

CERTIFICATE

U/s 32 (1) (b) of the Maharashtra Stamp Act
Office of the Collector of Stamps, Thane (City)

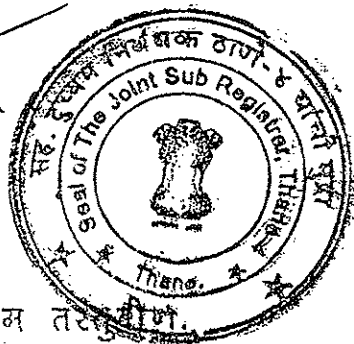
Case No. Adj. 304/18... Received Adj. Fee Rs 200/-
Vide Challan Receipt No. Date 12/07/2018
Received from Shri MAHADEV MH003886556201819F
NAGAR Co-op. HSG. Soc. LTD.
Residing at Thane
Stamp Duty of Rs. (15,200/-) Fifteen Thousand
Two Hundred Rupees Only.
Vide Challan No. MH007874380201819M Dated 31/10/2018
Certificate under section 32 (1) (b)

the Maharashtra Stamp Act that the full duty of
Rs. 15,200/- with which this instrument
chargeable has been paid vide article No. 25(b)(5)(4)
of schedule I of Maharashtra Stamp Act 1957.

This certificate is subject to the provisions of
section 53 A of Maharashtra Stamp Act.

Place: Thane
Date: / / 20

(Manoj Wavikar)
Collector of Stamps, Thane.



2.11.18

प्रमाणपत्र

महाराष्ट्र नुद्दांक अधिनियम तरतुदीनुषंगाने,
अन्वये निर्दिष्ट केलेले दाखे नसताना उक्त
दस्त बंधनकारक नसताना अधिकाऱ्याने दस्तबंद
दाखल झालेले दाखेचे अधिनियम १९०८
च्या अधिनियमातील तरतुदी पुढील बंधनकारक
अधिकार दस्तबंदीने कार्यान्वयित करण्यात आले,



CONVEYANCE DEED
(UNILATERAL)

ट.न.न. - ४	
दस्त क्रमांक	६६०२६/२०२०
५	२२६

This Unilateral Deed of Deemed Conveyance is executed & granted
at Thane on this 29th day of Oct in the Christian year Two Thousand
Twenty, by Mr. S.M. Patil, District, Deputy Registrar, Co-
operative Societies, Thane and the Competent Authority, as per the
powers conferred upon him U/s. 5A of Maharashtra Ownership Flat
(Regulation of the promotion of construction, sale management and
transfer) Act, 1963

MAHADEV NAGAR CO-OP. HSG. SOC. LTD

[Signature] CHAIRMAN
[Signature] SECRETARY
[Signature] TREASURER

हौ.सो.लि.
४ ३१/१०/१९
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जा.क. - १२६३०/१८
दि ०२/११/२०१८

The defaulting predecessors in title as per revenue
 MR. DWARAKANATH PANDURANG PATIL, 2) MR. AYODHYANATH
 PANDURANG PATIL, 3) SMT. USHABAI JANARDHAN MAHARE 4) MR.
 GANESH AYODHYANATH PATIL 5) MR. CHITARANJAN
 AYODHYANATH PATIL 6) SMT. PRATIBHA DAYANAND PATIL
 MISS. HARSHALA AYODHYANATH PATIL 8) SMT. VAIJAYAN
 VIJAY GHARAT 9) MR. JAYDEEP DWARAKANATH PATIL 10) SM
 INDIRA NARENDRA MAHATRE 11) MR. VILAS DWARAKANATH PATIL
 12) SMT. NANDINI LALCHAND PATIL 13) MR. PRASA
 DWARAKANATH PATIL 14) VIJAY VASUDEV PATIL 15) SMT. USH
 MURLIDHAR PATIL 16) MR. SMT. SULOCHANA JANARDHAN PATIL
 (LAND-OWNER) having address at village Navghar, Tal & dist Thane
 Acting through the Competent Authority appointed U/s 5A
 Maharashtra Ownership Flats (Regulation of the Promotion
 Construction, Sale, Management and Transfer) Act, 1963 to grant
 Conveyance against the defaulting promoters, hereinafter referred to
 the Vendor/Competent Authority (which expression shall unless it
 is otherwise apparent to the context or meaning thereof mean and include his
 executors, administrators and assigns) of the FIRST PART:

AND

M/S. MAYUR CONSTRUCTION CO BUILDERS & DEVELOPERS
 partnership firm duly formed and registered under the provisions
 Indian partnership Act, 1932, having its office at **MAHADEV NAGAR
 BLDG-1 TO 6, MAHADEV NAGAR NAVGHAR ROAD BHAYNDER
 DIST-THANE 401105**, acting through the Competent Authority
 appointed U/s 5A of Maharashtra Ownership Flats (Regulation of
 Promotion of Construction, Sale, Management and Transfer) Act, 1963

grant the Conveyance against the defaulting promoters, hereinafter
 referred to as the Confirming Party / Competent deemed to mean and
 include
 the said Firm, Partners or Partner for the time being of the said firm,
 survivors or survivor of them, the heirs, executors, administrators and
 assigns of last such survivor) of the SECOND PART:

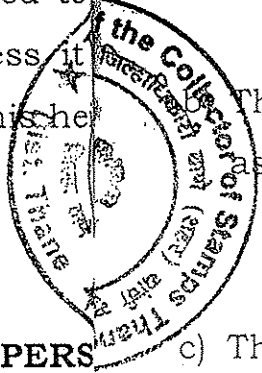
MAHADEV NAGAR CO-OP. HSG. SOC. LTD

AND

SECRETARY

SECRETARY

TREASURER



ट.न.न. - ४
दस्त क्रमांक २०२०
२ / २२

"MAHADEV NAGAR" CO-OPERATIVE HOUSING SOCIETY LTD. BLDG-ITO6, Co-operative Society registered under the Maharashtra Co-operative Societies Act, 1960, having its registered office at MAHADEV NAGAR NAVGHAR ROAD BHAYANDER (E) THANE-401105, Hereinafter referred to as **"PURCHASER /THE SOCIETY"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the THIRD PART:

WHEREAS :

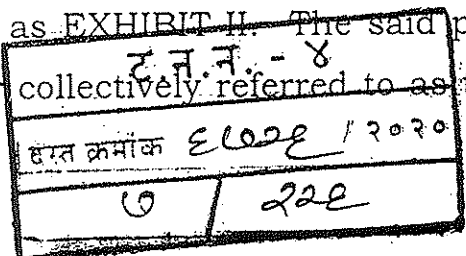
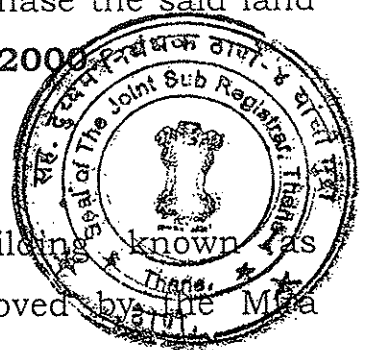
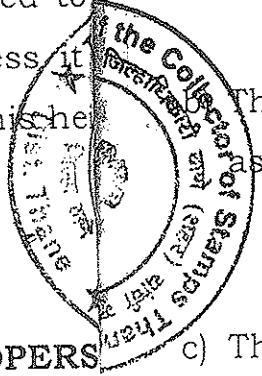
a) The Vendor was the Original Owners of land bearing no. Old Survey No. 195/11&196/12 & 195/15 Part and New Survey No.76&77&82, Hissa No.11&12&15, admeasuring 2980.00 Sq. Meters. situated at Or thereabouts, situate, lying and being at Village Khari Tal & Dist. Thane along with the construction standing thereon, (hereinafter referred to as the said Plot) more particularly described in the Schedule written hereunder.

The Confirming Party hereto had agreed to purchase the said land as per Agreement for development dated 30/09/2000

c) The Confirming Party constructed the building known as **"MAHADEV NAGAR"** as per the plans approved by the Mira Bhayander Municipal Council vide NP/NR/1065/8456/2002-Dated 05/01/2002, (hereinafter referred to as the said Building). The copy of the Plan sanction by Mira Bhayander Municipal Council annexed hereto and marked as EXHIBIT II. The said plot and the said Building are hereinafter collectively referred to as the said Property.

d) The Confirming party sold all the flats by diverse agreements under Maharashtra Ownership Flats Act, 1963 to various purchasers who were put in vacant and peaceful possession of their respective Flats by the Promoter/Builder after receiving the agreed consideration.

e) The Purchasers of the flats formed a Co-operative Society under the name and style of **"MAHADEV NAGAR" CO-OPERATIVE HOUSING SOCIETY LTD. BLDG-ITO6**, registered under



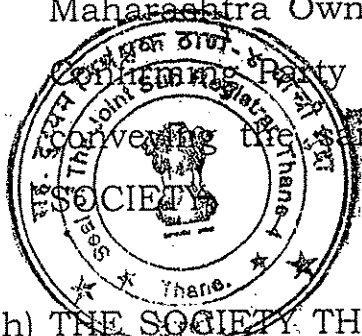
MAHADEV NAGAR CO-OP. HSG. SOC. LTD

CHAIRMAN
SECRETARY
TREASURER

Maharashtra Co-operative Societies Act 1960 registration No. TNA/ (TNA) /HSG /(TC) /16206/2004-/2005 dated 23/03/2001 referred hereinabove as Purchaser/Society. The certificate of registration of the said Society is annexed hereto marked as EXHIBIT-III

f) All the flat owners were admitted as the members of the said Society and were issued shares by the said Society. The details of the present members in respect of their respective flats, stamp duty paid, registration fees paid, Index- II issued for registered agreements, owned by them and area of the flats etc. are provide in EXHIBIT -IV.

g) The Vendor and the Confirming Party were required to convey the said Plot of land as described in the Schedule along with the said building to the said Society/Purchaser within four months of the registration of the Society as provided under section 11 of the Maharashtra Ownership Flats Act, 1963 read with Rule 9 of the Maharashtra Ownership Rules, 1964. The Vendor as well as the



Confirming Party failed to comply with the statutory obligation of conveying the said land and the building in favor of the SAI

h) THE SOCIETY, THERE AFTER issued a notice and called upon the Vendor and the Confirming Party/Builder/Promoter to execute the conveyance of the said land with the building in favor of the said Society. The confirming Party/Builder/Promoter did not respond to the notice nor took any step to execute the conveyance in favor of the said Society.

i) The Vendor as well as the Confirming Party has failed to execute the required conveyance for conveying the right, title and interest in the said land and the said building in favor of the said Society.

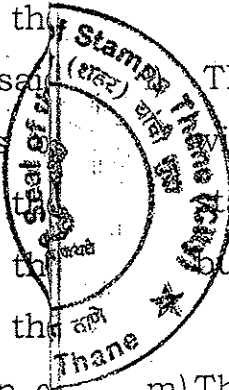
द.न.न. - ४
Repeated requests were made for conveying the said property in favor of the said Society which did not yield any result.

j) The said Society, therefore, made application to the Competent Authority appointed under section 5-A of the Maharashtra

CHAIRMAN
SECRETARY
TREASURER

MAHADEV NAGAR CO-OP. HSG. SOC. LTD

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Ownership Flats Act 1963 viz. the District Deputy Registrar of Co-operative Housing Societies, the Competent Authority, under the provisions of Sub-section (3) of Section 11 of MOFA for issuing a Certificate of Entitlement to the said Society to have Unilateral Deemed Conveyance executed in its favor and to have it registered.

k) The Competent Authority scrutinized the application of THE SOCIETY U/s 11 of MOFA 1963 and issued notices to the Vendor and the Developers/ Confirming Party at the last known addressees to show cause why deemed conveyance order should not be issued in favor of THE SOCIETY for the said land along with building thereon.

THE Vendor and the Confirming Party did not show any willingness nor made any commitment of complying with the statutory obligation of promoter in conveying the land and the building to the said Society.

m) The Competent Authority being satisfied with the Application of the Purchaser has issued an order cum certificate hearing No. _____ dated _____ certifying that the society is entitled to unilateral conveyance of the said land and the said building, execute Deed of Unilateral conveyance and have it registered as provided under Registration Act, 1908. Hereto annexed and marked ANNEXURE - V is the copy of said order cum certificate.

n) It is agreed that the stamp duty and Registration charges, if any, payable on this instrument and any earlier agreement for sale executed between the members and also by the original members with the Confirming Party _____ shall be paid by THE SOCIETY or the respective members and the Society shall submit the duly registered copy of the deed of Unilateral conveyance to the competent Authority within 2 months of its registration by the society.

MAHADEV NAGAR CO-OP. HSG. SOC. LTD.

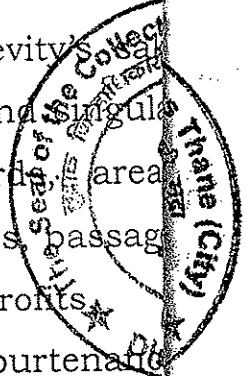
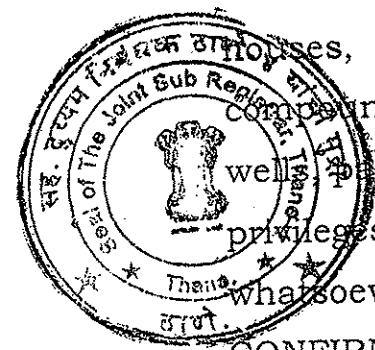
CHAIRMAN

SECRETARY

TREASURER

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Ownership Agreement for Sale of the flats and in consideration of various amounts paid by the several flats holders of the building known as "NEW SHIVAM" to THE CONFIRMING PARTY/THE VENDOR as aforesaid, THE VENDOR hereby grant transfer, assure and convey forever and the CONFIRMING PARTY hereby confirm the transfer forever unto the SAID SOCIETY PURCHASER all that piece or parcel of the Said LAND bearing Final of Old Survey No. 195/11&196/12 & 195/15 Part and New Survey No.76&77&82, Hissa No.11&12&15, admeasuring 2980.68 Sq. Meters. situated at Or thereabouts, situate, lying and being at Village Khari Tal & Dist. Thane of thane District more particularly described in the schedule hereunder written with the building standing thereon and hereinafter for brevity referred to as THE SAID PROPERTY together with all and singular

houses, outhouses, edifices, buildings, courts, yards, areas, compounds, sewers, drains ditches, fences, shrubs ways, passages, wells, paths, trees, plants, lights, liberties, easements, profits, privileges, advantages, rights members and the appurtenances whatsoever both at law an in equity of THE VENDOR CONFIRMING PARTY into out of or upon the said property or any part thereof



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CHAIRMAN
 SECRETARY
 TREASURER
 MAHADEV NASAR G.O.P. HSG. SDC LTD

TO HAVE AND TO HOLD the said property or any part thereof and all the singular the other premises hereby granted released, and assured or intended so to be with their and every their rights members and appurtenances unto and to the use and benefit of the purchasers forever subject to the payment of rents, taxes assessments, rates and dues chargeable upon the same or which may hereafter become payable to the Government of Maharashtra or the Municipal Corporation of Greater Mumbai or any other local or public body or authority in respect thereof and the COMPETENT AUTHORITY ON ACCOUNT OF the VENDOR CONFIRMING PARTY hereby covenant with the SOCIETY that notwithstanding any act, deed, matter or thing whatsoever by the VENDOR / CONFIRMING PARTY or any person or person Lawfully or equitably claiming by from, through under or on trust for them made, done, committed or omitted or knowingly suffered to the contrary, the COMPETENT AUTHORITY AS PER THE

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POWERS DELEGATED TO HIM UNDER SECTION 5A OF MOFA, 1963, now have in HIMSELF good right full power and absolute authority to convey, transfer, release and assure the said property hereby granted, conveyed, transferred, released or assured or intended so to be unto and to the use of the SOCIETY in manner aforesaid AND that SOCIETY shall and will at all times hereafter peaceably and quietly enter upon, occupy and possess the said property and every part thereof to and for its members own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by THE VENDOR FOR HER LEGAL HEIRS AND CONFIRMING PARTY or in trust for them and that free and clear and freely, clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the VENDOR AND CONFIRMING PARTY.

AND FURTHER that on the registration of this deed of Unilateral Deemed Conveyance the right, title and interest of the said Vendor and Confirming Party in the said property shall be conveyed and transferred from the said Vendor and the Confirming Party to the said Society as per the provisions of Unilateral Deemed Conveyance contained in Section 11 of the Maharashtra Ownership Flats (Regulations of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.

IN WITNESS WHEREOF THE parties hereto have hereunto subscribed their respective hands the day first

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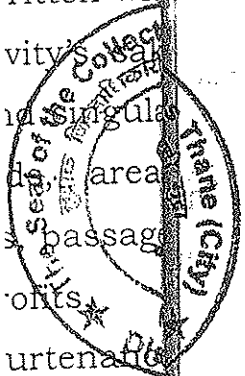
THE SCHEDULE REFERRED TO ABOVE

ALL those pieces of parcel of free hold no non- agricultural land bearing Old Survey No. 195/11&196/12 & 195/15 Part and New Survey No.76&77&82, Hissa No.11&12&15, admeasuring 2980.00 Sq. Meters. situated at Or thereabouts, situate, lying and being at Village Khari Tal & Dist. Thane and within the limit of Mira Bhayander Municipal Corporation. District- Thane. And within the Jurisdiction of Sub-Registrar, Bhayander-Mira Road at Thane, Which is bounded as follows, that is to say.

MAHADEV NAGAR CO-OP. HSG. SOC. LTD.

CHAIRMAN SECRETARY TREASURER

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On or Toward North : _____
On or Towards South : _____

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12)

SEGNEED SEALED AND DELIVERED BY THE)

13)

Within named Mr. _____)

District Deputy Registrar)

14)

Co-Operative Housing Societies, Thane)

Competent Authority U/s 5A of Maharashtra)

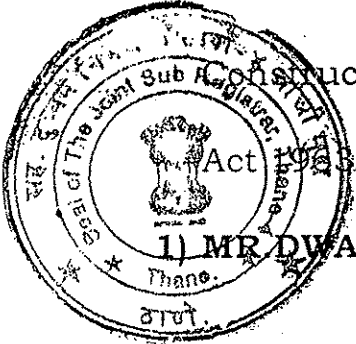
15)

Ownership Flat (Regulation of the Promotion of)

Construction, Sale, Management and Transfer),)

16) M

Act on Account of Owner)



1) MR. DWARAKANATH PANDURANG PATIL,

2) MR. AYODHYANATH PANDURANG PATIL,

3) SMT. USHABAI JANARDHAN MAHARE

4) MR. GANESH AYODHYANATH PATIL

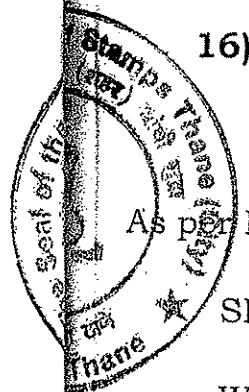
5) MR. CHITARANJAN AYODHYANATH PATIL

6) SMT. PRATIBHA DAYANAND PATIL

7) MISS. HARSHALA AYODHYANATH PATIL

8) SMT. VAIJAYANTI VIJAY GHARAT

9) MR. JAYDEEP DWARAKANATH PATIL



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4) MR. GANESH AYODHYANATH PATIL

5) MR. CHITARANJAN AYODHYANATH PATIL

6) SMT. PRATIBHA DAYANAND PATIL

7) MISS. HARSHALA AYODHYANATH PATIL

8) SMT. VAIJAYANTI VIJAY GHARAT

9) MR. JAYDEEP DWARAKANATH PATIL

त क्रमांक ६६२२ / २०२०
१२ / २२

10) SMT. INDIRA NARENDRA MAHATRE

11) MR. VILAS DWARAKANATH PATIL

12) SMT. NANDINI LALCHAND PATIL

13) MR. PRASAD DWARAKANATH PATIL

14) VIJAY VASUDEV PATIL

15) SMT. USHA MURLIDHAR PATIL

16) MR.SMT. SULOCHANA JANARDHAN PATIL

As per Deemed Conveyance Order dated _____

SIGNED SEALED AND DELIVERED BY THE

Within named Mr. S.M. Patil.

District Deputy Registrar

Co-Operative Housing Societies, Thane

Competent Authority U/s 5A of Maharashtra

Ownership Flat (Regulation of the Promotion of

Construction, Sale, Management and Transfer),

Act 1963 on Account of Promoter/Builder

M/S. MAYUR CONSTRUCTION CO BUILDERS & DEVELOPERS

As per Deemed Conveyance Order dated _____

SIGNED SEALED AND DELIVERED BY THE

Within named Purchasers/Society



(Handwritten signature)

(S.M. Patil)

(District Deputy Registrar, Thane)


U/s 5A of Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer), Act 1963 on Account of Promoter/Builder

Signed as per office order No. 316/21/61/07/333 dated 23/11/2020



ट.न.न. - ४
दस्त क्रमांक ६०२२/२०२०
९३/१२२६

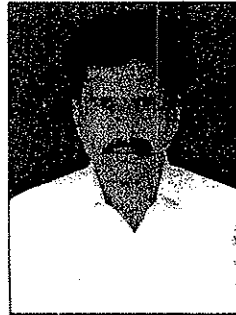
"MAHADEV NAGAR" CO-OPERATIVE HOUSING SOCIETY LTD.)

Through its office bearers by affixing)
 THE COMMON SEAL pursuant to the)
 Resolution passed by the)
 Managing Committee on 02 day of 02
 2014 and executed by 

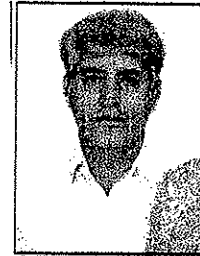


1) Chairman Shri, - MANGESH ANANT ROGYE

2) Secretary Shri, - PRAKASH M SHINDE -



Treasure Shri, MANGTRAM A SVGHAR,



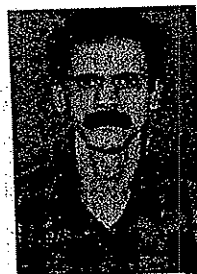
ट.न.न. - ४
दस्त क्रमांक ६०२६ / २०२०
१० / २२६

Witness

① Parshy Ram R. Salunke
 Bhandar (B)



② Ram chandra N. Chavhan
 Bhandar (B)



प्रस्तावन
 १. संलेखा
 २. संलेख
 ४. संलेख
 ५. मिळव

तरतुदीनुस
 केला आहे
 केली अर
 अभिनिर्ण
 MH003
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 प्रयोजनार्थ
 १. महाराष्ट्र
 २. मानिव

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Adj 31 order 1

ठाणे ४०९ ९०५
 रोजी प्राप्त झाल



महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक टी.एन.ए./टी.एन.ए./एचएसजी/(टी.सी.)/१६२०६/२००४-२००५
सन - २००५

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

महादेव नगर को-ऑपरेटिव्ह हौसिंग सोसायटी लि.

जुना तर्फे नं. १९६, १९९, १९५, नवीन तर्फे नं. ७६, ८२, ७७, हिस्सा नं. १२, १५, ११,
नवघर रोड, भाडेकर [पर्व], ता. ठाणे
ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा

महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये टी.एन.ए./

(टी.एन.ए.)/एच.एम.जी./टी.सी./ १६२०६

नोंदण्यात आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम

१९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था"

असून उपवर्गीकरण "भाडेकर सहभागीदारी गृहनिर्माण संस्था" असू आहे.

कार्यालयीन मोठे

स्थळ : ठाणे

दिनांक : २३ / ३ / २००५



(टी. एम. साळवी)

उप निबंधक

सहकारी संस्था, ठाणे तालुका, ठाणे.

MAHADEV NAGAR CO-OP. HSG. SOC. LTD.

[Signature]

[Signature]

[Signature]

TRUE COPY

MAHADEV NAGAR CO-OP. HSG. SOC. LTD.

[Signature]
Chairman

[Signature]
Secretary

[Signature]
Treasurer

MAHADEV NAGAR

CO-OP. HSG. SOC. LTD.

Regd. No. TNA/HSG/(T.C.)/16206/2004/2005-YEAR 2005

Navghar Road, Bhayandar (E), Dist. Thane - 401 105.

Certificate No. 112

Date: 08.09.2005

Flat No. 6/4-13

Members Registration No.: 112

Share Certificate

Authorised Share Capital of Rs. 2,00,000/- divided into 4000 Shares of Rs. 50/- each

This is to certify that Shri./Smt. Pappalal H. Bhadseecha

_____ of Bhayandar is/are the Registered

Holder of (five) shares from No. 556 to 560 of Rs. 250/- (Rupees

Two Hundred Fifty only, in MAHADEV NAGAR CO-OP. HSG. SOC. LTD.,

Bhayandar subject to the Bye-laws of the said Society and that upon each of the such

shares the sum of Rs. 50/- (Rupees Fifty only) has been paid.

GIVEN under the Common Seal of the said Society at Bhayandar on this 8th day

of Sept. 2005

RS. 250/-

[Signature]

Chairman

Secretary

Member of the Committee





दुय्यम निबंधक: ठाणे 4

दस्तक्रमांक व वर्ष: 4915/2003

नोंदणी 63 म.

Sunday, March 17, 2019

सूची क्र. दोन INDEX NO. II

Regn. 63 m.e.

1:45:19 AM

गावाचे नाव : खारी

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप चुक दुरुस्ती पत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1.00
बा.भा. रु. 1.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) सर्वे क्र.: 76/12,82/15, 77/11 गट क्र.: -फायनल प्लॉट क्र.: - मिळकत क्र.: - टिपीएस क्र.: - सिटिएस क्र.: -/-/-ग्रामपंचायत क्र.: - वर्णन: के वॉर्ड, खारी गांव, सदनिका क्र. 413/4था मजला बि.नं.6, महादेव नगर बि.नं.6, भाईदर पु. नोंदणी दस्त क्र. 4610, दि.14/08/2003 या दस्तामधील सदनिका क्र. 313 चुकीने नमुद केले हाते त्याची चुक दुरुस्ती या दस्ताद्वारे करण्यात येत आहे.

(3) क्षेत्रफळ

(1) 46.46 चौ.मि.बि.अप

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)-

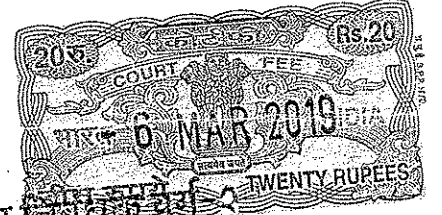
(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) से. मयूर कंस्ट्रक्शन कंपनीचे भागीदार भनिष एम पाटील; घर/प्लॉट नं: 101; गल्ली/रस्ता: -; ईमारतीचे नाव: महादेव नगर; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: भाईदर पु.; तालुका: -; पिन: -; पॅन नंबर: -

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) परमलाल हरीराम भदरेचा; घर/प्लॉट नं: 102; गल्ली/रस्ता: नवघर रोड; ईमारतीचे नाव: राजलक्ष्मी अपार्टमेंट; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: भाईदर पु.; तालुका: -; पिन: -; पॅन नंबर: -

(7) दिनांक करून दिल्याचा 29/08/2003
(8) नोंदणीचा 29/08/2003
(9) अनुक्रमांक, खंड व पृष्ठ 4915/2003
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 20.00
(11) बाजारभावाप्रमाणे नोंदणी रु 100.00
(12) शोरा



सह. दुय्यम निबंधक वर्ग-2
ठाणे क्र. 8

संगणकीय प्रत

मी नक्कल केली
मी नक्कल वाचली
मी रूजवात घेतली. 16/03/19

सदर नक्कल श्री. जितेंद्र राऊत
थांचा अर्ज क्र. 1729 2019 अन्वये
निर्गमित केली असे
पालती क्रमांक 4612
दिनांक 16/03/2019

सह. दुय्यम निबंधक वर्ग-2
ठाणे क्र. 8





मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय, छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प.) ता. जि. ठाणे - ४०१ १०१, दुरध्वनी : २८१९ २८२८ / २८१८ १३५३
(महाराष्ट्र महानगरपालिका अधिनियमाचे अनुसूचित प्रकरण ८ नियम ३९.४० अन्वये)

मालमत्ता कराचे देयक

मालमत्ता कराचे देयक वर्ष : २०२० - २०२१

(दिनांक ०१/०८/२०२० - ३१/०३/२०२१)

वाढीव/ विभागीय क्र. :

मालमत्ता क्र. : H050031906017

बिल क्र. : 7940634

खोली/सदनिका क्र. : 413

सर्वे क्र./ टिका क्र. :

जमिन मालकाचे नाव : PAPULAL BHADRECHCHA

भोगवटाधारकाचे नाव :

पत्ता : MAHADEV NAGAR C.H.S BUILDING NO. 6, NAVAGHAR ROAD, BHAYANDAR (E)

दिनांक : 17/06/2020

एकुण क्षेत्रफळ : 360.000

वार्षिक करयोग्य मूल्य रु. : 6221.00

वापराचा प्रकार : Residential

कराचे तपशिल (1)	सांकेतांक (2)	मागील बाकी (3)	चालू रक्कम		एकुण रक्कम (3)+(4)+(5)
			भाग-१ (4)	भाग-२ (5)	
House Tax (30%) / घरपट्टी	910	1866	933	933	3732
Tree Tax (1%) / वृक्ष कर	948	62	31	31	124
Tax For Education Cess Residential (6%) / शिक्षण कर	981	374	187	187	748
Shikshan Kar Mahanagar Palika (2%) / शिक्षण कर (मनपा)	947	124	62	62	248
Agnishaman Kar Mahanagar Palika (1%) / अग्निशमन कर (मनपा)	916	62	31	31	124
Sewage Facility Tax (8%) / मलप्रवाह सुविधा लाभ	950	498	249	249	996
Notice Fee (%) / नोटीस फी	992	0	0	0	0
Interest (%) / व्याज	991	0	468	0	468
Cheque Return Fee (%) / धनादेश परतावा शुल्क	994	0	0	0	0
Solid Waste Fee (%) / घनकचरा शुल्क	1519	450	315	315	1080
एकुण		3436	2276	1808	7520
Excess / Advance Amount					0.00
Adjustment Entry					0
Shasti Removed Amount					0
एकुण देयक रक्कम					7520

“गर्दीच्या ठिकाणी जाणे टाळावे, साबण व पाण्याने हात धुवावेत
मास्कचा वापर करावा”
नियम पाळा, कोरोना टाळा

टिप : ऑनलाईनद्वारे भरणा करणे करिता खालील संकेस्थळावर भेट द्या
www.mbcm.gov.in/property चौकशी करिता दुरध्वनी - 28192828 Ext - 233

टिप - महाराष्ट्र शासन राजपत्र असाधारण भाग चार-क्र.१४-२७ एप्रिल २०१० व महाराष्ट्र महानगरपालिका अधिनियम चे अनुसूचित प्रकरण ८ नियम १३(३) नुसार मिल्कतदाराने ज्या दिनांकापर्यंत कराची रक्कम भरावयाची होती त्या शेवटच्या दिनांकांतर प्रत्येक महिन्यासाठी किंवा त्याच्या शेवटच्या भागासाठी अशा कराच्या २% शास्ती इतकी रक्कम शास्ती म्हणून भरण्यास तो जबाबदार असेल आणि बिलाची पूर्ण रक्कम देईपर्यंत अशी शास्ती भरण्यास तो जबाबदार असण्याचे चालू राहिले.

Note - As per the provisions of Rule 41(1) of Chapter VIII Taxation Rules, Schedule "D" of Maharashtra Municipal Corporation Act (as published in Maharashtra Gazette Extra ordinary Part 4 No. 14 -Dt 27 April 2010), the amount of Tax (first half-yearly and second half - yearly) shall be paid within time as specified in the bill and if a person liable to pay tax does not pay the same as required as aforesaid then he shall be liable to pay by way of penalty in addition to the amount of such tax or part thereof which has remained unpaid, a sum equal to 2% of such tax for each month and shall continue to be liable to pay such penalty until the full amount as per the bill is paid.

अक्षरी रूपये : Rupees Seven Thousand Five Hundred and Twenty Only

वॉर्ड लिपिक :

देयक

चालू रक्कम भरण्याचा अंतिम दिनांक (भाग-१) : 30/09/2020

चालू रक्कम भरण्याचा अंतिम दिनांक (भाग-२) : 31/10/2020



दिनांक : 18/06/2020

संजय दोंडे

कर निर्धारक व संकलक

कृपया मागील सुचना पहाव्यात

Name: PAPULAL HARIRAMJI BHADRECHA
 Address: FLT NO - B6/413, MAHADEV NAGAR CHS LTD, NAVGHAR ROAD, NR HANUMAN MANDIR BHAYANDER (E), THANE, SECTOR 3, 401105

EBPP	
Current Bill Amount (वर्तमान बिल राशि) ₹	1,040.00
Net other charges (Incl. Tariff Adj. if any) ₹	-5.00
Past Dues (पिछला देयवा) ₹	0.00
Total Amount Payable (संपूर्ण देय राशि) ₹	1,035.00
Pending Security Deposit (शेष सुरक्षा जमा) ₹	750.00

Consumer Number : 9000 0046 7233	Bill No: 9262580016E	Tariff LT I(B) : LT-Residential cat.
	Bill Date: 30.07.2019	Nxt Mtr Rdg Dt: 28.08.2019
	Bill Period: 27.06.2019 To 27.07.2019	MRU: W1327327
	Bill Month: JUL 2019	Consumer: Welcome
	Meter No: G1063428	Type of Supply: 1PHASE
	Metered Units: 149	Supply Zone: North Suburb
	Units Billed: 162	Dispatch Zone: North Suburb NZ01

Bill Amount On or Before Disc Date- 06.08.2019 Rs. 1,026.00 + Rs. 750/- SD	Bill Amount On or Before Due Date- * 20.08.2019 Rs. 1,035.00 + Rs. 750/- SD	Bill Amount After Due Date- 20.08.2019 Rs. 1,048.00 + Rs. 750/- SD
---	--	---

For making bill payment through cheque, please ensure to submit cheque two working days in advance, so that payment will be realized on discount / due date.

Tata Power Customer Relations Center, Cash & Cheque Counter - 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

- Borivali Housing Colony, Dutta Pada Road Near Magathane Bus Depot, Borivali (E) Mumbai 400066.
- Shop No. 4, Bheem Co-op Hsg Soc LTD, NL Complex, Behind Anand Nagar, Dahisar (E) Mumbai 400068.
- Shop Nos 1 & 5, Sujata Shopping Centre, Navghar Road, Near Bhayander Railway Station, Thane Bhayander (E) Thane 401105.

Cheque Kiosk

- Tata Power Customer Relations Centre, Shop Nos.1 & 5, Sujata Shopping Centre, Navghar Road Bhayander (E) Thane 401105.
- Tata Power Bill Collection Centre, Shop No 14 & 15, Bhavani Park, Geeta Nagar Bhayander (W) Thane 401105.

Tata Power Drop Box

- Tata Power Bill Collection Centre, Shop No 14 and 15, Bhavani Park, Geeta Nagar, Next to Maharaja Sweets, Bhayander (W) Mumbai 401105.

Cash / Cheque Counter

- Shop Nos. 14 & 15, Bhavani Park, Geeta Nagar, Phatak Road, Near MTNL & Maharaja Sweet Shop, Bhayander (W), Thane Bhayander (W) Thane 401105.

Cash Payments are accepted at all Shamrao Vitthal Co-operative Bank, Saraswat Bank, Syndicate Bank and ICICI Bank branches (over the counter cash payment only). Cheque payments are also accepted at all ICICI Bank branches (Over the counter cheque payment only)

➤ For online payment & for a complete list of offline bill payment options, Log on to cp.tatapower.com

➤ National Automated Clearing House (NACH) - for hassle free Bill Payment. Please register one time to avail this facility.

➤ For schedule of planned outage, please visit "Power Interruptions" on cp.tatapower.com or check with your respective Society / Facility Manager or Notice Board.

TATA POWER

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UP TO

₹1000 CASHBACK*

On bills of ₹200 & above

Update the app to get scratch cards



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VISIT THE WEBSITE: www.phonepe.com GIVE A MISSED CALL TO: 8088680000

*T&C Apply. Cashback will be delivered in the form of scratch card reward in the PhonePe app • Offer valid from 1st to 31st July on payment via PhonePe app • For detailed offer, refer to the PhonePe app

NZ/W1327327/10/171/0000


28072019_1/026/1470/022520

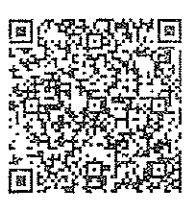

MESSAGE TO THE CONSUMER

*Dear Consumer, Pay your Tata Power monthly electricity bills online using RuPay Card and avail 5% cashback. T&C Apply. Get 30% discount on entry fees at Essel World or Water Kingdom exclusively for Tata power consumers. Produce copy of latest Tata Power bill (Hard/soft copy). Book online using promo code "TATAP". Offer valid till 31-07-2019. *Conditions Apply*

Tips to Save Electricity

- Switch off the lights and fans when not in use.
- Switch off the mains when the appliances are not in use.


 Nitin Nikumbh
 Chief - Distribution Supply Management Group

	THE TATA POWER COMPANY LIMITED			
	Consumer Name: PAPULAL HARIRAMJI BHADRECHA			
	Consumer No: 9000 0046 7233	Bill Date: 30.07.2019	Bill Amount: 1,035.00	
	Bill No: 9262580016E	Discount Date: 06.08.2019	Discount Amount 1,026.00	
Cheque Date:		Due Date: 20.08.2019	Cheque No.:	

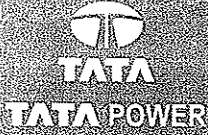
Payment should be made by crossed cheque/DD in favour of "Tata Power CA.NO. 9000 0046 7233"

For multiple payments, write CA no & break-up of amount on back side of cheque


Please dont 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.



BILL OF SUPPLY



Lighting up Lives!

YOUR POWER BILL

The Tata Power Company Limited, Distribution Supply Management, Dharami Receiving Station, Matunga (W), Mumbai 400019.

Name: PAPULAL HARIRAMJI BHADRECHA .

Address: FLT NO - B6/413, MAHADEV NAGAR CHS LTD, NAVGHAR ROAD, NR HANUMAN MANDIR BHAYANDER (E), THANE, SECTOR 3, 401105

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Net other charges (incl. Tariff Adj. if any) ₹	-5.00
Past Dues (पिछला देवासा) ₹	0.00
Total Amount Payable (संपूर्ण देय राशि) ₹	1,035.00
Pending Security Deposit (निवडलेली जमा) ₹	750.00

Consumer Number : 9000 0046 7233

Bill No	92625800166	Tariff	LT (B) : LT-Residential cat.
Bill Date	30.07.2019	Nxt Mtr Rdg Dt	28.08.2019
Bill Period	27.06.2019 To 27.07.2019	MRU	W1327327
Bill Month	JUL 2019	Consumer	Welcome
Meter No.	G1063428	Type of Supply	1PHASE
Metered Units	149	Supply Zone	North Suburb NZ01
Units Billed	162	Dispatch Zone	North Suburb NZ01

Bill Amount On or Before Disc Date- 06.08.2019 Rs. 1,026.00 + Rs. 750/- SD	Bill Amount On or Before Due Date- * 20.08.2019 Rs. 1,035.00 + Rs. 750/- SD <small>*Due Date applicable for current bill amount only. Past dues payable immediately.</small>	Bill Amount After Due Date- 20.08.2019 Rs. 1,048.00 + Rs. 750/- SD
--	---	--

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NZ/W1327327/10/171/0000 28072019_1/026/1470/022520

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Nitin Nikumbh
Chief - Distribution Supply Management Group

THE TATA POWER COMPANY LIMITED	
Consumer Name: PAPULAL HARIRAMJI BHADRECHA .	
Consumer No: 9000 0046 7233	Bill Date: 30.07.2019
Bill No: 92625800166	Discount Date: 06.08.2019
Cheque Date:	Due Date: 20.08.2019
Bill Amount: 1,035.00	Discount Amount 1,026.00
Cheque No.:	

Payment should be made by crossed cheque/DD in favour of "Tata Power CA.NO. 9000 0046 7233"

For multiple payments, write CA no & break-up of amount on back side of cheque

Please dont issue postdated or outstation cheques. Pls attach payment slip(s).



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BHARAT QR CODE

Pay your Electricity Bill
on Paytm. Get up to

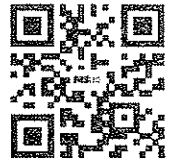
**Paytm
CASHBACK**

**₹ 1600
Cashback**

offer valid on bill payment of ₹ 500

- Instant Cash
- Movie Tickets
- Flight Bookings
- Food Delivery

Scan QR code
to activate offer



TATA
TATA POWER

Meter Reading (मीटर रीडिंग)	Meter No.1 (मीटर नं. १)	Meter No.2 (मीटर नं. २)	Meter No.3 (मीटर नं. ३)	Extracts of Electricity Tariff Schedule															
Category	Energy Charges (₹/kWh)	RA Charge (₹/kWh)	Wheeling Charges (₹/kWh)	Fixed Demand Charges	ED Applicable (₹/kWh)	Tax on Sale (₹/Unit)													
Closing Rdg:	G1063428																		
Opening Rdg:	13,959.00																		
Difference	13,810.00																		
M. F.	149.00																		
Adjustment	1.00																		
Units	149																		

Note: Residential (3 phase) - Additional Fixed Charge of ₹ 150 per 10kW load or part thereof above 10 kW shall be payable. LT VII (B) - Additional Fixed Charge of ₹ 305 per 10 kW load or part thereof above 10 kW load shall be payable. Fuel Adjustment Charge (FAC) will be applicable to all consumers and will be charged over the above tariff. Scheduled Rates for Re-connection, Meter Shifting, Testing of Installations / Meter will be applicable as per the schedule of charges approved by MERC. For details of tariff order, please visit www.mercindia.org.in / www.tatapower.com Electricity Duty as per Govt. of Maharashtra Notification No. ELD.2016/CR 262/ENERGY-1 of 31.10.2016 Tax on Sale of Electricity as per Govt. of Maharashtra Notification No. VVK-2018/CR-181/Energy-1 of 28-12-2018

For making bill payment through cheque, please ensure to submit cheque two working days in advance, so that payment will be realized on discount/ due date. Cash Payment can be accepted limited to 20,000/-

TOTAL METERED UNITS (kWh) : 149

TOTAL BILLED UNITS (kWh) : 162

Difference between the Total Billed Units and Total Metered Units is due to Wheeling Losses of AEML Network (8.08% for LT and 1.71% for HT) paid to AEML.

Consumer Number : 9000 0046 7233

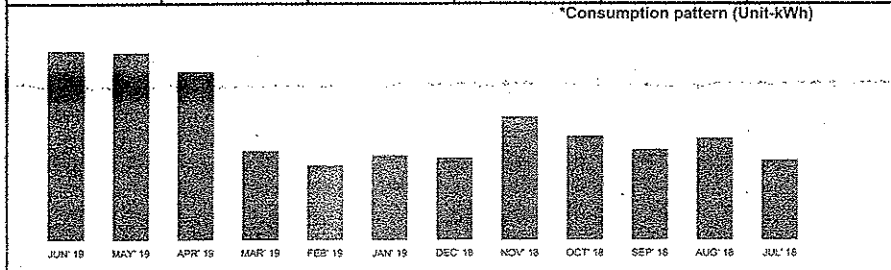
FAC: 100*0.0430,62*0.1140

Sanctioned Load (kW)	Connected Load (kW)	Last Bill Amount (₹)	Last Payment Received (₹)	Your Bill Details (₹)	
3.00	3.00	2,228.00	2,228.00	1. Energy Charges	386.10
				2. Fixed Charges	105.00
				3. Fuel Adjustment Charges*	11.37
				4. Cross Subsidy Surcharge@	87.91
				5. Wheeling Charges @ Rs. 1.57 AEML	233.93
				6. Wheeling Charges @ Rs. TPC-D	0.00
				7. Regulatory Asset Charges*	35.68
				8. Electricity Duty @ 16 %	137.60
				9. Tax on Sale of Electricity @ Rs. 0.2604	42.18
				10. Adjustments	0.23

Payment Received On	Security Deposit available with us (₹)
11.07.2019	210

Details of Electricity Duty	
Code : A	
Units : 162	
Amt (₹) : 137.60	

Your Past Consumption (For 12 Months)					
Month	Metered Units (kWh)	Billed Units (kWh)	Month	Metered Units (kWh)	Billed Units (kWh)
JUN 2019	287	312	DEC 2018	125	136
MAY 2019	284	309	NOV 2018	186	203
APR 2019	255	278	OCT 2018	157	171
MAR 2019	135	147	SEP 2018	137	149
FEB 2019	114	124	AUG 2018	154	168
JAN 2019	128	140	JUL 2018	121	132



11. Total (1 to 10)	1040.00
12. Delayed Payment Charges	0.00
13. Interest on Arrears	0.00
14. Outstanding Amount (Pay immediately)	0.00
15. Other Charges	0.00
16. Additional charges for Consumer Funded Job	0.00
17. Credit(-)/Arrears due to Tariff revision	0.00
18. Advance Payment Available	0.00
19. Discount for digital payment	(cr) 5.00
20. Bill amount (11 to 19)	1035.00
21. Discount (if paid on / before 06.08.2019)	(cr) 9.00
22. Net Bill Amount	1026.00
23. Security Deposit (SD) Due 5520059544	750.00
E. & O.E.	

28072019_1/026/1470/022520

IMPORTANT NOTICE

1) In all your correspondence, please mention Consumer No. & Bill No.(s). 2) All bills, even if disputed, have to be paid fully. Adjustments if any, will be made in the subsequent bills. 3) Bill amount has been rounded off to the nearest Rupee. 4) If bills are short paid / paid after the due date, a one-time Delayed Payment Charge (DPC) will be levied @ 1.25% of the total amount of the bill. 5) The interest will be payable from 2nd month after due date, on the amount of bill plus the one-time DPC, interest on arrears is chargeable up to 3 months: 12%, 3 to 6 months: 15%, after 6 months: 18%. 6) Cash discount of 1% will be allowed on the monthly bill (including energy charges, fixed/demand charges reliability charges & FAC and excluding TOSE & other Taxes) if payment is received by the discount date indicated in the bill which is 7 days. 7) Please note that Safety & Security of the meter is your responsibility. 8) Please keep the meter room clean & free of obstruction & water leakage. 9) Please check your installation periodically to avoid leakage & fire. 10) Kindly note that theft of electricity in any manner whatsoever will attract penal action under the Electricity Act 2003. 11) Unusing your electricity connection for purposes other than that provided for is a tariff violation & may lead to disconnection/penal action.

Cash payment can be accepted limited to 20,000/- 1) In case of unresolved complaints, please write to, customercare@tatapower.com 2) In case complaint is not resolved, you may approach Internal Grievance Redressal (IGR) Cell. Tata Power Company Ltd., Distribution Supply Management, Dharavi Receiving Station, Near Shalimar Industrial Estate, Matunga (West), Mumbai - 400 019 or by Email at igr.grievance.cell@tatapower.com 3) In case of unresolved complaints for a period of two months, you may approach Chairperson, Consumer Grievance Redressal Forum (CGRF), Tata Power Company Ltd., Distribution Supply Management, Dharavi Receiving Station, Near Shalimar Industrial Estate, Matunga (west), Mumbai - 400 019 or Email at grievance.cell@tatapower.com. Every grievance must be submitted in writing to the forum in the format set out in Schedule A as per MERC Regulations, 2008 downloadable from www.tatapower.com 4) Location of the Ombudsman: Maharashtra Electricity Regulatory Commission, 606-608, Keshava Building, Bandra-Kurla Complex, Mumbai - 400 051, Distribution Supply Management Fax: 67172730. Cash Payment not accepted on Bank Holidays. Regd. Office: The Tata Power Co. Ltd., 24 Hornimody Street, Mumbai 400 001. CIN: L28920MH1919PLC00567. PAN no.: AAAC70054A / GST No.: 27AAAC70054A121. HSN Code: 27160000



मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय, छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प.) ता. जि. ठाणे - ४०० १०१, दुरध्वनी : २८१९२८२८ / २८१८१३५३
(महाराष्ट्र महानगरपालिका अधिनियमाचे अनुसूचित प्रकरण ८ नियम ३९,४० अन्वये, घनकचरा व्यवस्थापन व हाताळणी नियम, २०१६ व उपविधी अन्वये)

मालमत्ता कराचे देयक वर्ष : २०१९ - २०२०

(दिनांक ०१/०८/२०१९ - ३१/०३/२०२०)

वाढीव/ विभागणी क्र. :

मालमत्ता क्र. : H050031906017

विल क्र. : 7325070

खोली/सदनिका क्र. : 413

सर्वे क्र./ टिका क्र. :

जमिन मालकाचे नाव : PAPULAL BHADRECHCHA

भोगवटाधारकाचे नाव :

पत्ता : MAHADEV NAGAR C.H.S BUILDING NO. 6, NAVAGHAR ROAD, BHAYANDAR (E)

दिनांक : 06/08/2019

एकुण क्षेत्रफळ : 360.000

वार्षिक करयोग्य मूल्य रु. : 6221.00

वापराचा प्रकार : Residential

कराचे तपशिल (1)	सांकेतांक (2)	मागील बाकी (3)	चालू रक्कम		एकुण रक्कम =(3)+(4)+(5)
			भाग-१ (4)	भाग-२ (5)	
House Tax (30%) / घरपट्टी	910	0	933	933	1866
Tree Tax (1%) / वृक्ष कर	948	0	31	31	62
Tax For Education Cess Residential (6%) / शिक्षण कर	981	0	187	187	374
Shikshan Kar Mahanagar Palika (2%) / शिक्षण कर (मनपा)	947	0	62	62	124
Agnishaman Kar Mahanagar Palika (1%) / अग्निशमन कर (मनपा)	916	0	31	31	62
Sewage Facility Tax (8%) / मूलप्रवाह सुविधा लाभ	950	0	249	249	498
Notice Fee (%) / नोटीस फी	992	0	0	0	0
Interest (%) / व्याज	991	0	0	0	0
Cheque Return Fee (%) / धनादेश परतवा शुल्क	994	0	0	0	0
Solid Waste Fee (%) / घनकचरा शुल्क	1519	0	150	300	450
एकुण		0	1643	1793	3436
Excess / Advance Amount					0
Adjustment Entry					0
Shasti Removed Amount					0
एकुण देयक रक्कम					3436

“ओला व सुका कचरा वेगळा करा महापालिकेस सहकार्य करा”
स्वच्छ सुंदर, मिरा भाईंदर !

टिप - महाराष्ट्र शासन राजपत्र असाधारण भाग खार.क्र.१८-२७ एप्रिल २०१० व महाराष्ट्र महानगरपालिका अधिनियम चे अनुसूची प्रकरण ८ नियम ४३(१) नुसार मिळकतदाराने ज्या दिनाकापर्यंत कराची रक्कम भरावयाची होती, त्या शेवटच्या दिनाकानंतर प्रत्येक महिन्यासाठी किंवा त्याच्या शेवटच्या भागासाठी अशा कराच्या २% शास्ती इतकी रक्कम शास्ती म्हणून भरण्यास तो जबाबदार असले आणि बिलाची पूर्ण रक्कम देईपर्यंत अशी शास्ती भरण्यास तो जबाबदार असण्यास चालू राहिल.

Note - As per the provisions of Rule 41(1) of Chapter VIII Taxation Rules, Schedule "D" of Maharashtra Municipal Corporation Act (as published in Maharashtra Gazette Extra ordinary Part 4 No. 14 - Dt. 27 April 2010), the amount of Tax (first half-yearly and second half - yearly) shall be paid within time as specified in the bill and if a person liable to pay tax does not pay the same as required as aforesaid then he shall be liable to pay by way of penalty in addition to the amount of such tax or part thereof which has remained unpaid, a sum equal to 2% of such tax for each month and shall continue to be liable to pay such penalty until the full amount as per the bill is paid.

अक्षरी रूपये Rupees Three Thousand Four Hundred and Thirty Six Only

वॉर्ड लिपिक

देयक

चालू रक्कम भरण्याचा अंतिम दिनांक (भाग-१) : 10/11/2019

चालू रक्कम भरण्याचा अंतिम दिनांक (भाग-२) : 10/12/2019



दिनांक : 06/08/2019

गोविंद परब
कर निर्धारक व संकलक

कृपया मागील सूचना पहाव्यात

॥ सूचना ॥

- १) मालमत्ता कर रक्कमेच्या वसुलीसाठी "महाराष्ट्र महानगरपालिका अधिनियम" चे अनुसूचीतील प्रकरण ८ मधील नियम ४२, ४३, ४४, ४५, ४६, ४७ व ४८ मध्ये नमूद केल्याप्रमाणे मालमत्तेवर अधिपत्र (वॉरंट) काढून, जगम व स्थावर मालमत्ता जप्त करून, जाहीर लिलावाद्वारे त्याची विक्री करून, कराची रक्कम खर्चासह वसूल करण्यात येईल.
- २) कराचा भरणा विहित मुदतीत न केल्यास कसूरदारास कोणतीही पूर्व सूचना / नोटीस न देता थकबाकीदाराचा पाणी पुरवठा खंडीत करण्यात येईल.
- ३) सदर रक्कम वसूल करणेसाठीच्या जाहिरात प्रसिध्दीचा खर्च थकबाकीदाराने देणे बंधनकारक राहिल.
- ४) बिल प्राप्त झाल्यापासून १० दिवसांच्या विहित मुदतीत कराचा भरणा न केल्यास, थकित रक्कमेवर २% प्रती माह व्याजाची आकारणी करण्यात येईल. याकरीता व्याज सुज खालीलप्रमाणे राहिल.

$$\text{दररोज व्याज सुज} = \text{थकबाकी} \times 0.02 \times (\text{प्रलंबित दिवस} / 30)$$

विशेष सूचना :

- १) ऑनलाईन तक्रारी करीता : mbmcpropertytax@gmail.com वर ई मेल करावा.
- २) या बिलाची रक्कम धनादेश अथवा डिमांड ड्राफ्टने भरणा करावयाची असल्यास कृपया ते "मिरा भाईदर महानगरपालिका" या
- ३) (MIRA-BHAYANDER MUNICIPAL CORPORATION) नावाने भरणा करावेत.
धनादेश बँकेत न वटल्यास कायदेशिर कारवाई केली जाईल.
- ४) आपण खालील पत्यावर सकाळी ठीक १०.०० ते दुपारी ०१.३० व दुपारी २.०० ते संध्याकाळी ४.०० पर्यंतच्या वेळेत कराचा भरणा करावा.

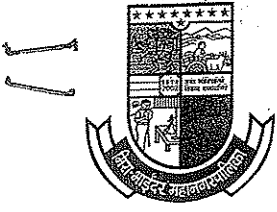
"मतदार यादीत नाव नोंदवा, मतदान करा व लोकशाही बळकट करा"

महत्वाच्या सूचना (Important Instructions)

- ◆ महाराष्ट्र महापालिका अधिनियम प्रकरण ८ नियम ३० अन्वये मालमत्ता कर प्रत्येक वर्षी १ एप्रिल व १ ऑक्टोबर याप्रमाणे दर सहामाही हप्त्यांनी आगाऊ देय होतो.
- ◆ या बिलाच्याबाबतीत अपिल करणे झाल्यास उक्त अधिनियम कलम ४०६ मधील तरतुदीप्रमाणे १००% कर जमा करणेची व नंतर मा. न्यायालयात अपील विचारार्थ स्वीकारण्याची तरतूद आहे.
- ◆ सदर बिलाच्या मुदत काळात करामध्ये दरवाढ मंजूर झाल्यास, मालमत्तेच्या वार्षिक करपात्र रक्कमेमध्ये वाढीव बांधकाम, नवीन आकारणी वगैरे मुळ वाढ वापर, बदल झाल्यास तत्संबंधी पुरवणी अथवा फरकाची बिले काढली जातील ती रक्कम भरणे बंधनकारक असेल याची नोंद घ्यावी.
- ◆ विना परवाना बांधकामासाठी कलम २६७ अ या मधील तरतुदीनुसार मालमत्ता कराचे बिल पाठविले जाईल. या तरतुदीनुसार त्या विरुद्धच्या कारवाईस बाधा येणार नाही, तसेच मालमत्ता कर शास्ती गोळा करणे म्हणजे सदर अवैध बांधकाम विनियमित झाले असा अन्वयार्थ लावला जाणार नाही.
- ◆ रक्कम पाठविताना त्यासोबत पत्रामध्ये अथवा चेकच्या पाठीमागे मालमत्ता क्रमांक, ब्लॉक क्रमांक, घर क्रमांक देयक क्रमांक दिनांक तसेच संपर्कासाठी भ्रमनध्वनी, दूरध्वनी क्र. व ईमेल आयडी वगैरेचा स्पष्ट उल्लेख करावा. अशा तपशीला अभावी जर रक्कम अनामत ठेवली गेली अथवा ती करापोटी जमा केली नाही तर तत्संबंधी जबाबदारी मनपावर राहणार नाही.
- ◆ मालमत्ता कराचा धनादेश न वटल्यास, निगोशिबल इन्स्ट्रुमेंटल अॅक्ट १८८१ चे कलम १३८ अन्वये कारवाई करण्यात येईल

मालमत्ता कर देयक स्विकारण्याचे ठिकाण

कर वसुली कार्यालय पत्ता प्रभाग समिती क्र. १	१) भाईदर (प.) २) A, B, C, D ३) राईमुर्घे R वॉर्ड ४) डोंगरी P वॉर्ड ५) उत्तन S, T वॉर्ड	➡ मिरा - भाईदर महानगरपालिका मुख्य कार्यालय, नागरी सुविधा केंद्र (तळमजला) ➡ भाईदर (पश्चिम), दूरध्वनी क्र. 28140002 / 28192828 / 28198028 ➡ विभागीय कार्यालय, राम मंदिर शेजारी, मुर्घे दूरध्वनी क्र. 28144793 ➡ विभागीय कार्यालय, डोंगरी दूरध्वनी क्र. 28452448 ➡ विभागीय कार्यालय, उत्तन भाईदर (प.) दूरध्वनी क्र. 28452383
प्रभाग समिती क्र. ३	६) भाईदर (पूर्व) F-1, J, I, G, H, Z वॉर्ड	➡ प्रभाग कार्यालय क्र. ३ भाईदर पूर्व मराठी शाळा क्र. ६, तलाव रोड, चारगाव भाईदर पूर्व, दूरध्वनी क्र. 28162376, 28186223
प्रभाग समिती क्र. ४	७) कनकिया E-1, 9, 11, F-2 to 6 वॉर्ड	➡ स्व. विलासराव देशमुख भवन, जागीड ऐनक्लेव, कनकिया रोड, मिरारोड (पूर्व) दूरध्वनी क्र. 28113101
प्रभाग समिती क्र. ५	८) मिरारोड E-2 to 7, E-12 to 15	➡ मोलाना अब्दुल कलाम आझाद, प्रभाग समिती कार्यालय क्र. ०५, स्व. इंदिरा गांधी रूग्णालय इमारत, पुनम सागर गृहसंकुल, मिरा रोड पूर्व दूरध्वनी क्र. 28103101
प्रभाग समिती क्र. ६	९) राम नगर L, K, Q E-8, 10, E-16 to 20	➡ राष्ट्रसंत आचार्य श्री. पदमसागर सुरीश्वरीजी (भवन), राम नगर, शांती गार्डन, सेक्टर - ५, मिरारोड (पूर्व), दूरध्वनी क्र. 28456103
१०) चेणे - वसोवा M वॉर्ड	➡ विभागीय कार्यालय, मराठी शाळा क्र. ९, चेणे गाव	
११) काशी N वॉर्ड	➡ विभागीय कार्यालय, पोस्ट ऑफिसच्या बाजूला, काशी गाव, दूरध्वनी क्र. 28454023	
१२) घोडबंदर O वॉर्ड	➡ विभागीय कार्यालय, रती बंदर, घोडबंदर, दूरध्वनी क्र. 28454024	



मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय, छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प.) ता. जि. ठाणे - ४०१ १०१, दुख्खनी : २८१९ २८२८ / २८१८ १३५३
(महाराष्ट्र महानगरपालिका अधिनियमाचे अनुसूचित प्रकरण ८ नियम ३९.४० अन्वये)

मालमत्ता कराचे देयक

मालमत्ता कराचे बिल वर्ष : २०१८ - २०१९

(दिनांक ०१/०४/२०१८ - ३१/०३/२०१९)

मालमत्ता क्र. : H050031906017
बिल क्र. : 6525873
खोली/सदनिका क्र. : 413
सर्वे क्र./ टिका क्र. :
जमिन मालकाचे नाव : PAPULAL BHADRECHCHA
भोगवटाधारकाचे नाव :
पत्ता : MAHADEV NAGAR C.H.S BUILDING NO. 6, NAVAGHAR ROAD, BHAYANDAR (E)

दिनांक : 09/06/2018
एकुण क्षेत्रफळ (चौ.फुट) : 360.000
वार्षिक करयोग्य मुल्य रु : 6221.00
वापराचा प्रकार : Residential

कराचे तपशिल (1)	सांकेतांक (2)	मागील बाकी (3)	चालू रक्कम		एकुण रक्कम =(3)+(4)+(5)
			भाग-१ (4)	भाग-२ (5)	
House Tax (30%) / घरपट्टी	910	0	933	933	1866
Tree Tax (1%) / वृक्ष कर	948	0	31	31	62
Tax For Education Cess Residential (6%) / शिक्षण कर	981	0	187	187	374
Shikshan Kar Mahanagar Palika (2%) / शिक्षण कर (मनपा)	947	0	62	62	124
Agnishaman Kar Mahanagar Palika (1%) / अग्निशमन कर (मनपा)	916	0	31	31	62
Sewage Facility Tax (8%) / मलप्रवाह सुविधा लाभ	950	0	249	249	498
Notice Fee (%) / नोटीस फी	992	0	0	0	0
Interest (%) / व्याज	991	0	0	0	0
Cheque Return Fee (%) / धनादेश परतावा शुल्क	994	0	0	0	0
एकुण		0	1493	1493	2986
Excess / Advance Amount					0
Adjustment Entry					0
Shasti Removed Amount					0
एकुण देयक रक्कम					2986

2996

“ओला व सुका कचरा वेगळा करा, महापालिकेस सहकार्य करा”
स्वच्छ सुंदर, मिरा भाईंदर !

टिप : ऑनलाईनद्वारे भरणा करणे करिता खालील संकेस्थळावर भेट द्या
www.mbbc.gov.in/property चौकशी करिता दुरध्वनी - 28192828 Ext - 238

टिप - महाराष्ट्र शासन राजपत्र असाधारण भाग चार-क्र.१४-२७ एप्रिल २०१० व महाराष्ट्र महानगरपालिका अधिनियम चे अनुसूची प्रकरण ८ नियम ४१(१) नुसार मिळकतदाराने ज्या दिनांकापर्यंत कराची रक्कम भरावयाची होती, त्या शेवटच्या दिनांकानंतर प्रत्येक महिन्यासाठी किंवा त्याच्या शेवटच्या भागासाठी अशा कराच्या २% शास्ती इतकी रक्कम शास्ती म्हणून भरण्यास तो जबाबदार असेल आणि विलाची पूर्ण रक्कम देईपर्यंत अशी शास्ती भरण्यास तो जबाबदार असण्याचे चालू राहिल.

Note: If the tax amount of part-I is not paid before 1st Oct 2018 and part-II is not paid before 1st Jan 2019, MBMC will charge 2% in addition to the amount of such tax or part thereof per month as penalty until the full amount of tax is paid as per Rule-41, Chapter-VIII(Taxation Rules) of Maharashtra. Part-I Bill Period [1 Apr 2018 - 30 Sep 2018], Part-II Bill Period [1 Oct 2018 - 31 Mar 2019].

अक्षरी रुपये : Rupees Two Thousand Nine Hundred and Eighty Six Only

वॉर्ड लिपिक

देयक

चालू रक्कम भरण्याचा अंतिम दिनांक (भाग-१) : 30/09/2018

चालू रक्कम भरण्याचा अंतिम दिनांक (भाग-२) : 31/12/2018

स्वाती देशपांडे

कर निर्धारक व संकलक

दिनांक : 11/06/2018

कृपया भागीन सूचना पहाव्यात

MAHADEV NAGAR CO-OP. HSG. SOC. LTD

TNA/TNA/HSG/(TC)/162061/2004-05
NAVGHAR ROAD, BHAYANDER (EAST) 401 105

Name : [B6413] MR. PAPULAL BHADRECHA

Bill No. : 342

Particulars : BILL FOR JUNE 2020

Date : 30/06/2020

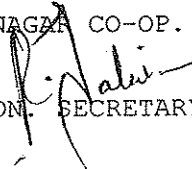
SrNo	Nature of Charges	Amount	SrNo	Nature of Charges	Amount
1.	MAINTENANCE CHARGES	1451.00	2.	SINKING FUND	37.00
3.	REPAIR FUND	37.00	4.	PARKING CHARGES	300.00
5.	WELFARE CHARGES	300.00			

Rupees : Fourteen Thousand Five Hundred Thirty..
Seven Only

Total	Rs.	2125.00
Arrears	Rs.	12412.00
Amount Due	Rs.	14537.00

NOTES : PENALTY OF RS. 50/- WILL BE CHARGED ON THE O/S BILLS.
MAINTENANCE CHARGES INCREASED FROM OCT. 2013.

For MAHADEV NAGAR CO-OP. HSG. SOC. LTD


HON. SECRETARY / TREASURER.

VISHAL ASSOCIATES PH. 28192210. E&OE.



दस्त गोषवारा भाग - 2

टनन4

दस्त क्रमांक (5970/2005)

e-e

दस्त क्र. [टनन4-5970-2005] चा गोषवारा
बाजार मुख्य :88000 मोबदला 1 भरलेले मुद्र क शुल्क : 2600

पावती क्र.:5969 दिनांक:23/08/2005
पावतीचे वर्णन
नांव: पपुलाल हरीराम भदरेवा

दस्त हजर केल्याचा दिनांक :23/08/2005 04:57 PM
निष्पादनाचा दिनांक : 30/07/2005
दस्त हजर करणा-याची सही :

880 : नोंदणी फी
180 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

P.R. Bhadurecha

दस्ताचा प्रकार :65) चुक दुरुस्ती पत्र
शिकका क्र. 1 ची वेळ : (सादरीकरण) 23/08/2005 04:57 PM
शिकका क्र. 2 ची वेळ : (फी) 23/08/2005 05:04 PM
शिकका क्र. 3 ची वेळ : (कबुली) 23/08/2005 05:04 PM
शिकका क्र. 4 ची वेळ : (ओळख) 23/08/2005 05:04 PM

1060: एकूण

दु. निबंधकाची सही, टाणे 4

दस्त नोंद केल्याचा दिनांक : 23/08/2005 05:05 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्त निवेदन करून देणा-याचा व्यक्तीशः ओळखतात
व त्यांची ओळख पटवितात.

1) विनय- राऊत, घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:भाईंदर पू.

तालुका: -

पिन: -

2) संतोष- सिंह, घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: तिरुपती

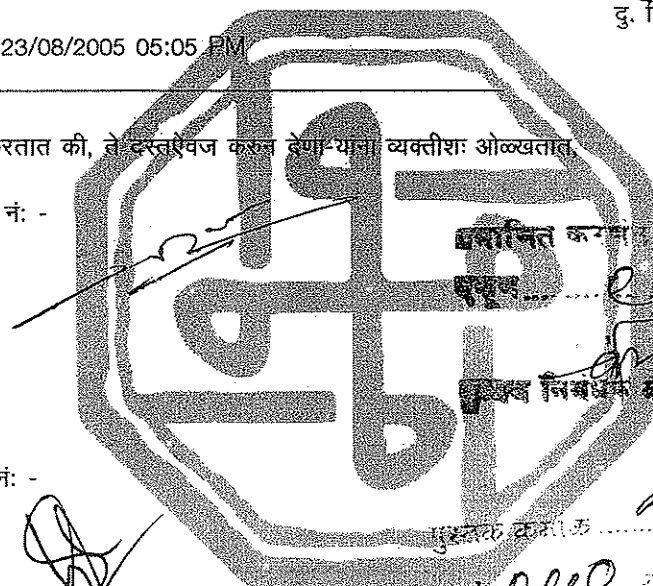
ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:भाईंदर पू.

तालुका: -

पिन: -



प्रमाणित करणारे घेतले की, या दस्तावज

सत्य आहे. माझे अधिकार

दु. निबंधक यांचे वर

मुद्रक देतो आहे

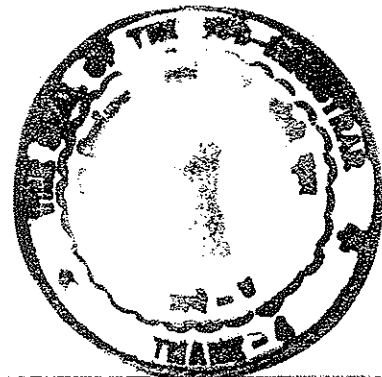
कलम क्रमांक 8

(श्री. टी. टी. आदिकर)

दु. निबंधक यांचे वर

कलम क्रमांक 8

दु. निबंधकाची सही
टाणे 4



- ① ULC all Page.
- ② Bmc Approval plan copy
- ③ Architect certificate.
- ④ same certificate front & back ~~area~~
- ⑤ search Report.

8/2005

दुय्यम निबंधकः

दस्त गोषजारा भाग-1

टनन4

दस्त क्र 5970/2005

5:23 pm

ठाणे 4

क्रमांक : 5970/2005

पत्रांचा प्रकार : चुक दुरुस्ती पत्र

5. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

नाव: पपुलाल हरीराम भदरेचा

पत्ता: घर/फ्लॅट नं: 413

गल्ली/रस्ता: -

ईमारतीचे नाव: महादेव नगर

ईमारत नं: 6

गेट/वसाहत: -

शहर/गाव: भाईदर पू.

तालुका: -

पिन: -

पिन नम्बर: -

लिहून देणार

वय 29

सही

P. Bhudarecha

नाव: मे. मयुर कन्ट्र. कं. चे प्रोग्रा. मनिष एन. पाटील

पत्ता: घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: महादेव नगर

ईमारत नं: -

गेट/वसाहत: -

शहर/गाव: भाईदर पू.

तालुका: -

पिन: -

पिन नम्बर

लिहून देणार

वय 23

सही

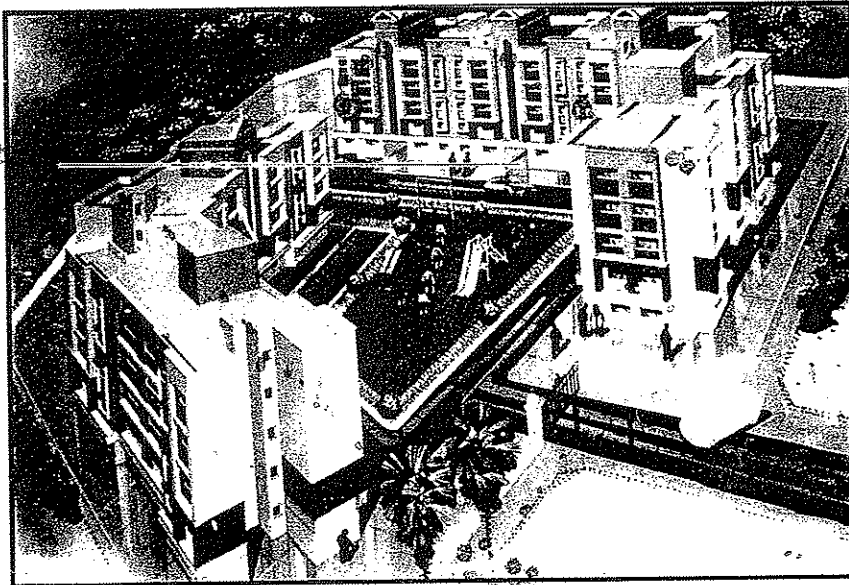
M. Patil

FLAT NO. 213

MAHADEV NAGAR



Agreement For Sale



Mr./Mrs: S. S. Srinivas Sridhar

FLAT NO. 213 ON 2nd FLOOR IN 2nd WING

MAYUR CONSTRUCTION CO.

BUILDERS & DEVELOPERS

101, MAHADEV NAGAR, NAVGHAR ROAD,
BHAYANDAR (EAST) - 401 105.