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पावती

Original/Duplicate

Saturday, December 16, 2017

नोंदणी क्र.: 39म

2:24 PM

Regn.: 39M

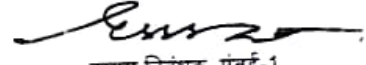
पावती क्र.: 7894 दिनांक: 16/12/2017

गावाचे नाव: फोर्ट  
दस्तऐवजाचा अनुक्रमांक: बबद1-5806-2017  
दस्तऐवजाचा प्रकार: सेल डीड  
मादर करणाऱ्याचे नाव: वैशाली जितेंद्र शिंदे --

नोंदणी फी ₹. 30000.00  
दस्त हाताळणी फी ₹. 820.00  
पृष्ठांची संख्या: 41

एकूण: ₹. 30820.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
2:28 PM ह्या वेळेस मिळेल.

  
दुय्यम निबंधक, मुंबई-1

वाजार मूल्य: ₹. 11015000/-  
भोवदला ₹. 11000000/-  
भरलेले मुद्रांक शुल्क : ₹. 550800/-

सह दुय्यम निबंधक, मुंबई शहर क्र. 1

- 1) देयकाचा प्रकार: eChallan रक्कम: ₹. 30000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008325880201718M दिनांक: 16/12/2017  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹ 820/-

**DELIVERED**  
30/12/17



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन 2017

1. दस्ताचा प्रकार :- सेव 33 अनुच्छेद क्रमांक 24 बी
2. सादरकर्त्याचे नाव :- बेबाली जितेंद्र शिंदे कुला बोरीवली
3. तालुका :-  मुंबई  अंधेरी  बोरीवली
4. गावाचे नाव :- फोर्ड
5. नगरभूमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 964
6. मूल्य दरविभाग (झोन) :- 2 उपविभाग 2E
7. मिळकतीचा प्रकार :-  खली जमीन  निवासी  कार्यालय  दुकान  औद्योगिक
- प्रति वी मी. दर :- 9,95,300 4,30,000 =
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 804 चौ. मी. / फूट 45-16M
9. कारपार्किंग :- गच्ची पोटमाळा :- 32
10. मजला क्रमांक :- 33 उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- 9560 घसारा :- 60%
12. बांधकामाचा प्रकार :-  आरआरसी / इतर पक्के / अर्ध पक्के / फच्चे
13. बाजारमुल्यदर तक्त्यातील मूल्य प्रतिमाह :- 9,90,94,000 =
14. लिफ्ट अॅन्ड लायसन्सचा निवासी / अनिवासी 20% रक्क 1,90,00,000 =

बबई - १	
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ज्याच्या दिलेली घट / वाढ	
२०१७	



15. निर्धारित केलेले बाजारमूल्य :- 9,90,94,000 =

16. दस्तामध्ये दर्शविलेली मोबदला रक्क :- 9,90,00,000 =

= 4,30,000 - 9,95,300 = 3,99,500 - 60% = 9,28,460 =

= 9,28,460 + 9,95,300 = 2,43,460 प्रती चौ. मि.

= 804 + 20% = 846 ÷ 90.46 = 84.96 × 2,43,460

= 9,90,94,000 =

17. देय मुद्रांक शुल्क :- 4,40,000 = भरलेले मुद्रांक शुल्क :-

18. देय नोंदणी फी :- 30,000 =

लिपीक्रे

सह दुय्यम निबंधक

UTR No. BKIDN17349371934

CHALLAN  
MTR Form Number-6

GRN MH 00 8325880 201718M	BARCODE	Date 15/12/2017-17 58:40	Form ID 25.2
Department Inspector General Of Registration	Payer Details		
Type of Payment Stamp Duty	TAX ID (If Any)	EVXPS2847R	
Registration Fee	PAN No.(If Applicable)	VAISHALI JITENDRA SHINDE AND OTHER	
Office Name BOM1_MUMBAI CITY 1 SUB REGISTRAR	Full Name	VAISHALI JITENDRA SHINDE AND OTHER	
Location MUMBAI	Flat/Block No.	FLAT NO 9 3RD FLOOR JANI	
Year 2017-2018 One Time	Premises/Build	CS NO 187 FORT	
Account Head Details	Amount In Rs.	Road/Street	Area/Locality
0030045501 Stamp Duty	550800.00	MUMBAI	MUMBAI
0030063301 Registration Fee	30000.00	Town/City/District	0 0 0 2 3
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>बबई - २</p> <p>५०६ ३ / ४९</p> <p>२०१७</p> </div>		Remarks (If Any)	AN2=AAEFR6303F-SecondPartyName=MS R C ADVERTISING COMPANY-CA=11000000-Marketval=11015000
Total	5,80,800.00	Amount In Words	Five Lakh Eighty Thousand Eight Hundred Eighty
Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK	
Cheque/DD Details	Bank CIN	Ref. No.	03006172017121500673
Cheque/DD No.	Bank Date	RBI Date	Not Verified with RBI
Name of Bank	Bank-Branch	PUNJAB NATIONAL BANK	
Name of Branch	Scroll No. , Date	Not Verified with Scroll	

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सधर चलन केवल दुय्यम निबंधक कार्यालय नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सधर चलन लागू नाही.

Make payment at any of the listed branches \* of PUNJAB NATIONAL BANK  
 handling GOVERNMENT OF MAHARASHTRA Business Before 22/12/2017

Mobile No. : 9819050122



Date: 13/12/17

|| Shri ||

**SALE DEED**

J.S. Shinde

V.J. Shinde

**THIS SALE DEED** made at **MUMBAI** on this 16<sup>th</sup> day of December in the Year Two Thousand Seventeen.

16<sup>th</sup> day of  
J.S.  
V.J.

**BETWEEN**

**M/s. R.C. Advertising Company** A Partnership firm duly registered under the provisions of Partnership Act and having its office at 3<sup>rd</sup> floor, Jani Chambers, Tamarind Lane, Fort Mumbai Having (PAN no. AAEFR630) through its partners 1) Mr. Dakshesh R. Shah Age :- 63 years, (bearing PAN NO.AMYPS5483K) 2) Mr. Vishal Dakshesh Shah Age:- 35 years, ( BEARING PAN NO. AOQPS9721) hereinafter called **'THE VENDOR'** (which expression shall unless repugnant to the context or meaning thereof be deemed to include its heir, executors and assigns etc. ) of the One Part:



**AND**

**Mrs. Vaishali Jitendra Shinde** Age:- 39 years (bearing PAN NO. EVXPS2847R) **Mr. Jitendra Sakharam Shinde** Age:- 44 years (having PAN NO. BKEPS8996Q) residing at B/301, New Omkar Co-operative Hosusing Society, Garibacha Wada, Mahatma Phule Road, Dombivali (West) Mmbai called **'The PURCHASOR'** (which expression shall unless repugnant to the context or meaning thereof be deemed to include his legal heirs, executors, successors and Assigns) of the Other Part.

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**WHEREAS:-**

- (a) The Vendor is a registered partnership firm carrying on business of Advertising in the name and style of "**M/s. R.C. Advertising Co**".
- (b) The Vendor is seized and possessed of or otherwise well and sufficiently entitled to the immovable office property being Office

V.J. Shinde

J.S. Shinde

J.S. Shinde

V.J. Shinde

premises no.9, admeasuring 405 Sq. Ft Carpet Area, situated at 3<sup>rd</sup> floor, Jani Chambers, Tamrind Lane, Fort Mumbai and which property is more particularly described in the **SCHEDULE** hereunder written. (HEREINAFTER REFERRED TO AS "**the said property**").

(c) The vendor by an Indenture of conveyance dated 7<sup>th</sup> April 1989 duly registered with the Sub Registrar of Assurances, at Mumbai, acquired the said property from Smt. Bharti Manharlal Shah. The Vendor is therefore absolute owner of the property and has been enjoying the same with absolute right and has clear and marketable title to the said Property.

(d) WHEREAS the Vendor is the member of Jani Chamber Co-operative Hsg. Soc. Ltd, a Society registered with Dy. Registrar of Co-operative Societies Act 1960, at Mumbai, under Registration No. BOM/UCA/GNL/01314 of 1988-89 (hereinafter referred to as "**THE SAID SOCIETY**") and by virtue of being the member of the said Society, has been holding said property on what is popularly known as 'Ownership Basis' office premises No:-9, 3<sup>rd</sup> floor, in a Building known as 'Jani Chambers', Situated on, C.Survey No. 100, more particularly described in the Schedule.



(e) AND WHEREAS the Vendor by virtue of being the member of the said Society viz. Jani Chamber Premises Co-operative Hsg. Soc. Ltd., has been issued Share Certificate No. 7, Members Regn. No. 7, dated 30/3/1989, for Ten fully paid up shares of Rs. 500/- each bearing Distinctive Nos. 061 to 070 (both inclusive)

(f) The vendor is in need of money and has teherfore decided to sale said property. The Vendor offered to sell and transfer the said property to

V. J. Shinde T. S. Shinde

SD. [Signature]

the Purchaser for a sale consideration of Rupees One Crore Ten lacs only (Rupees 1,10,00,000/- only) and the Purchaser herein has agreed to purchase the same by these presents for the aforesaid consideration on the following terms and conditions:

**NOW THIS SALE DEED WITNESSETH AS UNDER** and it is

hereby mutually agreed by and between the parties as follows:  
(1) The Vendors hereby doth conveys, transfers, sales and assigns all its right, title and interest in the said property of Reg. no.9, 3<sup>rd</sup> Floor, of the said Society viz. Jani Chan Cooperative Hsg. Soc. Ltd. alongwith Ten shares and the membership of the said Society to the Purchaser herein have agreed to acquire all its right, title and interest in the said office premises, and the membership of the said Society.



2017  
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(2) The Vendors hereby doth conveys, transfers, sales and assigns all his right, title and interest in the above said property along with the ten shares and the membership of the said Society for the total consideration of Rs.1,10,00,000/- (Rupees:- One Crore Ten Lacs Only) to the Purchaser on the payment of Rs.1,10,00,000/- (Rupees:- One Crore Ten Lacs Only) being the total consideration inclusive of everything in lump-sum, which are paid by the Purchaser to the Vendor.

(3) The Vendor doth hereby admit to have received a sum of Rs. 10,00,000/- ( Ten Lacs) paid by the Purchaser on 04/09/2017, the Purchaser paid a sum of Rs. 5,00,000/- by cheque bearing no. 088449 drawn on Bank of India dated 14/10/2017; and Rupees Eighty Lacs (80,00,000/-) by way of RTGS done on 17/11/2017 thus the vendor

V. J. Shinde J. s. shinde

*[Handwritten signature]*

doth hereby acknowledge the receipt of Rs. 95,00,000/- (Ninty Five Lacs rupees only) the payment and receipt the Vendor doth hereby admit and acknowledge. The Purchaser shall pay balance amount of 15,00,000/- on execution of these presents and after handing over possession of the said property to purchaser by vendor.

(4) The vendor herein on execution of this presents shall handover with the purchaser original title deeds in respect of the said property

(5) The Vendor doth hereby declare that the said property is free from all encumbrances, claims and demands whatsoever and that they are fully entitled to deal with or dispose of the same and undertakes to keep the Purchaser indemnified in this behalf. The Vendor also agree to sign and execute all such transfer forms, papers and documents as may be necessary in favour of the Purchaser or their transferees and in vacant and peaceful possession of the said Property on receipt of full and final consideration mentioned hereinabove.



(6) The Vendor hereby doth deliver to the Purchaser the vacant and peaceful possession of the said Property along with all the permanent fixtures and fittings on execution of these presents.

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(7) The Vendor has paid and cleared off all the charges payable to the Society by way of Municipal Taxes and other dues/outgoings relating to the said Property upto the date of handing over the possession to the Purchaser as per the Society bills or any other dues in respect of the said Property and hereby agrees to keep the Purchaser indemnified against any claim that may be made by the said Society or anyone else in respect of the said Property for the above period at a later date.

(8) The Purchaser hereby agree to pay all the charges payable by way of Municipal Taxes and other dues/outgoings relating to the said Property

V. J. Shinde J. S. Shinde

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from the date of taking over the possession of the said Property and hereby declare and confirm that he will abide by the bye-laws of the said Society, without any reservation whatsoever.

(9) The Vendor hereby declares and confirms that the said Property absolutely belongs to them and that they have not created any gift, pledge, lease, loan, mortgage, charge, lien or encumbrances on the said Property or the five shares and that these are free from any gift, lease, loan, mortgage, charge, lien, encumbrances or attachment of any Statutory Authorities or otherwise and there is no litigation, stay or any legal proceedings with regard to the said Property in any Court of Law, Taxing Authority or with Municipality or Society authorities. The Vendor further undertakes to indemnify the Purchaser against any such claim laid by anyone at a later date.



(10) The Vendor hereby releases, relinquishes, gives and transfers all his right, title and interest in the said Property along with membership of the said Society, the Share Certificate in favor of the Purchaser forever.



(11) The Vendor hereby hand over the Share Certificate, Original Agreement/s and/or all other related documents entered into by them with the concerned authorities to the Purchaser for their record on receipt of the full and final consideration.

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(12) The Vendor will execute all the related papers required for the effective transfer of the said Property on receipt of the balance full and final consideration and hereby undertakes to co-operate in future with the Purchaser and will execute all such further papers/documents/writings whatsoever for the effective transfer of the said Property along with the five shares.

V. J. Shinde J. S. Shinde  

(13) Should there be any claim in respect of the said Property from any person or persons or any authority pertaining to any period prior to the transfer of the said Property in the names of the Purchaser, the Vendor hereby agrees to indemnify the Purchaser against such claims by settling such claims from their own funds only and taking the legal responsibilities upon him.

(14) The Vendor hereby undertakes and declares that in case of nomination, assignment, lien or charge in respect of the said Property and the said shares has been made and/or created by the Vendor and/or any one claiming through him prior to this day, in favor of any person or persons other than the said Purchaser, the same shall after the execution of THESE PRESENTS, be deemed to be null and void, inoperative, cancelled and deemed to be withdrawn ~~by the Vendor~~ <sup>by the Vendor</sup> and the said Society/Builders and/or the Purchaser.



(15) The Vendor doth hereby conveys and transfer ~~his~~ <sup>his</sup> interest in the said Property to the Purchasers and the Purchasers are entitled to hold, possess, occupy and enjoy the said Property without any interruption from the Vendor or any person claiming through him and further declares that they have full right and absolute authority to enter into this Agreement and transfer the said Property and that he has not done or performed any act, deed, matter or things whatsoever whereby he may be prevented from entering into this Agreement as purported to be done hereby or whereby the Purchaser may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in their favor or whereby quiet and peaceful enjoyment possession of the Purchaser in respect of the said Property may be disturbed and in the event of it being found that the Vendor was not entitled to enter into this Agreement and transfer his rights, sought

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V.J. Shinde J.S. Shinde

SD Q

or purported to be transferred hereby and the Purchaser are not able to enjoy quiet and peaceful possession of the said Property due to any such reasons the Vendor shall within the limit of the consideration mentioned hereinabove and received be liable to compensate, indemnify and/or reimburse the Purchaser all the loss or damage which the Purchaser may suffer or sustain in this behalf.

(16) The Vendor hereby undertakes to furnish any other documents, which may be required by the Purchaser to make the title of the said Property complete and absolute without claiming any extra charges or compensation. The Vendor also agrees and undertakes to sign any other -documents or forms for the payment of Stamp Duty to be paid on this Agreement and also undertake to pay all the Stamp Duty on all the earlier Agreement, if any.

(17) This Sale Deed has been executed in Mumbai, the property is situated at Mumbai, and the payments are made in Mumbai, hence it is subject to jurisdiction of Mumbai Courts of Law.



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**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:**

All piece and parcel of the property situated at premises admeasuring 405 Sq. Feet Carpet Area Office premises (no.9), 3<sup>rd</sup> Floor, of the building known as 'Jani Chambers' alongwith ten fully paid up shares of Rs. 500/- each bearing distinctive Nos. 061 to 070 (both inclusive), under Share Certificate No. 7, Members Regn. No. 7 dated 30/3/1989, issued by Jani Chambers Premises Co-operative Society Ltd., situated at and bearing property no. 73/75, C.S. No. 187, Fort Division, Tamrind Lane, fort, Mumbai. The building constructed in the year 1961-

62.

V.J. Shinde J.S. Shinde SD SD

**IN WITNESS WHEREOF** the parties hereto have put and subscribed their respective hands and seals the day and year first hereinabove mentioned.

SIGNED AND DELIVERED by the  
Withinnamed - M/s. R.C. Advertising Ltd  
Through its Partners Mr. Dakshesh R. Shah  
Mr. Vishal Dakshesh Shah )

*Dakshesh*



*Vishal*  
VENDORS

In the presence of :

- Salek* (Santosh Salek)
- Tambe* (Santosh Tambe)

SIGNED AND DELIVERED by the  
Withinnamed -

- (1) Mrs. Vaishali Jitendra Shinde )
- (2) Mr. Jitendra Sakharam Shinde )

*V. J. Shinde*



**PURCHASER**

*J. S. Shinde*

In the presence of :

- Salek* (Santosh Salek)
- Tambe* (Santosh Tambe)



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Unit No	Floor /Wing Details	Floor Factor Value	Floor Area of Area in Sq Mtr	User Category	User Factor Value	SDRR Rate Per Building Mtr	Age of Building Factor Value	Type of Construction	Constructive Item Factor Value	ESI (Factor Value)	Matured/Unmatured Value	Capital Value In	Date of Effect	Tax on Capital Value	Existing Tax	Tax After Capping	Priority Under 152(A) Case Or Unmatured Structure	Reason For Assessment	
5A	151	1.00	30	COMMERCIAL, Commercial User COM 77	0.80	43700	56	Pucca Building excluding Chawls(2003)	0.70	0	Unmatured	351780	01/04/2015	4001	68740	24708	34981	0	Changes in CV Rules w.e/01-APR-2015
6	292	1.00	27.32	COMMERCIAL, Commercial User COM 77	0.80	43700	56	Pucca Building excluding Chawls(2003)	0.70	0	Unmatured	324265	01/04/2015	4001	62600	21744	30442	0	Changes in CV Rules w.e/01-APR-2015
7	292	1.00	27.32	COMMERCIAL, Commercial User COM 77	0.80	43700	56	Pucca Building excluding Chawls(2003)	0.70	0	Unmatured	324265	01/04/2015	4001	62600	21792	30559	0	Changes in CV Rules w.e/01-APR-2015
8	392	1.00	37.54	COMMERCIAL, Commercial User COM 77	0.80	43700	56	Pucca Building excluding Chawls(2003)	0.70	0	Unmatured	435935	01/04/2015	4001	86245	24831	34163	0	Changes in CV Rules w.e/01-APR-2015
9	392	1.00	14	COMMERCIAL, Commercial User COM 77	0.80	43700	56	Pucca Building excluding Chawls(2003)	0.70	0	Unmatured	168345	01/04/2015	4001	32079	16544	20362	0	Changes in CV Rules w.e/01-APR-2015
10	411	1.00	1.34	COMMERCIAL, Commercial User COM 77	0.80	43700	56	Pucca Building excluding Chawls(2003)	0.70	0	Unmatured	136760	01/04/2015	4001	25984	9042	12859	0	Changes in CV Rules w.e/01-APR-2015



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Vishu  
 S. Dabur



बृहन्मुंबई महानगरपालिका  
करनिर्धारण व संकलन खाते  
मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ फौज कलम २०० अन्वये जारी करण्यात आले आहे.

लेखा क्रमांक AX0801270020000	मालमत्ता करवर्ष 2017-2018	देयक क्रमांक 201710BIL06055450 201720BIL06055451	देयक दिनांक 26/05/2017
पसकावाचे नाव व पत्ता : JANI CHAMBERI PREMISES CO OPERATIVE SOCIETY LTD, 73/76 TAMRIND LANE, FORT MUMBAI 400023		प्रेषक - सहा. क. वसं. / विभाग : Assistant Assessor & Collector, Assessment & Collection Department, "A" Ward Municipal Office, 1st floor, Room No.12, 134E, Shahid Bhagal Singh Road, Mumbai 400001.	
मालमत्ता क्रमांक, सर्वनिका क्रमांक, इमारतीचे नाव / विंग, पी.टी.एच. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गचे नाव, ठिकाण, मालमत्तेचे वर्ग, करदलखाचे नाव. A-1259/73-75, TAMRIND STREET HOUSE WITH OFFICES 73-75, TAMRIND STREET MOHANLAL PRANJIWANDAS DAPHTARY BHARATI MANHAR LAL SHAH, THE SOLE EX-CUTRIX OF THE LAST WILL AND TESTAMENT ISH. WARLAI.			
प्रथम करनिर्धारण दिनांक : 01/04/1961	जलजोडणी क्रमांक : -	एकूण पांढवली मूल्य : 33641945	
अक्षरी रुपये Rupees Three Crore Thirty Six Lakh Fourty One Thousand Nine Hundred and Fourty Five Only			
देयक तयार करलेलेवेळे ३१/०३/२०१० या तारखेपर्यंतची घकनाकी ₹ 0	०१/०४/२०१० या तारखेनंतरची घकनाकी	₹ 325852	
देयक कालावधी : 01/04/2017 ते 31/03/2018			

कराचे नाव :	01/04/2017 ते 30/09/2017	01/10/2017 ते 31/03/2018
सर्वसाधारण कर	22350	223
जल कर	51322	513
जल स्वयं कर	14072	140
मत्तनिःसारण कर	33111	331
मत्तनिःसारण लागू कर	8689	86
म.न.पा. शिक्षण उपकर	8279	82
राज्य शिक्षण उपकर	6622	66
दोजगार हानी उपकर	1655	16
बुध उपकर	414	4
एषकर	1076	107
एकूण देयक रक्कम	157275	1572
कलम १५२ (अ) नुसार दंडाची रक्कम		
परताव्यावरील व्याजाची वसुली		
अर्ली-बर्ड च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम		
आपाठ अधिदनाचे समायोजन		
भराव्याची निव्वळ रक्कम	157275	157:
* 30.06.2017 पर्यंत भराव्याची निव्वळ रक्कम	154303	151:
* 31.07.2017 पर्यंत भराव्याची निव्वळ रक्कम	155789	152:
* 31.07.2017 नंतर भराव्याची निव्वळ रक्कम	157275	157:
अक्षरी रुपये	Rupees One Lakh Fifty Seven Thousand Two Hundred and Seventy Five Only	Rupees One Lakh Fifty Seven Thousand Two Hundred and Seventy Five Only
अंतिम देय दिनांक	24/08/2017	31/12/2

बिल नं. २  
५०६ २३/०९  
२०१७



"To make payment through NEFT:  
IFSC - SBINOCOLLEC, Beneficiary A/C No:- BMCPO AX0801270020000, Name-MCGM Property Tax.  
Please note, payment done through NEFT will be collected against oldest bills first."

\* अर्ली-बर्ड इन्वेन्टीव्ह रकम योग्यतेच्या माहितीसाठी मागे पाहवे.

मालमत्ता क्रमांकापुढील पहिले ११ अंक इमारतीचा UID (Unique Identity)  
असून, प्रत्येक इमारतीच्या दर्शनी भागावर UID स्टीकर लावण्याचा प्रकल्प महानगरपालिकेने सुरु  
केलेला आहे. त्यामुळे महानगरपालिकेच्या कोषावली कक्षासंदर्भातील पत्रव्यवहारात सदर  
UID क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद घ्यावी.



S. D. Kulkarni  
Vishu  
Dignitary

श्री. संदीप डी. कुर्कार  
करनिर्धारण व संकलन (१)

एक बटम स्वच्छता की ओर



बृहन्मुंबई महानगरपालिका  
करनिर्धारण व संकलन खाते  
मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे

लेखा क्रमांक AX0801270020000	मालमत्ता कर वर्ष 2017-2018	देयक क्रमांक 201710BIL06055450 201720BIL06055451	देयक दिनांक 26/05/2017
पत्रकाराचे नाव व पत्ता : JANI CHAMBERI PREMISES CO OPERATIVE SOCIETY LTD, 73/76 TAMRIND LANE, FORT MUMBAI 400023		प्रेषक - सहा. क. व.सं. / विभाग : Assistant Assessor & Collector, Assessment & Collection Department, "A" Ward Municipal Office, 1st floor, Room No.12, 134E, Shahid Bhagat Singh Road, Mumbai 400001.	
मालमत्ता क्रमांक, सट्टनिका क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गचे नाव, ठिकाण, मालमत्तेचे वर्ग, करदात्याची उमेद.			
A-1259/73-75, TAMRIND STREET HOUSE WITH OFFICES 73-75, TAMRIND STREET MOHANLAL PRANJIVANDAS DAPHTARY BHARATI MANHAR LAL SHAH, THE SOLE EX-CUTRIX OF THE LAST WILL AND TESTAMENT ISH, WARLAL			
प्रथम करनिर्धारण दिनांक : 01/04/1961	जलजोडणी क्रमांक : -	एकूण पांढवती मूल्य : 33641945	
अक्षरी रूपये Rupees Three Crore Thirty Six Lakh Forty One Thousand Nine Hundred and Fourty Five Only			
देयक तयार करतवेळी ३१/०३/२०१० या तारखेपर्यंतची घकवाकी ₹ 0		०१/०४/२०१० या तारखेनंतरची घकवाकी ₹ 325852	
देयक काळावधी : 01/04/2017 ते 31/03/2018			

(सर्व रकम रुपयांम)

कराचे नाव :	01/04/2017 ते 30/09/2017	01/10/2017 ते 31/03/2018
सर्वसाधारण कर	22350	223
जल कर	51322	513
जल स्वयं कर	14072	140
मलनिःस्कारण कर	33111	331
मलनिःस्कारण स्वयं कर	8689	86
म.न.पा. शिक्षण उपकर	8279	82
राज्य शिक्षण उपकर	6622	66
रोजगार हप्ते उपकर	1655	16
वृक्ष उपकर	414	4
पत्रकार	10761	107
एकूण देयक रक्कम	57275	157
कलम १५२ (अ) नुसार दंडाची रक्कम	0	
परताव्यावरील व्याजाची वसुली	0	
अर्ली-बर्ड च्या स्वाभाव्यरिक्त समायोजित केलेली रक्कम	0	
आगाऊ अधिदानाचे समायोजन	0	
परावयाची निव्वळ रक्कम	57275	157
* 30.06.2017 पर्यंत परावयाची निव्वळ रक्कम	154303	151
* 31.07.2017 पर्यंत परावयाची निव्वळ रक्कम	155789	152
* 31.07.2017 नंतर परावयाची निव्वळ रक्कम	157275	157
अक्षरी रूपये	Rupees One Lakh Fifty Seven Thousand Two Hundred and Seventy Five Only	Rupees One Lakh Fifty Seven Thousand Two Hundred and Seventy Five Only
अंतिम देय दिनांक	24/08/2017	31/12/2



बय - २  
युए 28/89  
2019

\*To make payment through NEFT:  
IFSC -- SBIN0COLLEC, Beneficiary A/C No:- BMCPO AX0801270020000, Name-MCGM Property Tax.  
Please note, payment done through NEFT will be collected against oldest bills first.\*

\* अर्ली-बर्ड इन्स्टीट्यूट स्कीम योजनेच्या माहितीसाठी मागे पाहवे.

मालमत्ता क्रमांकमधील पहिले ११ अंक इमारतीचा UID (Unique Identity)  
असून, प्रत्येक इमारतीच्या दर्शनी भागावर UID स्टीकर लावण्याचा प्रकल्प महानगरपालिकेने जारी  
केतला आहे. रकम जे महानगरपालिकेच्या कोषात्याही कायमसंबंधातील पत्रव्यवहारात सदर  
UID क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद घ्यावी.



एक कदम स्वच्छता की ओर

*(Handwritten signatures)*

श्री. संजय सु. पाटी  
असिस्टंट कलेक्टर व संग्रहक (१)



# R.C. Advertising Company

- ACCREDITED TO THE I.M.S.

Jani Chambers, 3rd Floor, 73, Tamarind Street,  
Fountain, Mumbai - 400 023 INDIA.  
Tel.: Off.: +91-22-2285 2020 / 2285 5019  
Fax: +91-22-2285 8337  
E-mail: rc1948@gmail.com  
www.rcadv.co.in

Date: 06/12/2017

To

The Secretary / Chairman

Jani Chambers Premises Co - Operative Society Ltd.

73/75 Tamarind Street, Fountain, Mumbai - 400 001

Sub.: Reg. Information for the age of building - Jani Chambers

Dear Sir,

Could you please provide to us a letter stating that the building, Jani Chambers, situated at 73, Tamarind Street, Fountain, Mumbai - 400 023, is constructed in the year prior to 1960-1961.

Kindly do the needful at the earliest and oblige.

Thanking you,

Yours Faithfully,

For R. C. Advertising Co.,

*Dakshesh Shah*

Dakshesh Shah

*Received*  
*13/12/17*



*Dakshesh*

*Vishu*



बवई - १	
५०६	२५/१९
२०१७	



# Jani Chambers Premises Co-operative Society Ltd.

(Registered under Registration No. Bom/(WA)/Gen 0/314 of 1988-89 under  
Maharashtra Co-operative Societies Act, 1960)  
73/76, Tarrind Lane, Fort, Mumbai - 400 023.

Date; → 11-12-2017.

TO WHOM SO EVER IT MAY CONCERN.

This is to certify that M/S.R.C.ADVERTISING CO Having UNIT  
NO.009 in Jani Chamber Premises Co-Op.Soc Ltd.has no dues  
as of date.The Total dues on date in clear.

FOR JANI CHAMBERS PREMISES CO-OP.SOC.LTD.

*[Handwritten Signature]*  
SECRETARY.



खचई - २	
5002	24/12/17
२०१७	

THE JANI CHAMBERS PREMISES CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M.C.S. Act 1960) (Registration No. 30M/WA/GNL/0/314 of 1988-89 and Date 30/3/1989)

No. 7

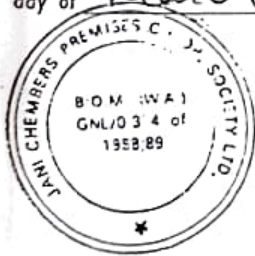
Authorised Share Capital Rs. 100000/- Divided into 2000 Shares each of Rs. 50/- only

Member's Register No. 007

THIS IS TO CERTIFY that Shri/Smt. M/s R.C. Advertising Company

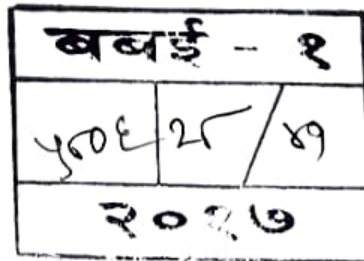
of BOMBAY is the Registered Holder of [TEN] Shares from No. 061  
to 070 of Rs. 500/- [RS FIVE HUNDRED ONLY]  
in THE JANI CHAMBERS PREMISES CO-OPERATIVE HOUSING SOCIETY LTD.  
BOMBAY-400023 subject to the Bye-laws of the said Society and that upon each of  
such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at BOMBAY this Twentieth  
day of March 1989.



Jagan Chairman  
Lishah Hon. Secretary  
D. Subhan Member of the Committee

P. T. O.



**DEED OF SALE**

M/s. R.C. ADVERTISING PVT LTD

.... **VENDOR**

VERSUS

Mrs. VAISHALI JITENDRA SHINDE

Mr. JITENDRA SKHARAM SHINDE

....**PURCHASERS**

DATED 14/12/2017

Scanned  
16/12/17  
03-35  
2-39





# बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)  
बेस्ट भवन, पो.बॉ. नं. १९२२, बेस्ट मार्ग, कुलाबा, मुंबई-४००००९.

प्रभाग कार्यालयाचा पत्ता :  
बेस्ट भवन, पो.बॉ. नं. १९२२, बेस्ट मार्ग, कुलाबा, मुंबई-४००००९.  
दिवस : २०१७/०५/०३

S/S R.C. ADVERTISING CO.

देयक पारिषदाचा पत्ता :

FLOOR-3, PLOT-75, JANI CHAMBERS, MUDHANA SHETTY MARG, OFF NAGINDAS MASTER LANE, FORT, MUMBAI-400001

वीज पुरवठ्याचा पत्ता :

FLOOR-3, PLOT-75, JANI CHAMBERS, MUDHANA SHETTY MARG, OFF NAGINDAS MASTER LANE, FORT, MUMBAI-400001

देयक महीना: Apr-2017

देयक दिनांक: 03/05/2017

देयक क्र. : 201704221193

पुरवठा क्र. : 221193

वक्र : 17

पुरवठ्याचा प्रकार : 1P

संयंत्रण क्र. : 153790-X-X

संयंत्रण क्र. : 0494736

मॅग्न्यू भार : 5.000 KW

अनाग्रस रक्कम जमा : 6420.00

मागील देयकाची प्राप्त रक्कम  
₹ 112332.00

ग्राहक क्र. : 221-193-013\*2

करार खाने क्र. : 1060163

देयकाचा कालखंड : 24/03/2017 -

24/04/2017

दर प्रवर्ग : LT II A

ग्राहक प्रवर्ग : COMMERCIAL

प्रभजन : A

मागील रक्कम प्राप्त दिनांक  
13/04/2017

घातू देयकाची रक्कम ₹

88237.47

मागील बाकी ₹

-23784.00

देय दिनांक\*

22/05/2017

देय दिनांका पूर्वी रक्कम ₹

64450.00

देय दिनांका अंतर रक्कम ₹\*\*

64500

\* देय दिनांक फक्त घातू माहितीच्या देयकाच्या रक्कमेवर ग्राह्य आहे \*\* थकवाची असल्यास व्याज आकारले जाईल

महत्त्वाचे संदर्भ क्रमांक

वीज पुरवठा खंडित तक्रारी करिता  
IVRS-22843939

वीजदेयक तक्रारी संबंधी  
22851718/22799518

वीज घोरी / अनाधिकृत वापर  
South- 22814996  
North- 24194578

थकवाची असल्यास व्याज आकारले जाईल  
पयूज/घॉल्ट कंट्रोल  
22184242 / 22066611

अतिवर्तन गान्हाणी निवारण कक्ष

ग्राहक गान्हाणी निवारण मंच

सहाय्यक इन्सपेक्टर व्यवस्थापक, ग्राहक सेवा  
'अ' विभाग, इलेक्ट्रिक हाउस, १ ल मजला,  
कुलाबा, मुंबई - ४००००९.  
दूरधनी क्र.-२२०४९७२२, २२८५६२६२,  
द्विस्ता - ५४८, ई-मेल:  
lgcccaward@bestundertaking.com

तत्कालीन, विस्तारीत प्लॉट, अॅक्रेडिटेड रोड,  
कुलाबा, मुंबई - ४००००९.  
संकेत स्थळ : [www.cgrfbest.org.in](http://www.cgrfbest.org.in)  
ई-मेल : [decgrfbestundertaking.com](mailto:decgrfbestundertaking.com)

EASE OF DOING BUSINESS

For new connection applications under Industrial/Commercial load of 100-150 kW, supply shall be connected in 15 days. It is mandatory to apply online. No need to visit ward office. For Further details, visit [www.bestundertaking.com](http://www.bestundertaking.com)

मागील दोनचा वापर

दिवस	मागील दोनचा वापर
0 Mar-17	
140 Feb-17	
135 Jan-17	
136 Dec-16	
118 Nov-16	
141 Oct-16	
105 Sep-16	
128 Aug-16	
139 Jul-16	
126 Jun-16	
102 May-16	

सुविष्ट सापर kWh

Apr-17	127
Apr-16	111

- आपल्या विभागातील वीजदेयक भरणा केंद्रे
- बेस्ट मुख्यालय कुलाबा : नवीन प्रशासकीय इमारत, बेस्ट मार्ग, कुलाबा, मुंबई 400 001.
  - पलोच फाउंटन : हुतात्मा चौक, मध्यवर्ती तार कार्यालयाजवळ, मुंबई 400 001.
  - बॅकबे आगार, कॅम्पन प्रकाश पेठे मार्ग.
  - फोर्ट मार्केट : मिंट रोड, मुख्य टपाल कार्यालयाजवळ, मुंबई 400 001.
  - कुलाबा बस स्थानक : कुलाबा बस स्थानक, मुंबई 400 001.
  - नगर चौक : महानगरपालिका मुख्यालयाजवळ, महापालिका मार्ग, नगर चौक, मुंबई 400 001.

## MESSAGES

- For BEST's electric bill payments, new meter connection, customer support etc. kindly download BEST's new App "miBEST" from Google Play
- For free Emergency Ambulance Service, Dial toll free number "108" - Initiative of Government of Maharashtra

योग्य व अचूक वीजमापनासाठी बेस्ट मीटरचा ब्रेच कटआउट काढू नका किंवा एमसीसीबी बंद ठेवू नका, ही विनंती.

शु. पा. मकवाना  
(सुरेश पा. मकवाना)  
मुख्य जबाबदार ग्राहक सेवा

BEST UNDERTAKING PAYMENT SLIP

क्रॉस केलेला धनादेश/डिमांड ड्राफ्ट " बेस्ट ग्राहक क्र. 221193013\*2 " च्या नावाने काढावा.

विभाग/प्रभाग/वक्र	ग्राहक क्र.	देयक दिनांक	देय दिनांक	देयकाची रक्कम ₹
S/A/17	221-193-013*2	03/05/2017	22/05/2017	64450.00

\*\*धनादेशद्वारे करण्यात आलेले प्रदान धनादेश कटप्यासापेक्ष ग्राह्य मालम्यात येईल.



17640022119301320000645000Y22052017M000001060163

Ref. No. : 454/3066

34483

**BILL****JANI CHAMBERS PREMISES CO-OPERATIVE SOCIETY LTD.**

Regn. No.: BOM/(WA)/GEN/314 OF 1988-89  
73/75 TAMARIND LANE, FORT, MUMBAI - 400001

Name : [ 009 ] R.C.ADVERTISING & CO

Bill No : 74

Area : 405.00 Sq.ft.

Bill Date : 01/07/2017

Period : BILL FOR JUL TO SEP 2017

Due Date : 31/07/2017

S.No.	Particulars	Amount
1.	MUNICIPAL TAXES	13782.00
2.	MAINTENANCE CHARGES @ 6 PM	7290.00
3.	SECURITY CHARGES	2500.00
4.	REPAIR FUND @ 8 PER QUATER	3240.00
5.	INTEREST	6967.00

Curr.Prin:	26812.00	Curr.Int.:	6967.00	Bill Total Rs.:	33779.00
Arrs.Prin:	398132.00	Arrs.Int.:	79436.00	Arrs. Rs.:	477568.00
Dues Prin:	424944.00	Dues.Int.:	86403.00	Total Dues Rs.:	511347.00

Rupees Five Lakh Eleven Thousand Three Hundred Forty Seven only.

For JANI CHAMBERS PREMISES CO-OPERATIVE SOCIETY LTD.

  
AUTHORISED SIGNATORIES

PAYMENT OF THIS BILL SHOULD BE MADE WITHIN 30 DAYS FROM THE DATE OF RECEIPT OF HEREOF, FAILING WHICH INTEREST @21% PER ANNUM WILL BE CHARGED.

CHEQUES TO BE MADE IN THE FAVOUR OF \* JANI CHAMBERS PREMISES CO-OP SOCIETY LTD \*.

E & O.E.

*[Faint, illegible text or stamp]*

11392/2017

**VALUATION REPORT**

**MR. JITENDRA SHINDE**



**OFFICE NO. 009, 3<sup>RD</sup> FLOOR, JANI CHAMBERS PREMISES CO-OP.  
SOC. LTD., PLOT NO. 75, TAMARIND LANE, FORT,  
MUMBAI 400 001**

**FOR**

**COSMOS BANK, FORT BRANCH**

---

**PRAKSIS CONSULTANTS & VALUERS PVT. LTD.**

B/410, 4<sup>TH</sup> Floor, Damji Shamji Corporate Square, Next to Kanara Business Center,  
Laxmi Nagar, Ghatkopar (East), Mumbai 400075

Phone: 022-25004096/022-25004097 Mob.: 8828901005 / 9619369275

E-mail:- [praxisconsultants@gmail.com](mailto:praxisconsultants@gmail.com) / [info@praxisconsultants.com](mailto:info@praxisconsultants.com)

**VALUATION REPORT****PARTY :-****MR. JITENDRA SHINDE**

OFFICE NO. 009, 3<sup>RD</sup> FLOOR, JANI  
CHAMBERS PREMISES CO-OP. SOC. LTD.,  
PLOT NO. 75, TAMARIND LANE, FORT,  
MUMBAI 400 001

**PROPERTY :-**

OFFICE NO. 009, 3<sup>RD</sup> FLOOR, JANI  
CHAMBERS PREMISES CO-OP. SOC. LTD.,  
PLOT NO. 75, TAMARIND LANE, FORT,  
MUMBAI 400 001

**REFERENCE DATE :-**14<sup>TH</sup> OCTOBER, 2017.**VALUER :-****M/S. PRAKSIS CONSULTANTS & VALUERS  
PVT. LTD.**

B/410, 4<sup>TH</sup> FLOOR, DAMJI SHAMJI  
CORPORATE SQUARE, NEXT TO KANARA  
BUSINESS CENTER, LAXMI NAGAR,  
GHATKOPAR (EAST), MUMBAI 400075.





PRASHANT RAUT

Govt. Approved Valuer

Reg. No. CCIT-TH/350/16/22/3/2010-11      Ref:-PR/PCVPL/VLN/CB/11392/2017**VALUATION REPORT**

1. PARTY :- MR. JITENDRA SHINDE
- OFFICE NO. 009, 3<sup>RD</sup> FLOOR, JANI CHAMBERS  
PREMISES CO-OP. SOC. LTD., PLOT NO. 75,  
TAMARIND LANE, FORT, MUMBAI 400 001
2. OWNER :- MR. JITENDRA SHINDE
3. DATE OF INSPECTION :- 16<sup>TH</sup> OCTOBER, 2017  
(MR. RUPESH SHINDE) ALONG WITH  
MR. SAMEER KADAM
4. VALUATION INSTRUCTED BY :- COSMOS BANK,  
FORT BRANCH
5. PURPOSE OF VALUATION :- TO ASCERTAIN THE PRESENT MARKET  
VALUE OF OFFICE NO. 009, 3<sup>RD</sup> FLOOR, JANI  
CHAMBERS PREMISES CO-OP. SOC. LTD.,  
PLOT NO. 75, TAMARIND LANE, FORT,  
MUMBAI 400 001 IN CONNECTION WITH  
FINANCIAL DEALING WITH COSMOS BANK,  
FORT BRANCH



6. BRIEF DESCRIPTION:-

**PRAKSIS CONSULTANTS & VALUERS PVT. LTD.**

THIS PROPERTY IS OFFICE NO. 009, 3<sup>RD</sup>  
FLOOR, JANI CHAMBERS PREMISES CO-OP.  
SOC. LTD., PLOT NO. 75, TAMARIND LANE,  
FORT, MUMBAI 400 001

**THIS OFFICE HAS FOLLOWING  
AMENITIES :-**

- 1] CERAMIC FLOORING
- 2] WOODEN DOOR
- 3] ALUMINUM SLIDING WINDOWS
- 4] ALL WALLS INTERNALLY PLASTERED  
WITH DRY DISTEMPER OIL BOUND  
PAINT FINISH
- 5] EXTERNALLY PLASTERED WITH SAND  
FACED FINISH
- 6] CAPPING WIRING
- 7] THIS BUILDING IS GROUND + 4  
UPPER FLOORS
- 8] NO LIFT FACILITY
- 9] RCC FRAMED STRUCTURE
- 10] RCC SLAB ROOF



7. **DOCUMENTS REFERRED :** DRAFT AGREEMENT FOR SALE MADE BETWEEN M/S. R. C. ADVERTISING COMPANY AND MR. JITENDRA SHINDE DATED 2017

8. **PROPERTY LOCATION:-** THIS PROPERTY IS 1 KMS AWAY FROM CHURCHGATE RAILWAY STATION

**PROPERTY BOUNDARIES:-**

EAST SIDE:- STOCK EXCHANGE

WEST SIDE:- HIGH COURT

NORTH SIDE:- TAMARIND LANE

SOUTH SIDE:- AMBALAL JOSHI MARG

9. **AGE, FUTURE LIFE:-** THIS BUILDING WAS COMPLETED IN 1957 GENERAL CONDITION IS GOOD AND FUTURE LIFE MAY BE TAKEN AS 15 YEARS UNDER NORMAL WORKING CONDITION & REGULAR MAINTENANCE.

10. **AREA:-** CARPET AREA = 335 SQ. FT.  
AS PER DRAFT AGREEMENT

SALEABLE AREA = 503 SQ. FT.

CARPET AREA = 336 SQ. FT.

AS PER SITE MEASUREMENT

GOVT. RATE = RS. 4,30,700/- SQ. MT.

= RS. 40,013/- SQ. FT.



**PRAKSIS CONSULTANTS & VALUERS PVT. LTD.****11. VALUATION RATE :-**

THIS OFFICE IS ON 3<sup>RD</sup> FLOOR OF  
GROUND + 4 UPPER FLOORS BUILDING  
WITH NO LIFT & IS 1 KMS AWAY FROM  
CHURCHGATE RAILWAY STATION

THE PREVAILING MARKET RATE IN  
THIS AREA VARIES FROM RS. 26,000/- TO  
RS. 30,000/- SQ. FT.

BASED ON LOCAL ENQUIRIES AND  
CONSIDERING ABOVE FACTORS WE  
SHALL ADOPT A RATE OF RS. 28,000/-  
SQ. FT.

**12 VALUATION :-**

RS. 28,000/- X 503 SQ. FT.

= RS. 1,40,84,000/-

MARKET VALUE:-	RS. 1,40,84,000/-
REALISABLE SALE VALUE :-	RS. 1,26,75,600/-
DISTRESS SALE VALUE :-	RS. 1,12,67,200/-
INSURANCE VALUE :-	RS. 11,06,600/-
GOVT. VALUE:-	RS. 2,01,26,539/-



11392/2017

**PRAKSIS CONSULTANTS & VALUERS PVT. LTD.**

THIS IS TO CERTIFY THAT THE PRESENT MARKET VALUE OF OFFICE NO. 009, 3<sup>RD</sup> FLOOR, JANI CHAMBERS PREMISES CO-OP. SOC. LTD., PLOT NO. 75, TAMARIND LANE, FORT, MUMBAI 400 001 IS **RS. 1,40,84,000/-** (RUPEES ONE CRORE FORTY LAKHS EIGHTY FOUR THOUSAND ONLY)

**DECLARATION**

I HEREBY DECLARE THAT:

- (a) THE OPINION ABOUT VALUATION AND INFORMATION FURNISHED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE & BELIEF.
- (b) WE HAVE NO DIRECT OR INDIRECT INTEREST IN THE PROPERTY VALUED.
- (c) OUR REPORT DOES NOT COVER CHECK OF OWNERSHIP, TITLE CLEARANCE OR LEGALITY. THIS VALUATION REPORT IS PURELY AN OPINION AND HAS NO LEGAL AND CONTRACTUAL OBLIGATIONS ON OUR PART. THE RATES ARE BASED ON CURRENT MARKET CONDITION AND THESE MAY VARY WITH TIME.
- (d) UNLESS OTHERWISE SPECIFIED THE VALUATION IS BASED ON FREE AND TRANSFERABLE TITLE WITHOUT ANY HINDRANCE LIKE TENANCY ETC.
- (e) THE VALUATION IS BASED ON THE SITE VISIT & THE INFORMATION GIVEN BY THE PARTY.
- (f) THE VALUATION IS SUBJECT TO CLEAR AND MARKETABLE TITLE AND ADEQUACY OF ENGINEERING / STRUCTURAL DESIGN, DEED OF DECLARATION FOR COMMON AREAS ETC.
- (g) OUR LIABILITY ON THIS ASSIGNMENT (WHETHER ARISING FROM THIS ASSIGNMENT, NEGLIGENCE OR WHATSOEVER ) IS LIMITED IN RESPECT OF ANY ONE EVENT OR SERIES OF EVENTS TO THE ACTUAL LOSS OR DAMAGE SUSTAINED SUBJECT TO MAXIMUM OF THE 80% OF THE PROFESSIONAL FEES FOR THE SERVICES RENDERED.





Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
बाजारमूल्य दर पत्रक

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	(Rs./)					Attribute
2/26-मुभाष :उत्तरेकडील वीर नरीमन रोड, पूर्वेकडे शहीद भगतसिंग रोड दक्षिणेकडे मादाम कामा रोड व पश्चिमेकडे महर्षि कर्वे रोड यामधील सर्व भाग म्युनिसिपल, युनिव्हर्सिटी, जोव्हल मैदान, हायकोर्ट, स्टॉक एक्चेंज इ. भाग	119300	248200	430700	458500	248200	बीरस मीटर वि.टी.एन. नंबर
2/29-मुभाष : उत्तरेक वीर नरीमन रोड, दक्षिणेकडे मादाम कामा रोड पर्वन्तचा भाग पूर्वेकडील महर्षि कर्वे रोड व पश्चिमेकडील नेताजी सुभाष रोड पर्वन्तचा भाग मंत्रालय,ब्रेबॉन स्टेडियम,इरांस सिनेमा इ.भाग	288900	575300	633000	819800	575300	बीरस मीटर प्लॉट नंबर

