

# Mahajan & Associates

Advocate & Notary

Off:- 503, Fifth Floor, Rajhans Bldg., Gaondevi Road, Opp. Bus Depot, Naupada, Thane  
(W), Ph. 25411233, Telefax No. 25341233, Mobile No. 9892345105  
E.mail : adv.mahajan2@gmail.com.

Ref. No. :- 19/07/6026

Date :- 06-07-2019

Annexure - B

## TITLE INVESTIGATION REPORT (TIR)

1.	a) Name of the Branch/ Business Unit Office seeking opinion.	State Bank of India, HLST, Kalyan.
	b) Reference No. and date of the letter under the under the cover of the documents tendered for scrutiny	No letter issued.
	c) Name of the Borrower.	1] Mr. Mangesh Shivram Dhuri & 2] Mrs. <u>Amita Mangesh Dhuri.</u>
2.	a) Name of the Unit/ Concern/ Company/ person offering the property/( ies) as security.	1] Mr. Mangesh Shivram Dhuri & 2] Mrs. <u>Amita Mangesh Dhuri.</u>
	b) Constitution of the unit/concern/person offering the property for creation of charge.	Individual Capacity i.e. 1] Mr. Mangesh Shivram Dhuri & 2] Mrs. <u>Amita Mangesh Dhuri</u>
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.	Borrowers.
3	Complete or full description of the immovable property/(ies) offered as security including the following details.	Flat No. 101, on 1 <sup>st</sup> floor, <u>admeasuring 420 Sq. ft. (Carpet) + 60 Sq. ft. [Open Terrace], 'B' Wing, in a building known as "SUNDARAM" (BUILDING NO. 3 as shown in the sanctioned plan), in a society known as "BALAJI AANGAN- SUNDARAM</u>



कल्याण डोंबिवली महानगरपालिका, कल्याण.



**बांधकाम पूर्णत्वाचा दाखला**  
(इमारत क.३ विंग 'A' 'B' व 'C' करीता)

जा.क्र.कडोमपा/नरवि/सीसी/डों वि/२५०  
दिनांक - २५/१०/२०१६

प्रति,  
श्री.विष्णू कातोड चौधरी व इतर  
कु.मु.प.पा. मे. श्री साई बालाजी इंटरप्रायजेस तर्फे श्री.संजय रामनारायण सिंग  
व्दारा- श्री. प्रदिप कांबळे (वास्तु.), डोंबिवली (पू.)  
स्ट्रक्चरल इंजिनियर- मे. शांती कन्सल्टंट, श्री.अरविंद पटेल

वास्तुशिल्पकार श्री. प्रदिप कांबळे यांचे दि.०४/१०/२०१६ चे अर्जावरून दाखला देण्यात येतो की, त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत स.नं.१२८(जुना), १०(नविन), हि.नं.४अ/४ब,२ मौजे-कांचनगांव(पू.) व स.नं.२४२अ (जुना) २८(नविन), हि.नं.१/१(पै), मौजे-चोळे, डोंबिवली(पू) येथे महानगरपालिका यांचेकडील मुधार्गत बांधकाम परवानगी जावक क.कडोमपा/नरवि/बाप/डों वि/२०१२-१३/१९/७५, दि.२७/०५/२०१६ अन्वये ह.वि.ह.सह १८९४६.०४ चौ.मी. क्षेत्र मंजूर केलेल्या नकाशे प्रमाणे ३४६७.६९ चौ.मी. क्षेत्राचे रहिवास बांधकाम पूर्ण केले आहे.

सबब त्यांना सोबतच्या नकाशेमध्ये हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तसेच खालील अटीवर बांधकामाची वापर परवानगी देण्यात येत आहे.

मजले	इमारत क.३, विंग A, B, C					
	विंग 'A'		विंग 'B'		विंग 'C'	
	सदनिका	क्षेत्र (चौ.मी.)	सदनिका	क्षेत्र (चौ.मी.)	सदनिका	क्षेत्र (चौ.मी.)
तळ मजला	०३ सदनिका	१४०.३०	०३ सदनिका	१०९.६९	०३ सदनिका	१४०.३०
पहिल्या मजला	०४ सदनिका	१५४.७५	०४ सदनिका	१३५.०४	०४ सदनिका	१५४.७५
दुसरा मजला	०४ सदनिका	१५४.७५	०४ सदनिका	१३५.०४	०४ सदनिका	१५४.७५
तिसरा मजला	०४ सदनिका	१५४.७५	०४ सदनिका	१३५.०४	०४ सदनिका	१५४.७५
चौथा मजला	०४ सदनिका	१५४.७५	०४ सदनिका	१३५.०४	०४ सदनिका	१५४.७५
पाचवा मजला	०४ सदनिका	१५४.७५	०४ सदनिका	१३५.०४	०४ सदनिका	१५४.७५
सहावा मजला	०४ सदनिका	१५४.७५	०३ सदनिका	१०१.२८	०४ सदनिका	१५४.७५
सातवा मजला	०४ सदनिका	१५४.७५	०४ सदनिका	१३५.०४	०४ सदनिका	१५४.७५
एकूण	३१ सदनिका	१२२३.२८	३० सदनिका	१०२१.०४	३१ सदनिका	१२२३.५५

एकूण = ९२ सदनिका, क्षेत्र ३४६७.६९ चौ.मी.

अटी -

- १) बांधकाम रचना अटीकरणसाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून क.डों.म.पा.स विनामूल्य हस्तांतरित करावी लागेल.
- २) मजुरी व्यतिरीक्त जागेवर बांधकाम केल्याचे आढळल्यास ते पूर्व सूचना न देता तोडून टाकण्यात येईल.
- ३) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महापालिकेची राहणार नाही.
- ४) तसेच यापुढील इमारतींना पर्यावरणाचा दाखला सादर केल्याशिवाय बांधकाम पूर्णत्वाचा दाखला मिळणार नाही.

प्र.सहाय्यक संचालक नगररचना (उपनि)   
कल्याण डोंबिवली महानगरपालिका, कल्याण

- शु.१-१) कर निर्धारक व संचालक, क.डों.म.पा., कल्याण  
२) प्रभाग क्षेत्र अधिकारी, 'फ' प्रभाग कार्यालय, क.डों.म.पा., कल्याण

**BALAJI AANGAN SUNDARAM**  
**CO OPERATIVE HOUSING SOCIETY LTD.**

Registered No: TNA/DOM/HSG/TC/30000/YEAR 2017-2018 DT.30-11-2017

Balaji Angan Complex, 90 feet New Thakurli Road, Kanchan Gaon Thakurli (East), Thane - 421 201

Ref :- O/W - BAS/22-23/24

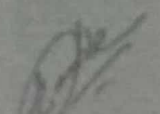
Date : 28-02-2023

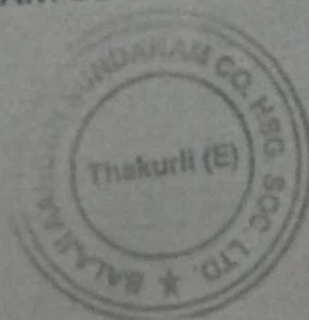
To,  
**The Assistant General Manager,**  
**State Bank of India,**  
**Retail Assets Centralised Processing Cell,**  
**Thane.**

We, M/s BALAJI AANGAN SUNDARAM CO OPERATIVE HOUSING SOCIETY LTD.  
hereby certify that:

1. Flat/House No. B/101 in Balaji Aangan Sundaram Co operative Hsg. Soc. Ltd. situated at/ to be constructed at Balaji Angan Complex, 90 feet New Thakurli Road, Kanchan Gaon Thakurli (East), Thane - 421 201 of \_\_\_\_\_ (ward) \_\_\_\_\_ bearing Survey No \_\_\_\_\_ has been allotted to Mr. Mangesh Shivram Dhuri & Mrs. Amita Mangesh Dhuri vide agreement to sale letter dated 31-10-2015.
2. That the total cost of the house/flat is Rs. 30,36,000.00 (Rupees thirty Lakh Thirty Six Thousand only) as per the sale document
3. Mr. Mangesh Shivram Dhuri & Mrs. Amita Mangesh Dhuri have availed home loan from State bank of India of Rs.17,00,000.00 for which he has mortgaged the said flat, we have noted the same in our records and We have no objection in him mortgaging/extending the mortgage of the flat for further amounts as agreed upon by the the bank(SBI)
4. We further stake and undertake to record the charge of the bank on the said flat in our register and further agree to inform and give proper notice to the Co-operative Housing Society or an Association of Apartment Owners as and when formed, about the said flat being so mortgaged to your bank.
5. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favor of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favoring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank
6. The said flat B/101 Balaji Aangan Sundaram Co operative Hsg. Soc. Ltd is in possession of Mr. Mangesh Shivram Dhuri & Mrs. Amita Mangesh Dhuri since Dec 2016.

For, **BALAJI AANGAN SUNDARAM CO-OP. HSG. SOC. LTD.**

  
Hon. Secretary /Treasurer



**BALAJI AANGAN - SUNDARAM CO-OPERATIVE HOUSING SOCIETY LTD.**  
 [REGN. NO.: TNA/DOM/HSG/(TC)/30000/2017 DT.30.11.2017]  
 KANCHAN GAON, THAKURLI (EAST)- 421201

**SOCIETY MAINTENANCE CHARGES INVOICE**

GSTIN : NA INVOICE DATE : 01-02-2023  
 PAN No. : NA INVOICE NO. : 39/FEB-2023  
 REVERSE CHARGE - N.A. DUE DATE : 20-02-2023

INVOICE TO : MANGESH SHIVRAM DHURI / AMITA MANGESH DHURI  
 FLAT NO. : B BLOCK-101  
 ADDRESS : KANCHAN GAON, THAKURLI (EAST)- 421201  
 FLAT AREA : 660.0 Sqft  
 MOBILE NO. : 8879137818  
 E-MAIL :

Bill Period : 01-02-2023 to 28-02-2023

No. of Days : 28

Description of Services	Units	SAC Code	Rate (INR)	Amount Payable (INR)
SINKING FUND CONTRIBUTION	-	1	0.25-	275.00
REPAIR FUND CONTRIBUTION	-	2	0.75-	825.00
SERVICE CHARGES CONTRIBUTION	-	3	880-	880.00
Current Bill Amount (INR)				1,980.00
Last month's outstanding (INR)				0.00
Cheque Dishonor Charges (INR)				0.00
Payable Amount (INR)				1,980.00

Amount in words : One Thousand Nine Hundred Eighty Rupees Only

Please cheque to be made in favoring of BALAJI AANGAN SUNDARAM CO-OPEARTIVE HOUSING SOCIETY LTD.

Please mention your Flat no. on the reverse side of the cheque.

Payment to be made before 28th Feb 2023, otherwise 21% p.a. simple interest will be charged on entire balance amount.

BALAJI AANGAN - SUNDARAM CO-OPERATIVE HOUSING SOCIETY LTD.

Signature:

Authorized Signatory

**BALAJI AANGAN - SUNDARAM CO-OPERATIVE HOUSING SOCIETY LTD.**

**Invoice Receipt**

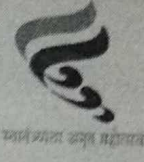
Cheque No	Date	Type	Amount Rs.
7160	06-01-2023	Bank Receipt	1,980.00

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# कल्याण डोंबिवली महानगरपालिका, कल्याण.



मालमत्ता कर वर्ष सन 2022 - 2023 वनम्बर क्रमांक F 04  
(देयक कालावधी दिनांक 01-APR-2022 ते, दिनांक 31-MAR-2023 )  
(महाराष्ट्र महानगरपालिका अधिनियम अनुसूचीतील प्रकरण ८ नियम ३९ अन्वये)

देयक क्र. : 230047  
प्रभाग क्र. : F  
मालमत्ता क्र. : F04017152500  
खोली क्र. : 101  
मिळकतधारकाचे नाव : MANGESH S DHURI & AMITA M DHURI

दिनांक : 13-APR-2022  
विभाग क्र. : 04  
एकूण क्षेत्रफळ (चौ.मी.) : 37.78  
वापराचा प्रकार : निवासी  
मालमत्तेचा प्रकार : इमारत  
वार्षिक करयोग्य मूल्य रु. : 6,731.00  
निवासी विगरे निवासी एकूण : 6,731.00

पत्ता : BALAJI AANGAN COMPLEX, BUILDING NO.3, SUNDARAM, 'B' WING, KANCHANGAON, DOMBIVALI (2)

१ अ. क्र.	२ कराचे तपशिल	३ कर दर (%)	४ मागील बाकी रु.	५		६ एकूण रक्कम रु.
				01.04.2022 ते 30.09.2022 (प्रथम सहामाही)	01.10.2022 ते 31.03.2023 (द्वितीय सहामाही)	
1	सर्वसाधारण कर	27.50		926.00	926.00	1,852.00
2	पथकर	9.00		303.00	303.00	606.00
3	मलप्रवाह कर	2.00		67.50	67.50	135.00
4	पाणीपुरवठा लाभ कर	12.50		421.00	421.00	842.00
5	मलप्रवाह सुविधा लाभ कर	10.50		353.50	353.50	707.00
6	महापालिका शिक्षण उपकर	3.00		101.00	101.00	202.00
7	वृक्ष संवर्धन कर	1.00		34.00	34.00	68.00
8	शासकीय शिक्षण उपकर (निवासी)	6.00		202.00	202.00	404.00
9	कचरा संकलन उपयोगकर्ता शुल्क			300.00	300.00	600.00
				2,708.00	2,708.00	5,416.00
एकूण स्मर्ये						0.00
एकूण जमा स्मर्ये						5,416.00
एकूण देय रक्कम				दि. 31.08.2022	दि. 31.12.2022	
अंतिम देय दिनांक						

दरमहा २ टक्के व्याज आकारले जाणार असल्याने प्रत्यक्ष भरणा करते वेळी रक्कमेत वाढ होण्याची शक्यता आहे.  
अक्षरी स्मर्ये : FIVE THOUSAND FOUR HUNDRED SIXTEEN ONLY



Scan QR code using  
Google lens or Camera

sd/-  
उप आयुक्त (कर)  
कल्याण डोंबिवली महानगरपालिका, कल्याण  
This is computer generated document, hence requires no signature.

# SHARE CERTIFICATE

## BALAJI AANGAN "SUNDARAM" CO-OPERATIVE HOUSING SOCIETY LIMITED

(REGISTERED UNDER THE MAHARASHTRA CO-OPERATIVE SOCIETIES ACT, 1960)

REG.NO.: TNA / DOM / HSG / (TC) / 30000 / 2017. DATE : 30.11.2017.

SERIAL NO. : 35

AUTHORISED SHARE CAPITAL RS. 1,00,000/- DIVIDED INTO 2000 SHARES EACH OF RS. 50/- ONLY.

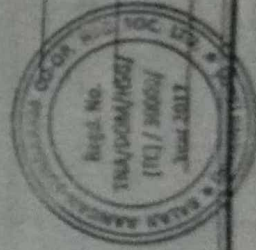
MEMBER'S REGISTRATION NO.: 35 (FLAT NO. 101) (B-WING)

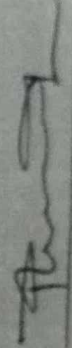
MR. MANGESH SHIVRAM DHURI  
MRS. AMITA MANGESH DHURI

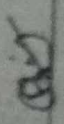
THIS IS TO CERTIFY THAT MR. MANGESH SHIVRAM DHURI  
OF THAKURLI (E) IS THE REGISTERED HOLDER OF TEN SHARES FROM NO. 341 TO 350  
OF RS. 50/- (RS. FIFTY EACH) IN BALAJI AANGAN "SUNDARAM" CO-OPERATIVE HOUSING SOCIETY  
LIMITED, THAKURLI. SUBJECT TO THE BYE-LAWS OF THE SAID SOCIETY AND THAT UPON SUCH  
SHARES THE SUM OF RS. 500/- ONLY (RUPEES FIVE HUNDRED ONLY) HAS BEEN PAID.


GIVEN UNDER THE COMMON SEAL OF THE SAID SOCIETY AT THAKURLI ON \_\_\_\_\_

DAY OF **14 MAY 2021**, 2019.



 CHAIRMAN

 HON. SECRETARY

 MEMBER OF THE COMMITTEE

P.T.O.

