



25/11/2021

सूची क्र.2

दय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 17557/2021

नोंदणी :

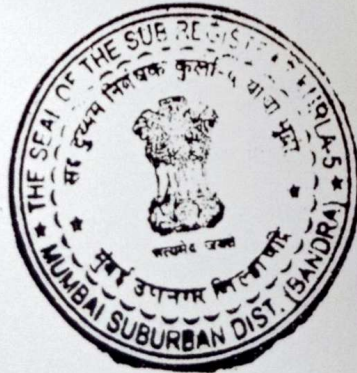
Regn:63m

गावाचे नाव : कुर्ला

| | |
|--|---|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 9000000 |
| (3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की परतदार ते नमुद करावे) | 4510884.6 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं 007, माळा नं: तळ मजला, इमारतीचे नाव: बी बिल्डींग, दि सिंधु अपार्टमेंट को ऑप ही सी लि, ब्लॉक नं: सायन, चुनाभट्टी, मुंबई 400022, रोड : व्ही एन पुरव मार्ग, इतर माहिती: मोजे कुर्ला 3, सदनिकेचे क्षेत्र 355 चौ फूट कारपेट PUI: LX0103060020000 ((C.T.S. Number : 405/1 to 4 ;)) |
| (5) क्षेत्रफळ | 1) 39.59 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:-दिपक मधुकर शेठे वय:-45; पत्ता:-फ्लॉट नं: 006, माळा नं: तळ मजला, इमारतीचे नाव: दि सिंधु अपार्टमेंट को ऑप ही सी लि, ब्लॉक नं: चुनाभट्टी, सायन पूर्व, मुंबई, रोड नं: बावा टॉवर्स समोर, भक्ती धाम मंदिर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-ARSPS4994E |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-नितेश मारुती सपकाळ वय:-36; पत्ता:-फ्लॉट नं: 20/25, माळा नं: ., इमारतीचे नाव: पार्वती गायकर चाळ, ब्लॉक नं: चुनाभट्टी, मुंबई, रोड नं: रामेश्वर मंदिर जवळ, हिल रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-BXSPS4064G 2): नाव:-अनिता नितेश सपकाळ वय:-34; पत्ता:-फ्लॉट नं: 20/25, माळा नं: ., इमारतीचे नाव: पार्वती गायकर चाळ, ब्लॉक नं: चुनाभट्टी, मुंबई, रोड नं: रामेश्वर मंदिर जवळ, हिल रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-BFZPB4694E 3): नाव:-मारुती बाबूराव सपकाळ वय:-63; पत्ता:-फ्लॉट नं: 20/25, माळा नं: ., इमारतीचे नाव: पार्वती गायकर चाळ, ब्लॉक नं: चुनाभट्टी, मुंबई, रोड नं: रामेश्वर मंदिर जवळ, हिल रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-AFMPS2188A |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 25/11/2021 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 25/11/2021 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 17557/2021 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 450000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेरा | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

AGREEMENT FOR SALE

Deepak
Manohar
MB SARKAR

ARTICLES OF AGREEMENT made at Mumbai this 25th Day of November 2021. BETWEEN MR. DEEPAK MADHUKAR SHETYE aged 45 years {PAN No. ARSPS4994E } an Indian inhabitant of Mumbai, residing at 006, The Sindhu Apartments CHSL, Ground floor, Bhakti Dham Mandir Road, Opp. Bawa Towers, Chunabhatti, Sion (E), Mumbai - 400 022, hereinafter referred to us "the VENDOR" (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to include his heirs, executors, administrators and assigns unless otherwise provided for hereinafter) of the First Part.

| | |
|-------|------|
| 527-4 | |
| 9036 | E 2E |
| 2029 | |

And

1) MR. NITESH MARUTI SAPKAL aged 36 years {PAN No. BXSPS4064G}, 2) MRS. ANITA NITESH SAPKAL aged 34 years {PAN No. BFZPB4694E} and 3) MR. MARUTI BABURAO SAPKAL aged 63 years {PAN No. AFMPS2188A} all are an adult inhabitant presently residing at 20/25, Parvati Gaikar Chawl, Near Rameshwar, Chunabhatti, Mumbai - 400 022. hereinafter called "the PURCHASERS" (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to include their heirs, executors, administrators and assigns unless otherwise provided for hereinafter) of the Second Part.



WHEREAS by an Agreement dated 24th April 1981 between M/s La'Bur Corporation (Developer therein) & Mr. MANOHAR DOULATRAO BHOSALE (Purchaser therein) for the Residential Premises Flat No. 007 on the Ground Floor, "B" Building, area about 355 Sq.ft (Carpet) in the building known as Sindhu in "The Sindhu Apartments Co-op. Housing Society Ltd.", V.N.Purav Marg, Sion, Chunabhatti, Mumbai - 400 022. And Deed of Declaration Dated 21st May 2007 is adjudicated and duly stamped and registered before Joint Sub-Registrar Kurla 3, Vide Registration No. BDR-13/04619/2005 dated 06/06/2005.

WHEREAS by an Agreement dated 21st October 2005 between Mr. MANOHAR DOULATRAO BHOSALE (Vendor therein) & MR. DEEPAK MADHUKAR SHETYE (Vendor herein) for the Residential Premises Flat No. 007 on the Ground Floor, "B" Building, area about 355 Sq.ft (Carpet) in the building known as Sindhu in "The Sindhu Apartments Co-op. Housing Society Ltd.", V.N.Purav Marg, Sion, Chunabhatti, Mumbai - 400 022. And said Agreement is duly stamped and registered before Joint Sub-Registrar Kurla 3, Vide Registration No. BDR-13/08328/2005 dated 24/10/2005.

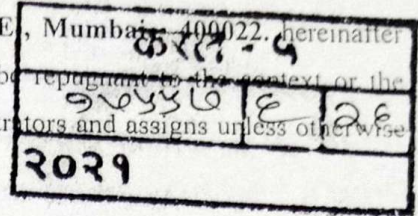
AND WHEREAS "The Sindhu Apartments Co-op. Housing Society Ltd." (hereinafter called "the said Society") is a cooperative society duly registered under the Maharashtra Cooperative Societies Act, 1960. under the Registration No. BOM/HSG/FN 8786 of 1982 Dated 25/3/1982 having its Registered office at "The Sindhu Apartments Co-op. Housing Society Ltd.", V.N.Purav Marg, Sion, Chunabhatti, Mumbai - 400 022.

Manohar *Deepak* *MB SARKAR*

AGREEMENT FOR SALE

Deepak
Sapkal
MRS SAPKAL

ARTICLES OF AGREEMENT made at Mumbai this 25th Day of November 2021. BETWEEN MR. DEEPAK MADHUKAR SHETYE aged 45 years {PAN No. ARSPS4994E} an Indian inhabitant of Mumbai, residing at 006, The Sindhu Apartments CHSL, Ground floor, Bhakti Dham Mandir Road, Opp. Bawa Towers, Chunabhatti, Sion (E), Mumbai - 400 022. hereinafter referred to as "the VENDOR" (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to include his heirs, executors, administrators and assigns unless otherwise provided for hereinafter) of the First Part.



And

1) MR. NITESH MARUTI SAPKAL aged 36 years {PAN No. BXSPS4064G}, 2) MRS. ANITA NITESH SAPKAL aged 34 years {PAN No. BFZPB4694E} and 3) MR. MARUTI BABURAO SAPKAL aged 63 years {PAN No. AFMPS2188A} all are an adult Indian inhabitant presently residing at 20/25, Parvati Gaikar Chawl, Near Rameshwara Temple, Hiranagar, Chunabhatti, Mumbai - 400 022. hereinafter called "the PURCHASERS" (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to include their heirs, executors, administrators and assigns unless otherwise provided for hereinafter) of the Second Part.



WHEREAS by an Agreement dated 24th April 1981 between M/s La' Bourgeois Corporation (Developer therein) & Mr. MANOHAR DOULATRAO BHOSALE (Purchaser therein) for the Residential Premises Flat No. 007 on the Ground Floor, "B" Building, area about 355 Sq.ft (Carpet) in the building known as Sindhu in "The Sindhu Apartments Co-op. Housing Society Ltd.", V.N.Purav Marg, Sion, Chunabhatti, Mumbai - 400 022. And Deed of Declaration Dated 21st May 2007 is adjudicated and duly stamped and registered before Joint Sub-Registrar Kurla 3. Vide Registration No. BDR-13/04619/2005 dated 06/06/2005.

WHEREAS by an Agreement dated 21st October 2005 between Mr. MANOHAR DOULATRAO BHOSALE (Vendor therein) & MR. DEEPAK MADHUKAR SHETYE (Vendor herein) for the Residential Premises Flat No. 007 on the Ground Floor, "B" Building, area about 355 Sq.ft (Carpet) in the building known as Sindhu in "The Sindhu Apartments Co-op. Housing Society Ltd.", V.N.Purav Marg, Sion, Chunabhatti, Mumbai - 400 022. And said Agreement is duly stamped and registered before Joint Sub-Registrar Kurla 3. Vide Registration No. BDR-13/08328/2005 dated 24/10/2005.

AND WHEREAS "The Sindhu Apartments Co-op. Housing Society Ltd." (hereinafter called "the said Society") is a cooperative society duly registered under the Maharashtra Cooperative Societies Act, 1960. under the Registration No. BOM/HSG/FN 8786 of 1982 Dated 25/3/1982 having its Registered office at "The Sindhu Apartments Co-op. Housing Society Ltd.", V.N.Purav Marg, Sion, Chunabhatti, Mumbai - 400 022.

Deepak
Sapkal
MRS SAPKAL

करल + १५
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AND WHEREAS the VENDOR is member and registered Shareholder of 05 (Five) Shares of the said Society of INR 50/- each (full paid up), Share Certificate No. 7 bearing distinctive Nos. 31 to 35 (hereinafter called "the Said Shares" in share capital of the said Society).

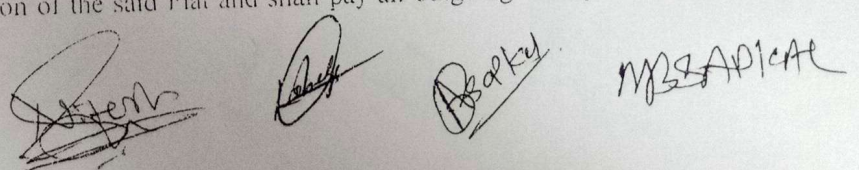
AND WHEREAS the VENDOR is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Flat more particularly described in the Schedule hereunder written and hereinafter called "the said Flat".

AND WHEREAS the VENDOR has agreed to sell, transfer and assign to the PURCHASERS and the PURCHASERS has agreed to purchase and acquire all the right, title, interest of the VENDOR in the said Flat together with the right of ownership and of use and occupation of the said Flat and all the interest in the VENDOR in the said Building, on the terms and conditions herein contained and at or for the lump sum price of Rs. 90,00,000/- (Rupees Ninety Lakhs Only).

AND WHEREAS at the instance of the VENDOR and with a view to confirm the said transaction to these presents.

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

- 1) The VENDOR hereby agrees to sell and the PURCHASERS hereby agrees to purchase and acquire the said flat together with the right of ownership and use and occupation of the said Flat Unit and all the right, title, interest of the VENDOR for the said Flat and at or for the lump sum price of Rs. 90,00,000/- (Rupees Ninety Lakhs Only).
- 2) The PURCHASERS has paid to the VENDOR the sum of Rs. 54,10,000/- (Rupees Fifty Four Laes Ten Thousand Only) by Cheque by way of earnest money (Receipts attached herewith). The PURCHASERS shall pay **Tax Deducted at Source (TDS)** of 1% u/s 194 1A of the **Income Tax Act 1961** on the total Consideration amount i.e. Rs. 90,000/- (Rupees Ninety Thousand only) to the Government account and upon receipt of certification/challan-cum-statement issued to that effect shall be handed over upon to the VENDOR. on before the date of Registration of this agreement (the payment and receipt whereof the VENDOR doth hereby admit and acknowledge and from the same and every part thereof the VENDOR doth hereby forever acquit release and discharge the PURCHASERS). The PURCHASERS will pay the Balance Amount of Rs. 35,00,000/- (Rupees Thirty Five Laes Only) after obtaining loan from ICICI Bank Ltd, Vashi Branch within 30 days from Registration of this agreement, as against the full and final payment. the VENDOR putting the PURCHASERS in vacant and peaceful physical possession of the said Flat.
- 3) The VENDOR doth hereby covenant with the PURCHASERS that the VENDOR has paid in full the consideration for the acquisition of the said Flat and shall pay all outgoing in respect thereof up to

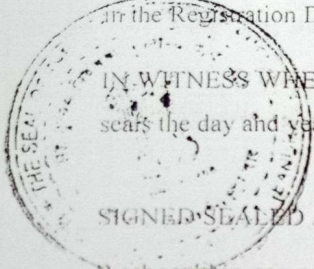


करल - ७
 2028
 All out of pocket expenses of and incidental to this Agreement including the stamp duty and registration charges, will be borne by the Purchaser alone and donation / transfer fee shall be borne and paid by Purchaser.

SCHEDULE ABOVE REFERRED TO

Residential Flat No. 007 on the Ground Floor, "B" Building, area about 355 Sq.ft (Carpet) in the building known as Sindhu in "The Sindhu Apartments Co-op. Housing Society Ltd.", V.N.Purav Marg, Sion, Chunabhatti, Mumbai - 400 022. The building standing on the land bearing C.T.S. No. 405/1 to 4, Village - Kurla III. situated lying and being at Taluka Kurla, in Greater Bombay in the Registration District and Sub-District of Mumbai Suburban.

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



SIGNED SEALED AND DELIVERED)

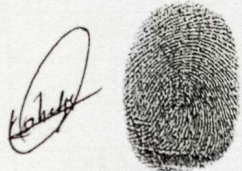
By the within-named VENDOR)

MR. DEEPAK MADHUKAR SHETYE)

{PAN No. ARSPS4994E })

In the presence of)

- 1) Bandal
- 2) Devyika



SIGNED SEALED AND DELIVERED)

By the within-named PURCHASERS)

1) MR. NITESH MARUTI SAPKAL)

{PAN No. BXSPS4064G })



2) MRS. ANITA NITESH SAPKAL)

{PAN No. BFZPB4694E})



3) MR. MARUTI BABURAO SAPKAL)

{PAN No. AFMPS2188A})



In the presence of)

- 1) Bandal
- 2) Devyika

THE SINDHU APARTMENTS CO-OP. HOUSING SOCIETY LTD.

(REGD. NO. BOM/HSG/FN/8786 OF 1982)
Bhaktidham Mandir Road, Narayan Nagar, Sion-Chunabhatti, Mumbai - 400 022.

Date: 23rd November 2021

Ref.No. _____

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|---------|----|----|
| करल - ५ | | |
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| २०२१ | | |

TO WHOM IT MAY CONCERN

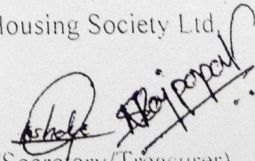
This is to certify that MR. DEEPAK MADHUKAR SHETYE is the bonafide member of our society holding Flat No. 007 area of the said flat is 355 sq. ft. Carpet as per Society's records. We further certify that the construction of the society building was completed in the year 1980. The said flat is situated on the ground floor which is on an extension of the building consisting of only stilt + 6 floors. CTS No. 405/1 to 4 Village Kurla III, And we have no objection to the sale of the said flat by MR. DEEPAK MADHUKAR SHETYE to 1) MR. NITESH MARUTI SAPKAL, 2) MRS. ANITA NITESH SAPKAL and 3) MR. MARUTI BABURAO SAPKAL. The certificate is issued for the purpose of Stamp Duty & Registration.



Thanking you

Yours Faithfully

For The Sindhu Apartments Co-operative Housing Society Ltd.


(Hon. Chairman/Secretary/Treasurer)



THE Sindhu Apartments CO-OPERATIVE HOUSING SOCIETY LIMITED (Registered under M. C. S. Act. 1960) of 1982 Date of Regn 25-5-1982

Authorised Share Capital Rs. 3,37,500/- Divided into 6750 Shares each of Rs. Fifty only
Member's Register No. I (Page-7) Share Certificate No. 7 (31 & 35)

THIS IS TO CERTIFY that Shri / Smt. Manohar. D. Bhosale

of Flat - 007 is the Registered Holder of Shares [five] from No. Thirty one
to Thirty five of Rupees Two hundred fifty only [250/-]
in THE Sindhu Apartments CO-OPERATIVE HOUSING SOCIETY LTD.

Chimabhatt, Bombay 400022 subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty only has been paid.

GIVEN under the Common Seal of the said Society at Bombay this first day of May 1982.



[Signature] Chairman
[Signature] Hon. Secy
[Signature] Member

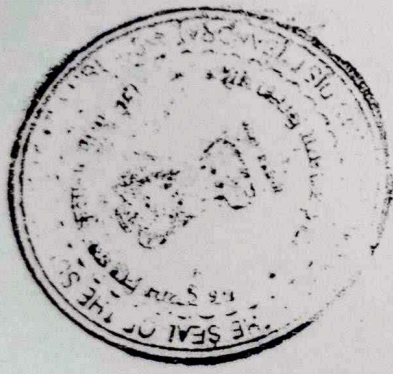
करल - 4
2029

5/6

Memorandum of the transfers of the within mentioned Shares

| Date of Transfer | Transfer No. | Share Regr. No. (Old) | To Whom transferred | Share Regr. No. (New) |
|------------------|--------------|--------------------------|------------------------|--------------------------|
| 08-01-66 | 54 | 9 B (1 st Bk) | DEEPAK MADHUKAR BHETVE | 9 B (2 nd Bk) |

Hon. Secretary (OR) Jt. Secretary/Chairman/Treasurer



[Signature]
Chairman

[Signature]
Jt. Hon. Secretary

2029

Consumer Number (CA no.): 9000 0022 0847

Name : DEEPAK MADHUKAR SHETYE

Address : 07, THE SINDHU APARTMENTS CHS LTD, V N PURAV MARG, SHARDAGRAM, SION OPP. ATI CHUNABHATTI (E), MUMBAI, 400022

Dis. Seq.: EZW1708307/116/0000

Mobile No. : 9*****00

Email Id :

PAN No:

YOU CAN REACH OUT TO US AT:

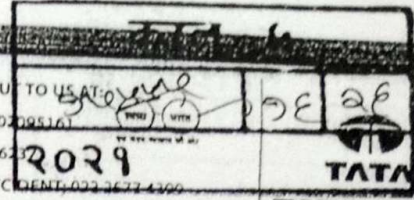
TOLL FREE NO.: 1800 295167

WHATSAPP: 7045116232

IN CASE OF FIRE/ACCIDENT: 022 2672 4399

EMAIL: customercare@tatapower.com

WEBSITE: cp.tatapower.com



TATA POWER
Lighting up Lives!

The Tata Power Company Ltd., Commercial Department,
Dharavi Receiving Station, Matunga (W), Mumbai-400019

Regular Bill

Bill Month: OCT 2021

Bill Period: 08.09.2021 to 07.10.2021

ECS Limit 9999999.00

Bill No. : 092501573411

Meter No. : L0285823

Meter Status : OK

Metered Units : 4

Billed Units : 4

Supply Zone : East EZ01

Dispatch Zone : East EZ01

Nxt. Mtr. Rdg. Dt. : 08.11.2021 (Tent)

Discount Date : 16.10.2021

Due Date : 30.10.2021

Supply Date : 25.02.2021



Current Bill Amount
₹ 104.00

+

Net Other Charges
₹ 0.00

+

Past Dues
₹ 0.00

=

Total Amount Due*
₹ 104.00

Amount By Discount Date
₹ 103.00

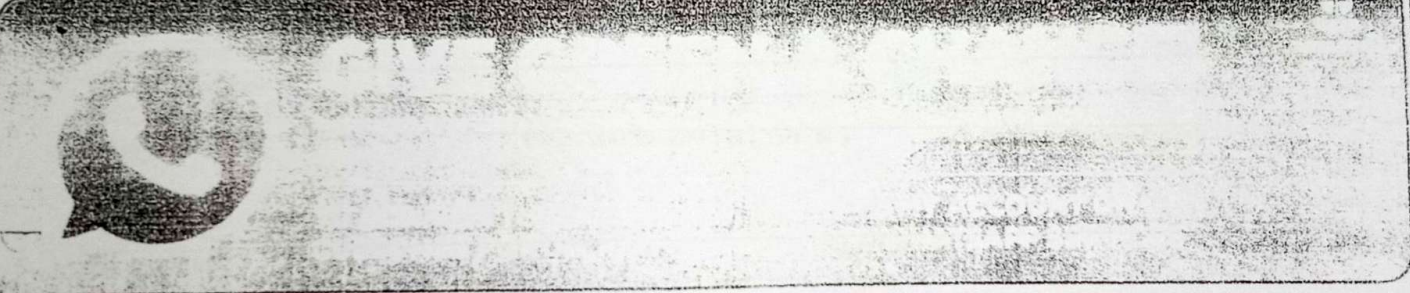
Amount After Due Date
₹ 105.00

Security Deposit Available
₹ 1,480.00

Security Deposit Due
₹ 0.00

*Due date is applicable for current bill only.

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Your nearest offline payment centres: Customer Relations Centre (MON TO SAT: 9:00 TO 17:00 HRS & LUNCH: 14:00 TO 14:30 HRS; 2ND & 4TH SATURDAY: 9:00 TO 13:00 HRS)
Shop No. 4, Sunny CHS, LBS Road Next To SBI Bank Kurla (W) Mumbai 400070.

MESSAGE TO CONSUMER

Under MNRE Ph 2 subsidy program, Roof Top Solar plants by Residential consumers will be eligible for CFA (Central Financial Assistance). 40% CFA will be available upto 3 KW & 20% upto 10 KW capacity. Residential societies are eligible for 20% CFA. Read details and apply online at cp.tatapower.com

Nelish Kane

Nelish Kane
Chief - Distribution
(Mumbai Operations)



FOLLOW US ON:



08102021_1306/609/004451



THE TATA POWER COMPANY LIMITED

Consumer Name: DEEPAK MADHUKAR SHETYE

Consumer No: 9000 0022 0647

Bill No : 092501573411

Bill Date : 09.10.2021

Bill Amount : ₹ 104.00

Cheque No. :

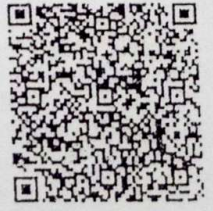
Discount Date : 16.10.2021

Amt by Disc Dt. : ₹ 103.00

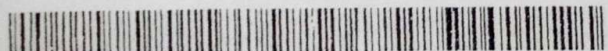
Cheque Date :

Due Date : 30.10.2021

Amt After Due Dt. : ₹ 105.00



Payment should be made by crossed cheque/DD in favour of Tata Power CA NO 9000 0022 0847 For multiple payments, write CA no & break-up of amount on back side of cheque. Please don't issue postdated or outstation cheques. Pls attach payment slip(s).



This power supply bill is neither to be treated nor utilized as a proof of ownership of the premises. This Bill is printed on 100% recycled paper.

UNIFIED PAYMENTS INTERFACE



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

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

करल - ५

लेखा क्रमांक
LX0103060020000

मालमत्ता करवर्ष
2021-2022

देयक क्रमांक
202110BIL13629103
202120BIL13629104

२०२१
११/०९/२०२१

पक्षकाराचे नाव व पत्ता : THE HON SECY THE SINDHU

पेयक -
Ass't. Assessor & Collector, 1 Ward, Municipal Office Building,
Laxman Rao Yadav Market Building, S. G. Barve Marg, Kurla (West),
Mumbai - 400 070.

APARTMENT COOP HSG SOC LTD, NARAYAN NGR V N PURAV MARG,
CHUNABHATTIMUMBAI 22

ईमेल - aaci.ac@mcgm.gov.in

दुरध्वनी क्र. 022 2650 3183

मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस क्र., प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नाव
L-258 (8) V N P MARG HOUSE SHINDHU LESSOR THE TRUSTEES OF KURLA E ST LESSEE SHRI POPATLAL, CHHAGANLAL KAPADIA &
SHRI NIMJ IBHAI CHHAGANLAL KAPADIA

प्रथम करनिर्धारण दिनांक: 01/04/1966 जलजोडणी क्रमांक: एकूण भांडवली मूल्य

एकूण भांडवली मूल्य: ₹ Five Crore Forty Four Lakh Eighteen Thousand Six Hundred Fifty Only
(अधारी)

दि. 31/03/2010 या तारखेपर्यंतची थकबाकी ₹ 0 दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची थकबाकी ₹ 2749

देयक: कालावधी: 01/04/2021 ते 31/03/2022



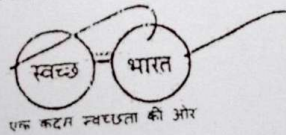
| कराचे नाव | 01/04/2021 | ते | 30/09/2021 | 01/10/2021 | ते | 31/12/2021 |
|------------------------------|------------|----|---|------------|------------|---|
| सर्वसाधारण कर | | | 5463 | | | 5463 |
| जल कर | | | 0 | | | 0 |
| जल लाभ कर | | | 9417 | | | 9417 |
| मत्तनिःसारण कर | | | 0 | | | 0 |
| मत्तनिःसारण लाभ कर | | | 5871 | | | 5871 |
| म.न.पा. शिक्षण उपकर | | | 5458 | | | 5458 |
| राज्य शिक्षण उपकर | | | 4778 | | | 4778 |
| रोजगार हमी उपकर | | | 0 | | | 0 |
| वृक्ष उपकर | | | 271 | | | 271 |
| पथ कर | | | 6825 | | | 6825 |
| एकूण देयक रक्कम | | | 38083 | | | 38083 |
| कलम 152 अ नुसार दंडाची रक्कम | | | 0 | | | 0 |
| परताब्यावरील व्याजाची वसुली | | | 0 | | | 0 |
| आगाऊ अधिदानाचे समायोजन | | | 38083 | | | 38083 |
| भरावयाची निव्वळ रक्कम | | | 0 | | | 0 |
| प्रतिदानाची निव्वळ रक्कम | | | ₹ Thirty Eight Thousand Eighty Three Only | | | ₹ Thirty Eight Thousand Eighty Three Only |
| अक्षरी रुपये | | | | | | |
| अंतिम देय दिनांक | | | | | 30/11/2021 | 31/12/2021 |

"To make payment through NEFT:
IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTLX0103056020000, Name-MCGM Property Tax. Please note,
payment done through NEFT. will be collected against oldest bills first. Cheque may be drawn in the name of
MCGM"

सदर दस्तऐवज हा नागरिकांना करांचा भरणा सुलभतेने करता यावा यासाठी मुमनया अधिनियमातील तरतुदीनुसार निर्गमित
करण्यात आला असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

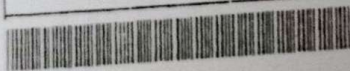
सामाजिक व परिस्थितीकीय लाभदायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या
पात्र मालमत्तांस मालमत्ता करातील सर्वसाधारण कर या घटकाने 5% ते 15% सबसत अनुज्ञेय आहे.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, १८८८ मध्ये
कलम १५४(१ ड ड) चा अंतर्भाव होण्या सापेक्ष जारी करण्यात येत आहे.



10/11/21
विवश्वरा पां गोटे
करनिर्धारक व संकलक

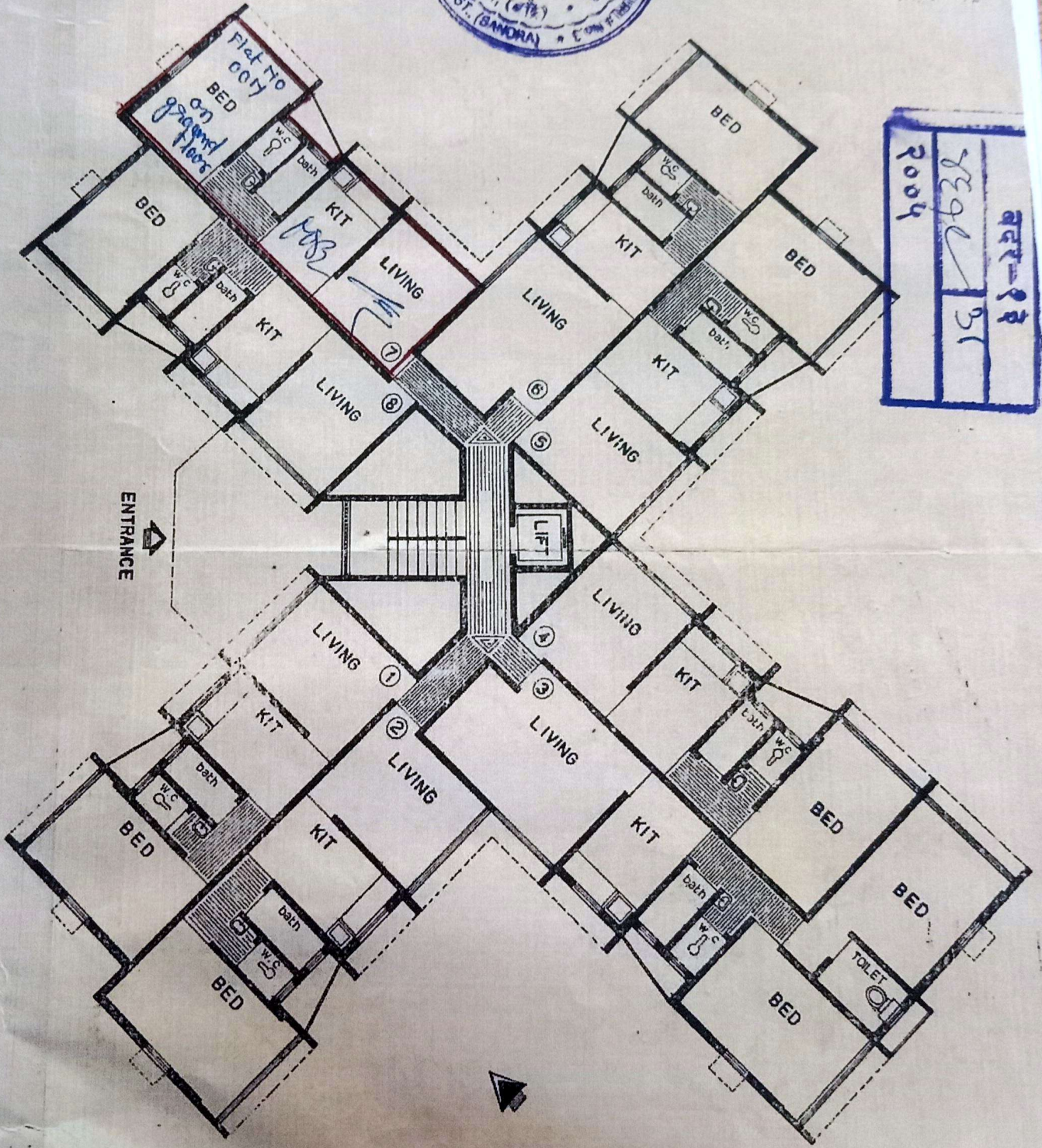
User Category :- rR





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| बंदरा-१३ |
| १३१८ |
| १५१ |
| १००५ |

Building B, SINDHU



THE SINDHU APARTMENTS CO-OP. HOUSING SOCIETY LTD.

(Registered under M.C.S. Act, 1960) (Registration No. BOM / HSG / FN / 8786 of 1982)
Bhaktidham Mandir Road, Narayan Nagar, Sion-Chunabhatti, Mumbai 400 022.

Share Certificate

(Share Certificate No. 07) (Number of Shares : TEN) Date of Soc. Registration 25-03-1982)

Authorised Share Capital Rs.3,37,500/- divided into 6,750/- Share each of Rs. 50/- only.

Members Registration No.

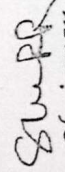
Share Certificate Distinctive Nos. From 31 to 35 Also Additional Shares From 311 to 315

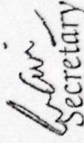
This is to certify that 1) Shri/Smt./M/s. NITESH NARU.T. SAPKAT.....

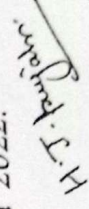
2) Shri/Smt./M/s. ANITA NITESH SAPKAT.....

of Flat No. 007... is the Registered Holders of Shares (TEN) of Rs. 50/- each from No. 31... to 35... also from 311... to 315... total face value of Rupees Five Hundred only (Rs. 500 only) in The Sindhu Apartments Co-op. Housing Society Ltd., Sion-Chunabhatti, Mumbai 400 022 subject to the Bye-laws of the Society and that upon each of such shares the sum of Rupees Fifty has been paid.

Given under the common Seal of the said Society at MUMBAI-22, this First day of April 2022.


Chairman


Secretary


Member of the Committee



THE SINDHU APARTMENTS CO-OP HOUSING SOCIETY LTD

REGN NO. : BOM/HSG/FN/8786 of 1982
Shardagram. Opp. A T I, V N Purav Marg, Sion Chunabhatti. Mumbai- 400022

MAINTENANCE BILL

To,
007 MR. NITESH M SAPKAL & MRS. ANITA N
SAPKAL

Bill No : SAC/0120/2223 Date : 1-10-2022
Due On : 15-11-2022

Flat No : 007

Billing Period : From - 1-10-2022 to 31-12-2022

| SR. | NATURE OF CHARGES | AMOUNT |
|-----------------|------------------------------|------------|
| 1 | 01. Municipal Property Tax | 258.00 |
| 2 | 02. Water Charges | 540.00 |
| 3 | 03. Pump Electricity Charges | 423.00 |
| 4 | 05. Sinking Fund | 45.00 |
| 5 | 06. Major Repairs Fund | 450.00 |
| 6 | 07. Reimbursement of Water | 1,350.00 |
| 7 | 08. Building Insurance | 45.00 |
| 8 | 09. Service Charges | 3,536.00 |
| Current - Total | | 6,647.00 |
| Grand Total | | ₹ 6,647.00 |

Amount in Words : INR Six Thousand Six Hundred Forty Seven Only

E. & O. E.

Terms & Conditions :

1. Kindly make payment before due date of Bill BY A/c. Payee cheque in favour of THE SINDHU APARTMENTS CO-OP HSG. SOC. LTD. 2. After due date interest will be charges @18% PA on outstanding due. 3. Member in arrears shall be liable to pay all the legal expenses incurred by the Society to recover the arrears.

For THE SINDHU APARTMENTS CO-OP HOUSING SOCIETY LTD

Chairman / Hon. Secretary / Treasurer

Bank & Branch : Mumbai Dist. Co-Op Bank Ltd, Chuna Bhatti A/c NO : 00421006000013 , IFSC : MDCB0680042

RECEIPT

Receipt No. : 81

Receipt Date :

10-9-2022

Received with Thanks from : 007 MR. NITESH M SAPKAL & MRS. ANITA N SAPKAL, Flat No : 007

Sum of Rupees : 6,647.00 (INR Six Thousand Six Hundred Forty Seven Only.)

By Cheque/DD 233978 Dated 28-Aug-22 of Rs. 6,647.00 Drawn in State Bank of India (India)

Remarks :-Being Society Maintenance & Other charges for the period of 1-7-2022 to 30-9-2022

Rs. 6,647.00

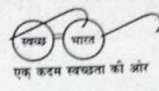
*** Subject to realization of cheque

For THE SINDHU APARTMENTS CO-OP HOUSING SOCIETY LTD

Chairman / Hon. Secretary / Treasurer

Consumer Number (CA no.): 9000 0112 4154
 Name: NITESH MARUTI SAPKAL
 Address: FLAT NO.007, GRD FLR, B BLDG, THE SINDHU APARTMENTS CHSL, V N PURAV MARG, Chunabhatti (E), Mumbai, 400022

YOU CAN REACH OUT TO US AT:
 TOLL FREE NO.: 18002095161
 WHATSAPP: 7045116237
 IN CASE OF FIRE/ ACCIDENT: 022 2577 4399
 EMAIL: customercare@tatapower.com
 WEBSITE: cp.tatapower.com



The Tata Power Company Ltd., Commercial Department,
 Senapati Bapat Marg, Lower Parel, Mumbai 400 013


Dis. Seq.:EZ/W1708307/116//0000
 Mobile No. : 9*****42
 PAN No : BX*****4G

| | | | |
|------------------------|------------------------------------|--|-----------------------------|
| Regular Bill | Bill Month: DEC 2022 | Bill Period : 08.11.2022 to 07.12.2022 | Bill Date: 09.12.2022 |
| EBPP | Metered Units : 200 | Discount Date :16.12.2022 | Tariff Category : LT I (B) |
| Bill No. : 99003831005 | Billed Units : 214 | Due Date :30.12.2022 | :LT-RESIDENTIAL |
| Meter No. : L0285823 | Supply Zone : East EZ01 | Supply Date :09.12.2021 | MRU : W1708307 |
| Meter Status : OK | Dispatch Zone : East EZ01 | | Consumer : Welcome |
| | Nxr.Mtr.Rdg.Dt.: 07.01.2023(Tent.) | | Type Of Supply : 1 PHASE LT |


| | | | | | | |
|---------------------------------------|---|-------------------------------------|---|--|---|--|
| Current Bill Amount ₹ 1,479.00 | + | Net Other Charges ₹ -3.00 | + | Past Dues ₹ 0.00 | = | Total Amount Before Due Date* ₹ 1,476.00* |
| Amount By Discount Date ₹ 1,464.00 | | Amount After Due Date ₹ 1,494.00 | | Security Deposit Available ₹ 570.00 | | Security Deposit Due ₹ 0.00 |

*Due date is applicable for current bill only.

For Advertisement enquiries please contact "SCOM MEDIA" email: info@scommedia.com



पद्मभूषण जैनाचार्य
श्री रत्नसुंदरसूरि महाराज
 लिखित
400वीं पुस्तक का
विमोचन समारोह



15-22 जनवरी, 2023
 गुजरात युनिवर्सिटी ग्राउन्ड
 GMDC, अहमदाबाद, गुजरात

Your nearest offline payment centres :Customer Relations Centre (MON TO SAT : 9:00 TO 17:00 HRS & LUNCH: 14:00 TO14:30 HRS; 2ND & 4TH SATURDAY : 9:00 TO 13:00 HRS)
 Shop No. 4, Sunny CHS, LBS Road Next To SBI Bank Kurla (W) Mumbai 400070.

MESSAGE TO CONSUMER

Beware of fraudulent messages being received by you. Tata Power does not send SMS from an, unregistered number asking you to share any Password, OTP, Bank Details and the mobile/laptop, screen with our executives while making payments. Please use our authorized payment modes only., YOUR SAFETY IS OUR TOP MOST PRIORITY!

Nulshikane
Nilesh Kane
 Chief - Distribution
 (Mumbai Operations)

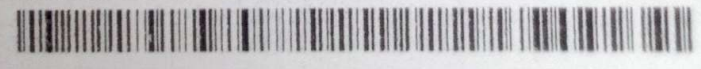
RTGS/NEFT Details: Bank Name : Kotak Mahindra Bank Limited,
 Account No: TPCLEXXXXXXXXXXXX (here xxxxxxxxxxxx denotes 12 digit consumer no),
 IFSC Code: KKBK0000958, Account Type: Current Account



| THE TATA POWER COMPANY LIMITED | | | |
|--------------------------------|----------------------------|-------------------|-----------------------------|
| Consumer Name: | NITESH MARUTI SAPKAL | | Consumer No: 9000 0112 4154 |
| Bill No : 99003831005 | Bill Date : 09.12.2022 | Bill Amount | ₹ 1,476.00 |
| Cheque No. | Discount Date : 16.12.2022 | Amt by Disc Dt. | ₹ 1,464.00 |
| Cheque Date | Due Date : 30.12.2022 | Amt After Due Dt. | ₹ 1,494.00 |



Payment should be made by crossed cheque/DD in favour of "Tata Power CA NO 9000 0112 4154" For multiple payments, write CA no & break-up of amount on back side of cheque. Please dont issue postdated or outstationcheques. Pls attach payment slips.



This Bill is printed on 100% recycled paper. This power supply bill is neither to be treated nor utilized as a proof of ownership of the premises.

Update your GST Regn number by calling on 18002095161

Use Any UPI App - Scan QR Code

Municipal Corporation of Greater Bombay

ग्रहन्तुर्वर्षी. महानगरपालिका

CEB/727/BPES/A/L

3 MAR 1981

Office of the
By. City Engineer E. S.
Jawahar Road, Municipal Offices,
Chhatkopar (East).
Bombay 400 077.

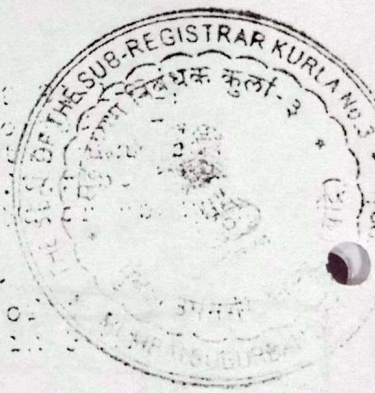
To
Sri D. A. Kothari,
Licensed Surveyor,
of M/s K.V. Shah & Associates,
Fort, Bombay 400 001.

| | |
|--------------------|--------------------|
| बदर-१३ | |
| <i>[Signature]</i> | <i>[Signature]</i> |
| ३००५ | |

Subj: - Occupation permission
(B) in the layout at
Narayan Nagar, Sion Trombay Road,
Chunabhatti, Kurla.

Sir,

With reference to your letter No. KVS/035 of
I have to inform you that there is no objection to
client occupying the premises as shown by you in
colour on the completion plans submitted by you
ing water connection from the Assistant Engineer,
L Ward and subject to the following conditions.



1) That the certificate under section 270A of
Municipal Corporation Act shall be submitted within
from the receipt hereof.

2) That the remaining compound wall shall be done
within 3 months or before requesting to grant
permission for the remaining buildings in the
is earlier.

3) That the society shall be got registered and
registration certificate duly attested submitted
months from the receipt hereof.

4) That the terms and conditions of layout shall be
complied with within 6 months from the receipt hereof.

Note:- This permission is issued without waiving
the actions under sections 270A, 305 & 306 of the
Municipal Corporation Act.

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

Yours faithfully,

Executive Engineer
(Municipal Corporation)

75/75/1062/-