- 1407.40 Sq. Mtrs
M.V. - 12,31,87,500/-

एकूण पृष्ठे १ ते 133

बदर - १५		
9EC003	92	224
२०२२		

Certificate u/s. 32(1) (b) of the Bombay Stamp Act, 1958.

Office of the Collector of Stamps
Case No. Adj. 1100900/831/2022
Date 13.10.2022

(1167)

Received from Shri. M/S. True Life Space residing at Mumbai ..... a stamp duty of Rs. (73,91,250/-) (seventy three lakh ninety one thousand two hundred fifty only) vide challan No. ..... Dated ..... Certified under Section 32(1) (b) of the Bombay Stamp Act, 1958 that the full duty of Rs. (73,91,350/-) (seventy three lakh ninety one thousand two hundred fifty only) with which this instrument is chargeable has been paid vide article No. 25(b) of schedule.

This certificate is subject to the provisions of section 53 A of Bombay Stamp Act, 1958.

Place Andheri.
Date ..... DEC 2022

Collector of Stamps
Andheri

GRN1-MH011547378202223M
Def:- C00584380S202223
Date:- 07/12/22

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made at Mumbai on this 16th day of ~~OCTOBER~~ Dec, in the Christian Year Two Thousand and Twenty Two ;

BETWEEN ;

M/S. PATEL ENTERPRISES, a Partnership Firm registered under the Indian Partnership Act, 1932 having its office at 139, Seksaria Chambers, 2nd Floor, N.M. Road, Fort, Mumbai-400023, through its partner Mr. Harish Raghavji Patel, hereinafter called the **"VENDORS"** (which expression unless it be repugnant to the context or meaning there of been deemed to mean and include the partners or partner for the time being of the said firm And the survivors and survivor of them and heirs, executors and administrators of such last survivor) of the ONE PART;

बदर - १५
९६८७२ | ९३ | २०५
२०२२

AND

M/s. TRUE LIFE SPACE a Partnership form registered under the Indian Partnership act 1932, through its Partners namely **(a) Mr. Ahmed Ali Kamruddin Khan (b) Mr. Ahmedullah Sharifuddin Ansari, (c) Khalid Kamaluddin Shaikh and (d) Mr. Muzammil Kamruddin Khan** having its office at A/101, Baitul Noor Co-operative housing society limited, near Annasagar Marg, Muskeshwadi, C.S.T. Road, Kurla (West), Mumbai-400 070, herein after called the **"PURCHASERS"** (which expression unless it be repugnant to the context or meaning there of been deemed to mean and include the partners or partner for the time being of the said firm And the survivors and survivor of them and heirs, executors and administrators of such last survivor) of the "SECOND PART".,

WHEREAS:

A. The Original Owners, namely (i) SAEED alias SALIM RASHID NIAZALI, (ii) REHENA H.M.A. SALMAN and (iii) RAFIA RASHID NIAZALI (hereinafter called the **"First Owners"**) have sold and conveyed the property as describec below for valuable consideration to the Vendors herein namely, M/s Patel Enterprises all that p ece or parcel of land o ground together with the structures standing thereon situate, lying and being at Santacruz (East), near St. Anthony's Church in Village Vakola, Kolekalyan in the Registration District and Sub-District of Mumbai City and Mumbai Suburban bearing Survey No. 365 Hissa No.1(part) and City Survey Nos. 2635 to 2640 (both inclusive) and House Nos. 28 and 29A admeasuring 589.8 sq.are meters as currently mentioned in the Property Card , which is now standing in the name of the VENDORS and more particularly described in the First Schedule hereunder written for the price and on the terms and conditions therein contained(hereinafter referred to as the **"First Property"**);

B. The Original Owners, namely (i) FEHMIDA NIAZALI, (ii)TEHMINA NIAZALI and (iii) RAHAT SAEED NIAZALI (**"Second Owners"**) were seized and possessed of or otherwise well and sufficiently entitled to all

बदर - १५

१६८७३	१८	२०२५

३०३३

that piece or parcel of land or ground with structures standing thereon situate, lying and being at Santacruz (East), near St. Anthony's Church in Village Vakola, Kolekalyan in the registration District and Sub-District of Mumbai City and Mumbai Suburban and bearing Survey No. 365, Hissa No. 1(part) and City Survey No. 2616 to 2619 (both inclusive) of revenue Village Kolekalyan, Santacruz admeasuring **817.6 square meters** or thereabouts and more particularly described in the Second Schedule hereunder written (hereinafter referred to as the "**Second Property**");

C. That the said Second Owners then sold the said Second Property to the Vendors herein for valuable consideration and the Vendors herein have thereafter incorporated their name in the Property Card on for the said area of **817.6 square meters.**

D. The Vendors herein M/s Patel Enterprises are in use occupation and possession of the said First Property and Second Property as more particularly described in the First and Second Schedule hereunder written, being the Owners subject to occupants occupying portions of the said properties and/or structure s standing on the said properties;

E. The said First Property and Second Property are collectively hereinafter referred to as "**Said Properties**";

F. The said properties are mostly occupied by the tenants/ occupants. There are a total (09– nine) structures/tenements standing in the said properties and the same are occupied by the tenant/occupiers. A list of the said tenants/occupants occupying on the said properties is annexed to as **ANNEXURE- "B".**

G. The said properties are duly assessed by the Mumbai Municipal Corporation under the Assessment property No. and Municipal Assessment Account S A C No. _____ for the purpose of Assessment Tax.

बदर - २५
३६८७३ | ९१ | २५५
२०२२

H. The Purchasers declare and confirms that they have done a thorough search on the title documents submitted to them by the Vendors and that they (the Purchasers) are totally satisfied with the title of the Vendors to the said properties and shall not raise any queries hereafter. The Vendors declare that the said properties are free from any encumbrances charge or lien mortgage or third party claim and that they are the absolute owners of the said properties and that they have full power and absolute authority to enter into and execute these presents.

I. The Vendors being entitled to the said properties in view of the said devolution of title above, have agreed to conditionally sell, transfer and convey the said properties to the purchasers ON AS IS WHERE IS BASIS AND ON AS IT IS WHERE IT IS BASIS and on the terms and conditions as set out hereinbelow.

J. The Vendors being the absolute owners of the said properties is executing the present Conditional Deed of Conveyance.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Deeds as above, the Purchasers herein have agreed to purchase the said properties from the Vendors 'ON AS IS WHERE IS BASIS' AND 'ON AS IT IS WHERE IT IS BASIS' for a total monetary consideration of Rs. 9,50,00,000/- (Rupees Nine Crores Fifty Lakhs only) payable by the Purchasers to the Vendors herein as follows :-

(a) Prior to the execution of this Deed, a sum of Rs.4,53,00,000/- (Rupees Four Crores Fifty Three Lakhs only) paid by the Purchasers, which the Vendors doth hereby admit and acknowledge.

(b) On or before the execution of this Deed, a further sum of Rs.1,25,00,000/-(Rupees One Crore Twenty Five Lakhs Only) being the part consideration which the Vendors doth hereby admit and acknowledge.

बदर - १५
१९८७ | १८ | २५५

(c) **Balance sum of Rs.3,72,00,000/-(Rupees Three Crores Seventy Two Lakhs only), being the balance full and final consideration, payable by the Purchasers to the Vendors within 3 1/2 (three and a half months) from the date of registration of this Deed.**

(d) Both parties agree that in the event of any default on the part of the Purchasers in making payment of the balance final consideration amount as above, even after the expiry of **03 ½ months** from the date of registration of this Deed, then the Vendors shall be entitled to terminate this Deed of Conveyance AND ALSO shall be entitled to forfeit 50% (fifty percent) of the amounts received by the Vendors till then AND SUBJECT TO THE RECEIPT OF SUCH FULL AND FINAL PAYMENT AS ABOVE, they the VENDORS doth hereby conditionally grant, sell, convey and assure unto and to the use of the Purchasers herein, all its share, right, and interest in the said properties **viz.**

(A). All that piece or parcel of land or ground together with the structures standing thereon situate, lying and being at Santacruz (East), near St. Anthony's Church in Village Vakola, Kolekalyan in the Registration District and Sub-District of Mumbai City and Mumbai Suburban bearing Survey No. 365 Hissa No. 1(part) and City Survey Nos. 2635 to 2640 (both inclusive) and House Nos. 28 and 29A admeasuring **589.8** square meters as currently mentioned in the Property Card and more particularly described in the **First Schedule** hereunder written AND

(B). All that piece or parcel of land or ground with structures standing thereon situate, lying anc being at Santacruz (East), near St. Anthony's Church in Village Vakola, Kolekalyan in the registration District and Sub-District of Mumbai City and Mumbai Suburban and bearing Survey No. 365, Hissa No. 1(part) and City Survey No. 2616 to 2619 (both inclusive) of revenue Village Kolekalyan, Santacruz admeasuring 817.6 sq. mtrs. or thereabouts and more particularly described in the **Second Schedule** hereunder written as shown on the C T S Plan annexed hereto as **ANNEXURE "A"** and delineated thereon in red color boundary line and alongwith the encumbrances of the existing tenants of the Vendors therein which are described in **ANNEXURE "B"** hereto,

बदर - १५
१५७ | ५७ | २२५
२०२२

ON AS IS WHERE IS BASIS AND ON AS IT IS WHERE IT IS BASIS (for the sake of brevity hereinafter the said First Property and Second Property are collectively hereinafter referred to as **"Said Properties"**) TOGETHER WITH ALL AND SINGULAR the houses, out houses, edifices, building, sewers, passages, common gullies, courtyard, areas, compounds, drains, ditches, walls, waters, water courses, plants, lights, liberties, privileges, easements, profits, advantages, rights, members, appurtenances, whatsoever to the said land or ground hereditaments and premises or any part thereof belonging to or in any wise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong to or be appurtenant hereto AND also together with all deed, documents, writings vouchers and other evidences of title, relating to the said properties or any part thereof AND ALL the estate, rights, title, inheritance, property possession, interest claim and demand whatsoever at law and in equity of the VENDORS into out of or upon the said properties or any part thereof to HAVE AND TO HOLD all and singular the said properties hereby granted conditionally conveyed, transferred, released and assured and intended or expressed so to be their rights, members and appurtenances UNTO AND TO THE USE AND BENEFIT OF THE PURCHASERS ABSOLUTELY FOR EVER subject nevertheless to the payment of the balance consideration amount of Rs.3,72,00,000/- (Rupees Three Crores Seventy Two Lakhs only) as mentioned above and also subject to payment of all rents, taxes, assessment, dues and duties now chargeable upon the same hereafter become payable to the Government of Maharashtra or to the Municipal Corporation of Greater Mumbai or any other public body or local body of authority in respect thereof, shall also be payable by the PURCHASERS exclusively.

AND THE VENDORS HEREIN DO HEREBY for themselves their respective heirs, executors, successors and assigns covenant with the Purchasers THAT notwithstanding any act, deed, matter or thing whatsoever by the VENDORS or any person or persons lawfully or equitably claiming by from through under or in trust for them made done committed, omitted or knowingly or willingly suffered to the contrary, THEY THE SAID VENDORS now have in themselves right, full power and absolute authority to grant, release, sell, transfer, convey and assure the said properties described in first and second schedule hereunder written hereby granted, conveyed or assured or intended so to be unto and to the use of the said Purchaser in the manner aforesaid.

बंदर - १५

९८८७३	९८	२२५
	२०२३	

AND THAT it shall be lawful for the Purchasers form time to time and at all time hereinafter subject to payment of the balance consideration amount of Rs.3,72,00,000/- (Rupees Three Crores Seventy Two Lakhs only)the peaceful and quietly to hold, enter upon, have , occupy, and have the right to enter the said properties as a Licensee and enjoy the right to possession only after making payment of the balance consideration amount of Rs.3,72,00,000/- (Rupees Three Crores Seventy Two Lakhs only) and enjoy the said properties hereby granted with its appurtenances and receive the rents and profits thereof and of every part thereof to and for their own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the VENDORS or their heirs, executors, administrators or any person or persons lawfully or equitably claiming or to claim by from under or in trust for them or any of them.

AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the VENDORS well and sufficiently saved, defended, kept harmless and indemnified of and from and against all former and other estate, title, charges and encumbrances whatsoever either already or to be hereafter had made, executed, occasioned or suffered by the VENDORS by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for them.

AND THAT THE VENDORS covenant with the Purchasers to put the Purchasers in physical and constructive possession thereof only after receipt by the Vendors of the balance consideration amount of Rs.3,72,00,000/- (Rupees Three Crores Seventy Two Lakhs only)but till such payment is done, the PURCHASERS to merely have License to enter the said properties

AND IT IS FURTHER AGREED AND DECLARED by the VENDORS that on execution hereof they or their partners, heirs shall not , subject to payment of the balance consideration amount of Rs.3,72,00,000/- (Rupees Three Crores Seventy Two Lakhs only) claim any right, title and/or interest in respect of the said properties and relinquish all theirall rights, title, claim in respect of the said properties for ever. IT IS AGREED that the Vendors shall subject to payment of the balance consideration amount of Rs.3,72,00,000/- (Rupees Three Crores Seventy Two Lakhs onl) attorn tenants of the said properties to the Purchasers.

बदर - १६
DELOOR | १६ | २२५
२०२२

AND FURTHER IT IS AGREED, subject to payment of the balance consideration amount of Rs.3,72,00,000/- (Rupees Three Crores Seventy Two Lakhs only), the Purchasers shall be entitled to deal with the Tenants/occupants of the said properties THE PURCHASERS FURTHER AGREES AND UNDERTAKE to pay the stamp duty and Registration fees that may be levied on these presents,

AND IT IS HEREBY AGREED AND DECLARED by the VENDORS that they have not created any charge or entered into any arrangement or Agreement of Mortgage, Deeds, Development, Transfer, Assign or in any other way encumbered or alienated their right, and interest in the said properties either in respect of land or Structures standing thereon prior to the execution of these presents, AND THAT THE Purchasers, subject to payment of the balance consideration amount of Rs.3,72,00,000/- (Rupees Three Crores Seventy Two Lakhs only) shall peacefully and quietly hold under upon occupy possess and enjoy the said land or ground Structure hereby granted conditionally conveyed, transferred and assured with his appurtenances.

AND THAT IT IS FURTHER AGREED AND DECLARED that the VENDORS and all persons having or lawfully claiming any estate, right, or interest at law or in equity in the said properties hereby conditionally granted, conveyed, transferred and assured or any part thereof by from under or in trust for them the VENDORS shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers do and execute or cause to be done and executed all such further and other lawful acts, deeds and things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly granting conveying and assuring the said property, plot of land, and every part thereof in the manner aforesaid as shall or may be reasonably required by the Purchasers, their heirs, administrators, executors and assigns or his counsel in law for assuring the said properties and every part thereof hereby conditionally granted conveyed, transferred and assured unto and to the use of the said Purchasers in the manner aforesaid as shall or may be reasonably required by the said Purchasers, their heirs, executors, administrators, assigns or their counsel in law .

AND THAT THE VENDORS further covenants with the Purchasers that THEY the Vendors have not done omitted or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from

बंदर - १५
९६८७३ | २० | २०२४

granting and conveying the said properties in the manner aforesaid or whereby the same or any part thereof are/is can or may be charged, encumbered or prejudicially affected in estate or otherwise whatsoever AND THAT THE VENDORS further covenant with the Purchasers that no body else other than Vendors have any right interest in the said properties and they have not done any act deed or omission in respect of the said prcperties/ premises neither the said properties are subject matter of any encumbrances. THE VENDORS further declare that they are fully entitled to dea with or dispose off the said properties under sale and no other person or persons other than the Vendors have any right or interest in the said properties.

AND the vendors doth hereby confirm and record that they have on execution hereof granted to the Purchasers a License to enter the said properties, which shall be deemed to be "possession" to the Purchasers, only after receipt of the balance consideration amount of Rs.3,72,00,000/- (Rupees Three Crores Seventy Two Lakhs only).

THE FIRST SCHEDULE ABOVEIREFERRED TO Description of the First Property

All that piece or parcel of land or ground together with the structure standing thereon situate, lying and being at Santacruz (East), near St. Anthony's Church in village Vakola, Kolekalyan in the Registration District land Sub-District of Mumbai City and Mumbai Suburban bearing Survey No.365 Hissa No. 1(part) and City Survey Nos. 2635 to 2640 (both inclusive) and house Nos. 28 and 29A andadmeasuring 589.8square meters as currently mentioned in the Property Card :

ON OR TOWARDS **NORTH** :

ON OR TOWARDS **SOUTH** :

ON OR TOWARDS **EAST** :

ON OR TOWARDS **WEST** :

बदर - १५
9EL003 29 २०१५
२०२२

THE SECOND SCHEDULE ABOVE REFERRED TO (Description of the Second Property)

All that piece or parcel of land or ground with structures standing thereon situate, lying and being at Santacruz (East), near St. Anthony's Church in Village Vakola, Kolekalyan in the registration District and Sub-District of Mumbai City and Mumbai Suburban and bearing Survey No. 365, Hissa No. 1(part) and City Survey No. 2616 to 2619 (both inclusive)of revenue Village Kolekalyan, Santacruz admeasuring 817.6 square meters or thereabouts as mentioned in the Property Card

ON OR TOWARDS **NORTH** :

ON OR TOWARDS **SOUTH** :

ON OR TOWARDS **EAST** :

ON OR TOWARDS **WEST** :

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hand and seals on the day and year herein above written.

SIGNED SEALED AND DELIVERED)
by the withinnamed VENDORS
M/S. PATEL ENTERPRISES,)
a registered Partnership Firm)
through its partner **Mr. Harish Raghavji Patel**)
in the presence of Dafoda R.)

For PATEL ENTERPRISE

PARTNER



बदर - १५
९६८७३ | २२ | २०१५

SIGNED SEALED AND DELIVERED)
by the withinnamed PURCHASERS)
M/s. TRUE LIFE SPACE)
through its Partners:-)

1. **Mr. Ahmed Ali Kamruddin Khan**



2. **Mr. Ahmedullah Sharifuddin Ansari**



3. **Mr.Khalid Kamaluddin Shaikh**



4. **Mr. Muzammil Kamruddin Khan**



In the presence of... ... ...)

1. Kiran Rajhans Rajhans

2. Dgfocla Basha

THE SEAL OF THE SUB-REGISTAR ANDHERI No. 4

बंदर - १५		
१६८७३	२३	२५
२०२२		





RECEIPT

Received of and from the within named)
Developers sum of Rs. 4,50,00,000/-)
Rupees Four Crore Fifty lakh only))

We say received

For M/s. Patel Enterprises

Mr. Harish R. Patel

Partner

बदर - १५
डिसेंबर | २४ | २०२१

Witnesses

1) Kiran Roghans

2) Dafadar Bashan

Patel Enterprises

Ahmedullah S Ansari

Ledger Account

1 Apr- 2019 to 31-May-2020						
Date		Particulars	Vch Type	Vch No.	Debit	Credit
18-02-2020	Dr	Corporation Bank A/c No. 426	Receipt	200218001		500000.00
		CHQ. 347282 Dt. 18/2/20 of Dena Bank, Kurla North being Fund RECD. From Ahmedullah S Ansari.				
03-09-2020	Dr	Corporation Bank A/c No. 426	Receipt			2500000.00
		RTGS receive from Khalid Kamruddin				
						3000000.00

K A Enterprises

Ledger Account

1 Apr- 2019 to 31-May-2020						
Date		Particulars	Vch Type	Vch No.	Debit	Credit
06-02-2020	Dr	Corporation Bank A/c No. 426	Receipt	200206001		500000.00
		CHQ. 100002 of Mogveera Co-op Bank Ltd. Kurla W, being Fund RECD. From K A Enterprises for sales of plot				
20-02-2020	Dr	Corporation Bank A/c No. 426	Receipt	200206001		500000.00
		CHQ. 100004 of Mogveera Co-op Bank Ltd. Kurla W, being Fund RECD. From K A Enterprises for sales of plot				
						1000000.00

Cr	Closing Balance		1000000.00	
			1000000.00	1000000.00

Ahmedullah

नंबर - २५		
७६८७३	२५	२५५
	२२	





बदर - १५

DELOB	25	2RY
२०२२		

Harish Raghavji Patel

Sale of Plot at Vakola

1 Apr- 2019 to 31-May-2020

Date		Particulars	Vch Type	Vch No.	Debit	Credit
11-12-2019	Dr	**Corporation Bank A/c No. 15559**	Receipt	191210001		625000.00
		Ch. No. 000022 dt. 10.12.19 amount received from Muzammin Khan				
13-02-2019	Dr	**Corporation Bank A/c No. 15559**	Receipt	191210001		625000.00
		Ch. No. 000060 dt. 11.12.19 amount received from Muzammin Khan RTGS.				
16-12-2019	Dr	**Corporation Bank A/c No. 15559**	Receipt	191210002		625000.00
		Being amount received from Muzammin Khan Thr. RTGS.				
16-12-2019	Dr	**Corporation Bank A/c No. 15559**	Receipt	191213001		625000.00
		Being amount received from Muzammin Khan Thr. RTGS.				
01-01-2020	Dr	**Corporation Bank A/c No. 15559**	Receipt	200101001		1500000.00
		Being amount received from Ahmedullah Ansari Thr. RTGS.				
01-01-2020	Dr	**Corporation Bank A/c No. 15559**	Receipt	200[illegible]		750000.00
		Being amount received from Kamruddin Khan - RTGS.				
01-01-2020	Dr	**Corporation Bank A/c No. 15559**	Receipt	200[illegible]		[illegible]000.00
		Being amount received from Kamruddin Khan - RTGS.				
27-02-2020	Dr	**Corporation Bank A/c No. 15559**	Receipt	200227001		[illegible]000.00
		Being amount received from Kamruddin Khan - RTGS.				
						6000000.00

THE SEAL OF THE SUB-REGISTAR ANDHERI No. 4 VAKHAN SUBURBAN DIST. (MAHARASHTRA)

Sr. No.	Date	Amount	Name of Client	Details of RTGS
1	22-01-2021	Rs. 25,00,000/-	Harish R. Patel	
2	25-01-2021	Rs. 25,00,000/-	Patel Enterprises	
3	05-02-2021	Rs. 25,00,000/-	Patel Enterprises	RTGS - IBKLR62021020512956/510709
4	23-03-2021	Rs. 25,00,000/-	Patel Enterprises	RTGS - - IBKLR6202103230/525357/510101001100709
5	31-08-2021	Rs. 50,00,000/-	Patel Enterprises	
6	01-09-2021	Rs. 50,00,000/-	Patel Enterprises	
7	22-03-2022	Rs. 50,00,000/-	Patel Enterprises	
8	28-03-2022	Rs. 50,00,000/-	Patel Enterprises	
9	20-04-2022	Rs. 2,00,000/-	Patel Enterprises	
10	26-04-2022	Rs. 48,00,000/-	Patel Enterprises	RTGS - - IBKLR6202204260151452l/5101010011709
	Total Amount Advance	Rs. 3,50,00,000/- Rs. 1,00,00,000/-		
	Grand Total	Rs. 4,50,00,000/-		

Ahmedullah

बंदर - १५		
१६८७३	२७	२०१५
२८१२		





TRUE LIFE SPACE SHOP OF TENANT LIST

Sr. No.	Name	CTS No.	Area in Sq. Mtrs.	Area in Sq. Ft.
1	BIDDANDA- B MANJAAPA	2635 TO 2640		
2	DEVMTI BHAGWAN DADAS YADAV	2635 TO 2640		
3	G.S SHANKARRAO	2635 TO 2640		
4	GIRISH YESHWANT RANE	2635 TO 2640		
5	OCCUPANT	2635 TO 2640		
6	SADHU. D. KAMTHE	2635 TO 2640		

16

TRUE LIFE RESIDENT OF TENANT LIST

Sr. No.	Name	CTS No.	Area in Sq. Mtrs.	Area in Sq. Ft.
1	KAISHANA MURTI M. BANAN	2616 TO 2619		
2	BRAMHADEO GANESH TRIPATHI	2616 TO 2619		
3	DINNATH G TIWARI	2616 TO 2619		
4	OMPRAKASH TIWARI	2616 TO 2619		

बदर - १५

९९८७३ | २८ | २२५

२०२२

THE SEAL OF THE SUB-REGISTAR ANDHERI No 4 ★ MUMBAI SUBURBAN DIST. (BANDRA)




THE SEAL OF THE SUB-REGISTAR ANDHERI N.



बदर - १५

३६७३ | ३० | २२५

३९३३

Village :- Kolekalyan Santacruz East- Building Name : Sayed House.

C.T.S. No. 2635 to 2640 - Area 589.80 Sq Mtrs, Near Church.

C.T.S. No. 2616 to 2619 - Area 817.40 Sq Mtrs

Total = 1407.20

Sr. No.	Room No.	Name of Tenant	Area In Carpet	Rent	Old Proof			New Proof			Other Proof	Owner-Tenant	Remark
			Sq. Ft	Rs	Rent Receipt	Voter List	Electric	Rent Receipt 2022	Electric	Voter List			
1	1	Kirshnamurti M Banan	625	115/-	No. 466/1995 (2) No. 524/2001	140/1995	–	No. 654 Rs. 130/- (2) No. 788 Rs. 145/- (3) No. 1186 Rs. 160/-	April-22 A/c. 101534664	107/2022	–	Tenant	–
2	2	Bramhdeo Ganesh Tripathi/ Nirmala	425	90/-	No. 467/1995 (2) No. 525/ 2001	138/1995	–	No. 655/2011 (2) No. 789/ 2016 (3) No. 1187/ 2022	April-22 A/c. 101534699	104/2022	–	Tenant	–
3	3	Dinanath Ganesh Tiwari	610	95/-	No. 468/1995 (2) No. 526/2001	135/1995	–	No. 656/2011 (2) No. 790/2016 (3) No. 1188/2022	April-22 A/c. 101534655	103/2022	–	Tenant	–
4	4	Omprakash Ganesh Tiwari	540	95/-	No. 469/1995 (2) No. 527/2001	389/1995	–	No. 657/2011 (2) No. 791/2016 (3) No. 1189/2022	Feb-22 A/c. 101534610	200/2022	–	Tenant	–
5	Shop No. 1	B.B. Nanjapa	210	90/-	No. 461/1995 (2) No. 519/2001	–	–	No. 649/2011 (2) No. 783/2016 (3) No. 1182/2022	May-22 A/c. 101534461	–	–	Tenant	–
6	Shop No. 2	Devmati Bhagwandas Yadav	160	90/-	No. 462/1995 (2) No. 520/ 2001	–	–	No. 650/2011 (2) No. 784/2016 (3) No. 1183/2022	Mar-22 A/c. 150724792	–	–	Tenant	–
7	Shop No. 3	G.S. Shankar Rao	155	90/-	No. 463/1995 (2) No. 521/2001	–	–	No. 651/2011 (2) No. 785/2016 (3) No. 1184/2022	Feb-22 A/c. 101534580	–	–	Tenant	–
8	Shop No. 4	Girish Yashwant Rane	145	90/-	No. 464/1995 (2) No. 522/2001	–	–	No. 652/2011 (2) No. 786/2016 (3) No. 1186/2022	Feb-22 A/c. 151364740	–	–	Tenant	–

THE SUB-REGISTAR MADHERI NO. 4 ... SUBURBAN DIST (BANDRA)


THE SEAL OF THE SUB-REGISTAR ANDHERI No. 4


बदर - १५
RCRR

