

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.मुंबई शहर 2

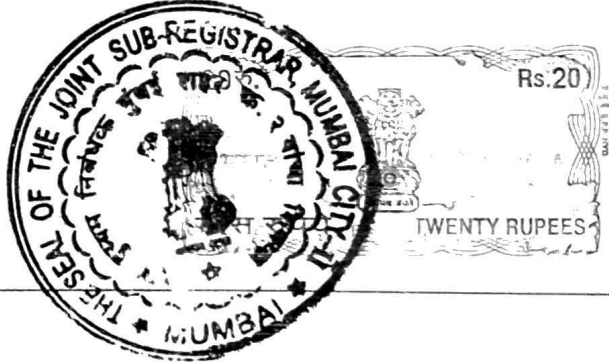
दस्त क्रमांक 10544/2023

नोंदणी .

Regn.63m

गावाचे नाव : माहिम

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	21500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	18699813
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन: मदतिका नं: 30, वी - 2 विंग, माळा नं: पहिला मजला, इमागतीचे नाव: सूर्यकिरण को.ऑप.हौ.मो.लि., ब्लॉक नं: माहीम (पश्चिम), रोड: मेनापती वापट मार्ग, मुंबई - 400016 ((C.T.S. Number : 773 ; Final Plot Number : 368 TPS III ;))
(5) क्षेत्रफळ	1) 69.70 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1). नाव:-आनंद मीतागम कुलकर्णी वय:-54, पत्ता:-प्लॉट नं: वी-2/30, माळा नं:-, इमागतीचे नाव: सूर्यकिरण को.ऑप.हौ.मो.लि., ब्लॉक नं: माहीम, रोड नं: मेनापती वापट मार्ग, सरस्वती मंदिर शाळेजवळ, महागट्ट, मुंबई. पिन कोड:-400016 पॅन नं:-AAMPK6268J
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-कल्पना शशीलाल शाह वय:-59; पत्ता:-प्लॉट नं: 9, माळा नं:-, इमागतीचे नाव: न्यू युनायटेड हाउस, ब्लॉक नं: माहीम, रोड नं: मनमाला टँक रोड, महागट्ट, मुंबई. पिन कोड:-400016 पॅन नं:-AACPS4674G 2): नाव:-रविशंकर मारुती कुलकर्णी वय:-58; पत्ता:-प्लॉट नं: 10, माळा नं:-, इमागतीचे नाव: न्यू युनायटेड हाउस, ब्लॉक नं: माहीम, रोड नं: मनमाला टँक रोड, महागट्ट, मुंबई. पिन कोड:-400016 पॅन नं:-AAMPK1921G
(9) दस्तावेज करून दिल्याचा दिनांक	31/05/2023
(10) दस्त नोंदणी केल्याचा दिनांक	01/06/2023
(11) अनुक्रमांक, खड व पृष्ठ	10544/2023
(12) बाजारभावाप्रमाण मूद्राक शुल्क	1290000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेय	



मल्याकनामाटी विचारात घेतलेला तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तावेज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेक पाठविणेन आलेला आहे.
आता हे दस्तावेज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 01/06/2023) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



(Signature)
सह. दुय्यम निबंधक
मुंबई शहर क्र. २

गावाचे नाव : माहिम

करारनामा

21500000

18699813

पत्रांची पट्टेदार ने

क्रमांक(असल्यास)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 30, वी - 2 विंग, माळा नं: पहिला मजला, इमारतीचे नाव: सूर्यकिरण को.ऑप.हौ.मो.लि., ब्लॉक नं: माहीम(पश्चिम), रोड : सेनापती बापट मार्ग, मुंबई - 400016((C.T.S. Number : 773 ; Final Plot Number : 368 TPS III ;))

1) 69.70 चौ.मीटर

न अमेल तेव्हा.

पहिल ठेवणा-या
न्यायालयाचा
नाम, प्रतिवादिचे

1): नाव:-आनंद सीताराम कुलकर्णी वय:-54; पत्ता:-प्लॉट नं: वी-2/30 , माळा नं: -, इमारतीचे नाव: सूर्यकिरण को.ऑप.हौ.मो.लि., ब्लॉक नं: माहीम , रोड नं: सेनापती बापट मार्ग, सरस्वती मंदिर शाळेजवळ , महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-AAMPK6268J

अकाराचे व किंवा
मा किंवा आदेश
चा

1): नाव:-कल्पना शांतीलाल शाह वय:-59; पत्ता:-प्लॉट नं: 9 , माळा नं: -. इमारतीचे नाव: न्यू युनायटेड हाउस , ब्लॉक नं: माहीम , रोड नं: मनमाला टॅक रोड , महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-AACPS4674G
2): नाव:-रविशंकर मागती कुलकर्णी वय:-58; पत्ता:-प्लॉट नं: 10, माळा नं: -, इमारतीचे नाव: न्यू युनायटेड हाउस , ब्लॉक नं: माहीम , रोड नं: मनमाला टॅक रोड , महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-AAMPK1921G

दिनांक

31/05/2023

क्रमांक

01/06/2023

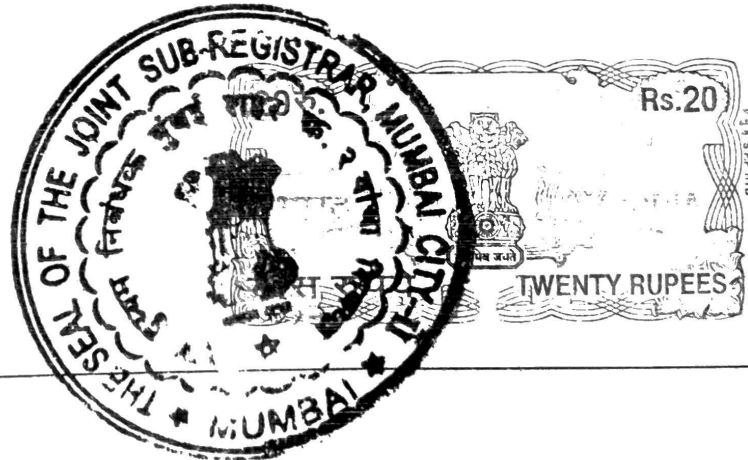
10544/2023

शुल्क

1290000

शुल्क

30000



ला नपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तावेज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.

आता हे दस्तावेज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

necessary to update Relevant records of Property/ Property tax after registration of document.

ast on have been forwarded by Email (dated 01/06/2023) toMunicipal Corporation of Greater Mumbai.

The Surya Kiran Co-operative Housing Society Limited

BOMBAY

REGD No. BOM/HSG. 426 of 1963.

(Registered under Maharashtra Co-operative Societies Act, 1960.)

SHARE CAPITAL: 2,000 Shares of Rs. 50/- each - Rs. 1,00,000/-



This is to certify that. Smt. Kum Drupali Jethanand is the registered Nathani of Bombay

Holder(s) of Forty five Shares of Rs. 50/- (Each) numbered 991 to 1035 both inclusive, in THE SURYA KIRAN CO-OPERATIVE HOUSING SOCIETY LIMITED, subject to the Bye-Laws of the said Society, and that upon each of such shares the sum of Rs. 50/- has been paid

Given under the common seal of the said Society at Bombay on this 10th day of August 1964.

9043	2	प्रबल
2020		
		Secretary

S. K. Singh
Hon. Secretary

P. Sarangani
Member of the Committee.

NOTE: No. Transfer of Shares comprised in this Certificate will be Registered unless accompanied by this Share Certificate.

Date No. of Transfer

To whom Transferred

Register Folio

Signature

16.3.70

52

Smt. Kusumata Kaporechand
Sharma

52

For Surya Kiron Co-operative Housing Society Ltd.,

Chairman.

Treasurer.

[Signature]
Secretary.

26-05-2005



Anand Sitaram
Kulkarni
Hypothecated to
H.S.O. work

Branch
H.P. of H.S.O.
cancelled
fresh hypothecation
Katak Mahindra
Board

For Surya Kiron Co-operative Hou...

[Signature]
08/03/07

Secretary

52

For Surya Kiron Co-operative Housing Society Ltd.

Chairman

Treasurer

[Signature]
Secretary

H.P. Cancellation letter
of Katak Mahindra Bank
Ref: - MF-1461 dt. 01-02-10
conforms that H.P. stands
cancelled. Loan repaid.

FOR SURYAKIRON CO-OPERATIVE HOUSING SOCIETY LTD.

[Signature]
01/03/07



SECRETARY	SECRETARY
2023	2023
23/04	23/04
2023	2023

Date

No. of Transfer

To whom Transferred

Register Folio

Signature

Remarks

16.3.70

S-2

Shri. K. J. Suman. Late Kaporeward Share

S-2

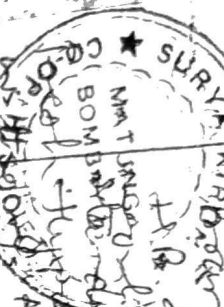
For Burya Kiron Co-operative Housing Society Ltd.,

Chairman.

Treasurer.

Secretary.

26-05-2023



Anand S. Baram

S-2

For Surya Kiron Cooperative Housing Society Ltd.

Chairman

Treasurer

Secretary

Handwritten signature

Report called to H.S.R. & H.S.R. works

For Surya Kiron Co-operative Housing Society Ltd.

08/05/2024

Secretary

H.S.R. Cancellation letter of Kotak Mahindra Bank Ref: HE-1461 dt. 01-02-10 dated 21.8.2010 confirmed by the bank. For Burya Kiron Co-operative Housing Society Ltd.



बबई - २

904/22/84

2023

SECRETARY

Suryakiran Co-operative Housing Society Ltd.

(Regn. No. BOM / HSG-426 of 1963)

368, Senapati Bapat Marg, Mahim (W), Mumbai - 400 016.

Ref. No. : _____

Date 15-06-2023

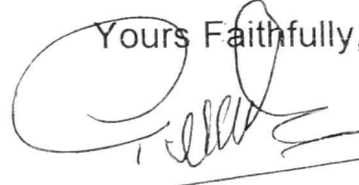
TO WHOMSOEVER IT MAY CONCERN

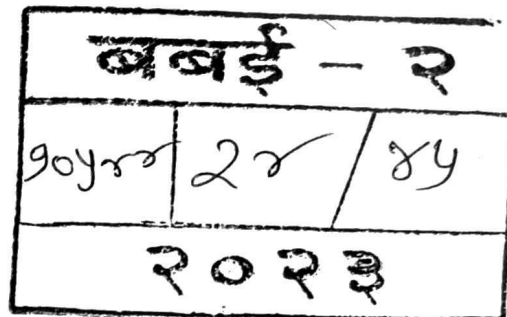
THIS IS CERTIFY THAT SHRI. ANAND SITARAM KULKARNI is the Member of our society and he is holding Flat No.30, admeasuring 750 sq. ft. built-up area, on the First Floor, in 'B-2' Wing, of our society AND NOW We also confirm that there are no outstanding dues/charges payable by the said Member in respect of the said Flat and he has paid all the taxes/dues in respect of the same up to date and the society has No Objection for the sale of the said Flat by the said member to the intending purchasers viz. 1) SMT. KALPANA SHANTILAL SHAH and 2) SHRI. RAVISHANKAR MARUTI KULKARNI, as per rules and regulation of the society.

The construction of the building was completed in year 1966 consisting of Ground plus 3 upper Floors and without lift facility on plot of land bearing Final Plot No.368, T.P.S III and C.S. No.773 of Mahim Division.



Yours Faithfully,


01/06/2023
Hon. Secretary
4820974440



SURYAKIRAN CO-OP HOUSING SOCIETY LTD

Regn. No.: BOM/HSG-426/1983

PLOT NO 368, SENAPATI BAPAT MARG, MAHIM, MUMBAI 400016

GENERAL MAINTENANCE CHARGES

Name : [B/30] SHRI/SMT A S KULKARNI

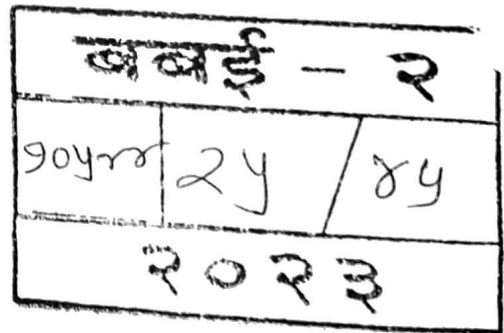
Bill No : 335

Period : APRIL-JUNE 23

Bill Date : 01/04/2023

Due Date : 15/05/2023

SR.NO.	PARTICULAR	AMOUNT
1.	MEMBERS CONTRIBUTION	1500.00
2.	NON OCCUPANCY CHARGES	3000.00
3.	PARKING CHARGES	300.00
4.	RENT	0.00
5.	BANK CHARGES	0.00
6.	RENT-TERRACE CHNARGES	0.00
7.	INTEREST	0.00



Curr.Prin:	4800.00	Curr.Int.:	0.00	Bill Total Rs.:	4800.00
Arns.Prin:	0.87 Cr.	Arns.Int.:	0.00	Arns. Rs.:	0.87
Dues Prin:	4799.13	Dues.Int.:	0.00	Total Dues Rs.:	4799.13

Rupees Four Thousand Seven Hundred Ninety Nine & ps. Thirteen only

NOTE: THIS BILL SHOULD BE TREATED AS DEMAND NOTICE UNDER BYE-LAW NO 74

A) IF THE BILL IS NOT PAID BY DUE DATE INTEREST WILL BE CHARGED @21%PA.

B) PAYMENTS SHALL BE MADE BY A/C PAYEE CHEQUE ONLY.

C) OBJECTION TO THIS BILL INTIMATED IN WRITING WITHIN 7 DAYS

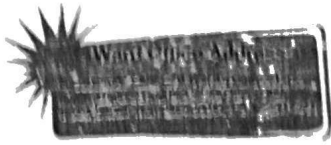
For SURYAKIRAN CO-OP HOUSING SOCIETY



बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

बेस्ट भवन, पो.बॉ.नं.१९९, बेस्ट मार्ग, कुलाबा, मुंबई - ४०० ००९



Name : ANAND SITARAM KULKARNI Mobile No: 98XXXXX959 Email ID:XXXXXXXXXX@a@yahoo.co.in	Bill For : May 2023 Book Folio No. : 634231 Cycle : 05 Type of Supply : 1P Service No : 423850-X-X Installation No. : 0437809 Sanctioned Load : 2.480 KW Security Deposit : 3920 00	Date of Bill : 12/05/2023 Invoice No. : 31642310037 Consumer No. : 634 231 0037 C.A.No. : 1683140 Bill Period : 31/01/2023 04/02/2023 Tariff : 111B Category : RESIDENTIAL Ward : GN
Billing Address : B2-30,FLOOR-1,PLOT-368,B 2,SURYA KIRAN CHS,SENAPATI BAPAT MARG,SARASWATI MANDIR SCHOOL,MAHIM,MUMBAI-400016		Last Payment Received ₹ 0.00
Power Supply Address : B2-30,FLOOR-1,PLOT-368,B 2,SURYA KIRAN CHS,SENAPATI BAPAT MARG,SARASWATI MANDIR SCHOOL,MAHIM,MUMBAI-400016		Last Payment Received Date 04/04/2023

5115.19	1172.90	05/06/2023	6288.00
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* Due date valid only for current bill amount ** Interest will be levied on arrears as applicable

Fuse Control / Off Supply 24444242/24314242 0828871657	Billing Complaints 24194515/24194518	Electricity Theft / Unauthorised use North-24194578	Fault Control 24326611,19813
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For Street Lighting Complaints
☎ 7208835803/24101817

Assistant Admin. Manager, Customer Care "G/N" Ward, Transportation Engineering Bldg, 2nd Floor, Tilak Road, Dadar, Mumbai - 400014.
Tel No - 24194530 / 8657906871.
Email : igrocgward@bestundertaking.com

Ground Floor, Multistoried Annex Bldg, Accomodation Road, Colaba, Mumbai - 400001
Visit : www.cgrbest.org.in
Email : decgr@bestundertaking.com

"IMPORTANT MESSAGE"

NEFT / RTGS Electricity Bill Payment (DPC First Book)

Name of Beneficiary : Best Undertaking
Beneficiary Account Number : BEST (Accession)-4 digit Consumer No.
Bank Name and Branch : DPC / First Part, J.L. Chavara, R.L. Sankar
IFSC Code : 07300091

NEFT / RTGS Additional Electricity Deposit Payment (DPC First Book)

Name of Beneficiary : Best Undertaking
Beneficiary Account Number : BEST (Accession)-4 digit Consumer No.
Bank Name and Branch : STATE BANK OF INDIA, CHAVARA, R.L. SANKAR
IFSC Code : 07300091

NEFT / RTGS Electricity Bill Payment (SEB)

Name of Beneficiary : Best Undertaking
Beneficiary Account Number : BEST (Accession)-4 digit Consumer No.
Bank Name and Branch : STATE BANK OF INDIA, CHAVARA, R.L. SANKAR
IFSC Code : 07300091

Paragraph	Unit	Month
Meter No - C164712		
	137	Apr 23
	151	Mar 23
	73	Feb 23
	120	Jan 23
	130	Dec 22
	120	Nov 22
	3	Oct 22
	43	Sep 22
	81	Aug 22
	152	Jul 22
	235	Jun 22

Units Consumed	KWH
May 23	263
May 22	278

Bill Collection Centers in your area

Mahim : Mahim Bus Station, Mumbai - 400 016.
Gokhale Rd : Mahim Sangrahal Centre, Anar Hird Marg, Portuguese Church, Mumbai - 400 008



Best Undertaking official app

miBEST

Available on the App Store | GET IT ON Google Play

Now pay bill without que
Click here to download
<https://play.google.com/store/apps/details?id=com.best.miBEST.Droid6/0/0/>

for details & more information www.bestundertaking.com

(Bilal Shaikh)
Chief Engineer Customer Care

During monsoon give Off supply messages in brief so that the telephone lines and personal will be available for attending other complains also.

Scan this QR code for payment through UPI App

Consolidated Stamp Duty paid to General Stamp Office, Mumbai V.K. Dule, No. MID BANK BUILDING, KEMNER, 65/5/11 (Validity 450.00/120).
Dt. 15.12.2022 TO Dt. 14.12.2024/5340. Dt. 15.12.2022

Crossed Cheque ** / D.D. Should be in Favour of * BEST Consumer 6342310037

D/N/G/5	CONSUMER NUMBER	BILL DATE	DUE DATE	BILL AMOUNT
N/GN/05	634-231-003*7	12/05/2023	05/06/2023	6288.00

If you have paid Arrears of , Please bring the paid bill and Pay

** Payment by made cheque is subject to realization.

23050006342310037000000628000NN05062023M000001663140

बेस्ट - २

904mm 2E / 84

२०२३

This Electric Bill is issued for electricity used and may not be treated as proof for other

No. 108/496/Bldg.

27th August 1966.

The Secretary,
Surya Kiran Co-operative Housing Society Ltd.,
80, Outram Private Road,
Bombay.

Subject: Occupation certificate.

Dear Sir,

So far this department is concerned there is no objection to the occupations of the buildings A & B subject to the Indemnity Bond already furnished by you.

The Building Completion Certificate should be submitted in due course.

Yours faithfully,

[Signature]

for Executive Engineer
Bombay Municipal Corporation,
Bombay

Recd. the original.

S. B. Dhande
Secretary

27-8-66



ववई - २	
१०५२२	२६ / ४५
२०२३	

No. CR/496/Elde.

27th August 1966.

To
The Secretary,
Surya Kiran Co-operative Housing Society Ltd.,
20, Duram Private Hotel,
Bombay.

Subject: Occupation certificate.

Dear Sir,

So far this department is concerned there is
no objection to the occupations of the buildings
A & B subject to the Indemnity Bond already furnished
by you.

The Building Completion Certificate should be
submitted in due course.

Yours faithfully,

J. B. ...

For Executive Engineer
Bombay Municipal Corporation,
Bombay

*Recd. the
original.*

*S. B. ...
Secretary.*

27-8-66



वर्क - २		
90428	26	84
२०२३		



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

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

113
114

लेखा क्रमांक GN1201350010000	मालमत्ता करवर्ष 2022-2023	देयक क्रमांक 202210BIL16808282 202220BIL16808283	देयक दिनांक 01/10/2022
पत्रकाराचे नाव व पत्ता : SECY SURYAKIRAN CO OP HSG SO 43 S B MARG, MATUNGA (WR) B'BAY 16,		प्रेषक - Asstt. Assessor & Collector, G North Ward, Municipal Office Building, Harishchandra Yelve Marg, Near Plaza Cinema, Dadar (West), Mumbai - 400 028. ईमेल - aacgn.ac@mcgm.gov.in दूरध्वनी क्र. 022 2430 8111	

मालमत्ता क्रमांक, मदनिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एम क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे.
GN 5567(1) 43 SENAPATI BAPAT MARG SURYA KIRAN COOP HSG SOC LTD BLDG NO 1 HOUSE WITH SHOPS SURYA KIRAN CO OP HOUSING SOCI ETY LTD

प्रथम करनिर्धारण दिनांक: 01/10/1966 जलजोडणी क्रमांक: एकूण भाडवनी मूल्य: ₹ 64494710

एकूण भाडवली मूल्य ₹ Six Crore Forty Four Lakh Ninety Four Thousand Seven Hundred Ten Only (अक्षरी)

31/03/2010 या तारखेपर्यंतची थकवाकी ₹ 0 दि. 01/04/2010 ते 31/03/2022 या तारखेपर्यंतची थकवाकी ₹ 0

देयक कालावधी: 01/04/2022 ते 31/03/2023

कराचे नाव	01/04/2022	ते	30/09/2022	01/10/2022	ते	31/03/2023
सर्वसाधारण कर						
जल कर			10741			10741
जल लाभ कर			0			0
मलनि सारण कर			6750			6750
मलनि:सारण लाभ कर			0			0
म.न.पा. शिक्षण उपकर			4188			4188
राज्य शिक्षण उपकर			3940			3940
रोजगार हमी उपकर			3305			3305
वृक्ष उपकर			378			378
पथ कर			197			197
एकूण देयक रकम			5019			5019
कनम152 अ नुसार दंडाची रकम			34518			34518
परनाव्यावरील व्याजाची वसुली			0			0
गाऊ अधिदानाचे समायोजन			0			0
प्रागव्याची निव्वळ रकम			34518			34518
प्रनिदानाची निव्वळ रकम			0			0
अक्षरी रुपये			₹ Thirty Four Thousand Five Hundred Eighteen Only			₹ Thirty Four Thousand Five Hundred Eighteen Only
अंतिम देय दिनांक			31/12/2022			31/12/2022



Chg No 118569 dt 24/11/22

बवई - 2
9047 26/84
2023

34518
34518
69036

To make payment through NEFT: IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTGN1201350010000, Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC /

बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 152 अ अन्वये, अवैध बांधकामावर मालमत्ता कर व शास्ती वसविणे वतीने अज्ञानाने कोणत्याही कालावधीसाठी विनियमित झाले आहे असा अन्वयार्थ लावला जाणार नाही.

महाराष्ट्र आग प्रतिबंधक व जीव संरक्षक उपाययोजना अधिनियम 2006 मधील तरतुदीनुसार, इमारतीचे मालक / भोगवट्यादार यांनी अग्निप्रतिबंधक विनियमनांनुसार सुविधा उपलब्ध करून देणे 'प्रपत्र-ब' अग्निशमन दलास प्रतिवर्षी जानेवारी व जुलै मध्ये सादर करावे.



मदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154 (1 ड) चा अंतर्भाव होण्यामापेक्षेने जारी करण्यात येत आहे.

महेश पाटील
करनिर्धारक व संकलक

Receipt (pavti)

319/10544

पावती

Original/Duplicate

Thursday, June 01, 2023

नोंदणी क्र.: 39म

9:54 AM

Regn.: 39M

पावती क्र.: 11477 दिनांक: 01/06/2023

गावाचे नाव: माहिम

दस्तऐवजाचा अनुक्रमांक: बबइ2-10544-2023

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: कल्पना शांतिलाल शाह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकूण:

रु. 30900.00

आपणाम मूळ दस्त, शंबनेल प्रिंट, सूची-२ अंदाजे

10:11 AM ह्या वेळेस मिळेल.

मह. दुय्यम निबंधक, मुंबई-2

सह. दुय्यम निबंधक

वाजार मूल्य: रु. 18699813 /-

मोवदला रु. 21500000/-

भरवेले मुद्रांक शुल्क: रु. 1290000/-

DELIVERED

मुंबई शहर क्र. २

1) देयकाचा प्रकार: DHC रकम: रु. 900/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 3105202315902 दिनांक: 01/06/2023

विकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002893036202324E दिनांक: 01/06/2023

विकेचे नाव व पत्ता:

DELIVERED

मूल्यांकनाचे वर्ष	2023
जिल्हा	मुंबई(मेन)
मूल्य विभाग	17-माहीम
उप मूल्य विभाग	भुभाग : दक्षिणेस समुद्रापासुन पांडुरंग नाईक रोड, लेडी जमशेटजी रोड, गडकरी चौक ते टिळक चौकापर्यंत पश्चिमेकडे समुद्र, उत्तरेस शितलादेवी मंदिर रोड, पुर्वेकडे पश्चिम रेल्वे लाईन यामधील भुभाग.
सर्व्हे नंबर /न. भू. क्रमांक :	अंतीम प्लॉट नंबर#368

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
112910	268290	316800	346100	272080	चौरस मीटर

बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	69.7चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्दवाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2वर्षे 1st floor To 4th floor	बांधकामाचा दर -	Rs.30250/-
रस्ता सन्मुख -					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					

मजला निहाय घट/वाढ	= 100% apply to rate= Rs.268290/-
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घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((268290-112910) * (100 / 100))+112910) = Rs.268290/-
मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 268290 * 69.7 = Rs.18699813/-

Applicable Rules	- ,10,4
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 18699813 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.18699813/-

Home Print



बबई - २
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CHALLAN
MTR Form Number-6



GRN	MH002893036202324E	BARCODE	[Barcode]				Date	31/05/2023-18:58:47	Form ID	25.2
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	BOM2_JT SUB REGISTRAR MUMBAI CITY 2			PAN No.(If Applicable)	AACPS4674G					
Location	MUMBAI			Full Name	KALPANA SHANTILAL SHAH AND RAVISHANKAR MARUTI KULKARNI					
Year	2023-2024 One Time			Flat/Block No.	FLAT NO.30, 1ST FLOOR, B-2 WING, SURYAKIRAN C.H.S. LTD.					
Account Head Details				Amount In Rs.						
0030045501 Stamp Duty		1290000.00		Road/Street	SENAPATI BAPAT MARG, MAHIM WEST					
0030063301 Registration Fee		30000.00		Area/Locality	MUMBAI					
				Town/City/District						
				PIN	4 0 0 0 1 6					
				Remarks (If Any)	PAN2=AAMPK6268J-SecondPartyName=ANAND SITARAM KULKARNI-					
				Amount In	Thirteen Lakh Twenty Thousand Rupees Only					
Total				13,20,000.00	Words					
Payment Details				FOR USE IN RECEIVING BANK						
STATE BANK OF INDIA				Bank CIN	Ref. No.	00040572023053157917		IK0CGSO014		
Cheque-DD Details				Bank Date	RBI Date	31/05/2023-19:24:01		Not Verified with RBI		
Cheque/DD No.				Bank-Branch		STATE BANK OF INDIA				
Name of Bank				Scroll No. , Date		Not Verified with Scroll				
Name of Branch										



Department ID

Mobile No. : 9833225705

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

सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

बवई - २
गोयम २ / ४५
२०२३

CHALLAN
MTR Form Number-6



	Date 31/05/2023-18:58:47	Form ID 25.2
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Payer Details	
TAX ID / TAN (If Any)	
PAN No.(If Applicable)	AACPS4674G
Full Name	KALPANA SHANTILAL SHAH AND RAVISHANKAR MARUTI KULKARNI
Flat/Block No.	FLAT NO.30, 1ST FLOOR, B-2 WING,
Premises/Building	SURYAKIRAN C.H.S. LTD.

Amount In Rs.	Road/Street
1290000.00	SENAPATI BAPAT MARG, MAHIM WEST
30000.00	Area/Locality
	Town/City/District
	PIN

Remarks (If Any)	PAN2=AAMPK6268J~SecondPartyName=ANAND SITARAM KULKARNI~
------------------	---

Amount In	Thirteen Lakh Twenty Thousand Rupees Only
Words	

INDIA **FOR USE IN RECEIVING BANK**

Bank CIN	Ref. No.	00040572023053157917	IK0CGSO014
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Bank Date	RBI Date	31/05/2023-19:24:01	Not Verified with RBI
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AGREEMENT FOR SALE

This Indenture is made and entered into at Mumbai, on this 31st day of May, in the Year Two Thousand And Twenty Three.

[Handwritten signature]
11.2.2023
[Handwritten signature]

BETWEEN

SHRI. ANAND SITARAM KULKARNI, PAN No.AAMPK6268J, age 54 years, having address at B-2/30, Suryakiran C.H.S., Senapati Bapat Marg, Near Saraswati Mandir School, Mahim, Mumbai - 400016, hereinafter called as the "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and includes his heirs, representatives, executors and administrators) **OF THE FIRST PART;**

बळई - २		
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AND

1) SMT. KALPANA SHANTILAL SHAH (W/O. RAVISHANKAR MARUTI KULKARNI), PAN No.AACPS4674G, aged 59 years, having address at Flat No.9, New United House, Manmala Tank Road, Mahim, Mumbai - 400016 **AND 2) SHRI. RAVISHANKAR MARUTI KULKARNI**, PAN No.AAMPK1921G, aged 58 years, having address at Flat No.10, New United House, Manmala Tank Road, Mahim, Mumbai - 400016, both adults, Indian Inhabitants, hereinafter called as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include their heirs, successors, legal representatives, executors, administrators and assigns) **OF THE OTHER PART;**

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[Handwritten signature] *[Handwritten signature]*

WHEREAS:-

- A) SHRI. ANAND SITARAM KULKARNI, the TRANSFEROR herein is seized and possessed of or otherwise well and sufficiently entitled to the ownership of Flat No.30, admeasuring 750 sq. ft. built-up area, on the First Floor, in 'B-2' Wing, in the building of the Society known as 'Suryakiran Co-operative Housing Society Limited' situated at Senapati Bapat Marg, Mahim (West), Mumbai - 400016 (hereinafter referred to as the "said Flat") and lying and being on plot of land bearing Final Plot No.368, T.P.S III and C.S. No.773 of Mahim Division and holding 45 (Forty-Five) fully paid-up shares of Rs.50/- each bearing distinctive share numbers from 991 to 1035 (both inclusive) under Share Certificate No.23 dated 10.08.1964 issued by Suryakiran Co-operative Housing Society Limited, (hereinafter referred to as the "said Shares") and is in exclusive use, occupation and possession thereof in the capacity of absolute owner thereof.



Suryakiran Co-operative Housing Society Limited", a Co-operative Housing Society was formed and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No.BOM/HSG 426 of 1963 (hereinafter referred to as the "said Society").

- C) The said Society had admitted Smt. Drupati Jethanand Nathani as a member and had given the membership rights and issued the said Shares in the name of Smt. Drupati Jethanand Nathani in respect of the said Flat.

D) By way of Agreement dated 04.03.1967 made and entered into by and between Smt. Drupati Jethanand Nathani, referred therein as the "Party of the First Part" and Smt. Kusumlata Kapurchand Sharma, referred therein as the "Party of the Second Part", whereby the Party of the First Part therein agreed to sell and transfer and the Party of the Second Part therein

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agreed to purchase and acquire the said Flat and said Shares for a valuable consideration and as per the terms as agreed therein.

- E) Subsequently, the said Society transferred the said Shares in the name of Smt. Kusumlata Kapurchand Sharma and accordingly, endorsed the entry of her name on the backside of the Share Certificate No.23 on 16.03.1970.
- F) By way of Agreement dated 16.05.2003, registered under Sr. No.BBE-2/02805/2003 on 17.05.2003 made and entered into by and between Smt. Kusumlata Kapoorchand Sharma, referred therein as the "Transferor" of the First Part and Shri. Anand S. Kulkarni (TRANSFEROR herein), referred therein as the "Transferee" of the Other Part, whereby the Transferor therein agreed to sell and transfer and the Transferee therein agreed to purchase and acquire the said Flat and said Shares for a valuable consideration and as per the terms as agreed therein.

Subsequently, the said Society transferred the said Shares in the name of Shri. Anand Sitaram Kulkarni and accordingly, endorsed the entry of his name on the backside of the Share Certificate No.23 on 26.05.2003.

Thus, **SHRI. ANAND SITARAM KULKARNI**, the TRANSFEROR herein is seized possessed and sufficiently entitled to the ownership of the said Flat and said Shares as an absolute owner thereof.

- I) The TRANSFEROR declares that he has not deposited any agreements / documents as the title deeds with any third person or persons or financial institution / Bank for creating any charge, lien, mortgage, loan or third party interest etc.
- J) The TRANSFEROR hereto is paying maintenance charges and outgoings regularly to the said society from possession and has paid all outgoings up to date.


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- K) The TRANSFEROR hereby declares that no other person or persons or any other heirs or legal representatives are entitled to any rights, title and interest in the said Flat and the said Shares.
- L) The TRANSFEROR is desirous and agrees to sell and transfer the said Flat and the said Shares and the TRANSFEREES agree to purchase and acquire from the TRANSFEROR, the said Flat and the said Shares and all right, title, interest, benefits and privileges incidental to and attached to the said Flat and said Shares for the total consideration of Rs.2,15,00,000/- (RUPEES TWO CRORES FIFTEEN LAKHS ONLY) and on the terms and conditions appearing hereinafter.
- M) The TRANSFEREES have agreed to purchase the rights of the said Flat and said Shares with all deposits and benefits thereof at and for the total consideration with permanent rights of ownership, use and occupation of the said Flat.



NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. It is agreed and declared by the parties hereto that the recitals arranged herein above contain the factual position relating to the said Flat. The statements, declarations and representations made therein are true and correct. The parties repeat, reiterate and confirm the contents of the recitals, and the terms and in the operative part of this Agreement as if the same are reproduce verbatim.
2. The TRANSFEROR do hereby agrees to sell, transfer, assign and the TRANSFEREES hereby agree to purchase the Flat No.30, admeasuring 750 sq. ft. built-up area, on the First Floor, in 'B-2' Wing, in the building of the Society known as 'Suryakiran Co-operative Housing Society Limited' situated at Senapati Bapat Marg, Mahim (West), Mumbai – 400016 (hereinafter referred to as the "said Flat") and lying and

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being on plot of land bearing Final Plot No.368, T.P.S III and C.S. No.773 of Mahim Division and more particularly described in schedule written herein TOGETHER WITH 45 (Forty-Five) fully paid-up shares of Rs.50/- each bearing distinctive share numbers from 991 to 1035 (both inclusive) under Share Certificate No.23 dated 10.08.1964 issued by Suryakiran Co-operative Housing Society Limited, (hereinafter referred to as the "said Shares") along with all other incidental rights at and for total consideration of **Rs.2,15,00,000/- (RUPEES TWO CRORES FIFTEEN LAKHS ONLY)** including 1% TDS of Rs. 2,15,000/-, will be paid by the TRANSFEREES as a statutory deduction under Income Tax Act, 1961 and rules made thereunder inclusive of all costs, charges and the amount standing to the credit of the TRANSFEROR in respect of the said Flat inclusive of all costs, charges and the amount standing to the credit of the TRANSFEROR in respect of the said Flat. The said consideration which is partly and the balance will be paid by the TRANSFEREES to the TRANSFEROR and in the presence of the witnesses appearing hereunder:



PAYMENT SCHEDULE

On or before execution of the present agreement the TRANSFEREES have paid the net amount of **Rs.99,00,000/- (Rupees Ninety – Nine Lakhs Only)** (subject to realisation) as a part payment after deduction of Rs.1,00,000/- (Rupees One Lakh Only) as 1% TDS on part payment (the amount of 1% TDS is the part of the total Consideration) out of the total consideration of **Rs.2,15,00,000/- (RUPEES TWO CRORES FIFTEEN LAKHS ONLY)** to the TRANSFEROR by NEFT/RTGS/Cheque (the payment and receipt whereof the TRANSFEROR do hereby admit and acknowledge) as shown at Receipt clause at the foot of the document.

1% TDS on part payment		2
99,00,000/-	of	215,00,000/-
Rs.99,00,000/- (Rupees Ninety – Nine Lakhs Only)		215
to the TRANSFEROR by		2023

[Handwritten signature]

[Handwritten signature]

B) The TRANSFEREES shall pay the balance amount of Rs.1,13,85,000/- (Rupees One Crore Thirteen Lakhs Eighty Five Thousand Only) after deduction of Rs.1,15,000/- (Rupees One Lakh Fifteen Thousand Only) as 1% TDS on the balance payment (the amount of 1% TDS is the part of the total consideration) out of the total consideration of Rs.2,15,00,000/- (RUPEES TWO CRORES FIFTEEN LAKHS ONLY) through Self – Contribution and Housing Loan, which shall be availed by the TRANSFEREES from the Bank or Financial Institution vide RTGS / Demand Draft / Banker's Cheques issued by Bank or Financial Institution directly in favour of the TRANSFEROR within 30 days from the date of Registration of the present agreement. Simultaneously, on the receipt of the said balance consideration the TRANSFEROR shall hand over the quiet, vacant and peaceful possession of the said Flat to the TRANSFEREES and the TRANSFEREES shall use, occupy the said Flat without any interruption or hindrance by the TRANSFEROR and / or any other person/s claiming through the TRANSFEROR as the absolute joint owners of the said Flat. Time is the essence of the contract.



C) The TRANSFEREES shall pay the total 1% TDS amount i.e. Rs.2,15,000/- (Rupees Two Lakhs Fifteen Thousand Only) (the amount of TDS is the part of the consideration) on the above mentioned total amount of consideration of Rs.2,15,00,000/- (RUPEES TWO CRORES FIFTEEN LAKHS ONLY) towards (TDS) under section 194 IA of the Income Tax Act, 1961 and they shall pay the said TDS AMOUNT with the Income Tax department in the name of the TRANSFEROR within 15 days from the respective dates of payments made and they shall handover the said TDS Certificates in original to the TRANSFEROR.

आवर्ड - २	
गोयम	e
2023	

[Signature]

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3. The TRANSFEROR declares that he has obtained the N.O.C from the said society to transfer the said Flat and said Shares held by the TRANSFEROR in the said society to the TRANSFEREES.
4. The TRANSFEROR shall hand over the (i) Original Agreement dated 04.03.1967 between Smt. Drupati Jethanand Nathani, and Smt. Kusumlata Kapurchand Sharma, (ii) Original Registered Agreement dated 16.05.2003 between Smt. Kusumlata Kapoorchand Sharma and Shri. Anand S. Kulkarni (TRANSFEROR herein), Original Share Certificate and the chain of documents if any, title deeds, all other original documents relating to the said Flat and said Shares to the TRANSFEREES, on the day of final disbursement of the housing loan or at the time of balance payment of consideration. It is however agreed that the TRANSFEROR shall always be ready and willing to grant the inspection of the original documents to the bankers of the TRANSFEREES whenever called upon to do so.



The TRANSFEROR hereby covenants with the TRANSFEREES that he shall and will indemnify and keep indemnified the TRANSFEREES, from and against any loss, harm, injury and damage including costs, charges and expenses of any legal proceedings that may be suffered or caused to be suffered by the TRANSFEREES by reason of there being found or discovered that any of the above statements made by the TRANSFEROR are false or incorrect in any manner whatsoever.

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6. The TRANSFEROR hereby agrees and confirms to indemnify and keep indemnified for all times, the TRANSFEREES against any dispute, claim, demand, action or proceedings that may be raised preferred, made or taken against the TRANSFEREES solely or jointly and severally the TRANSFEROR or any one or

[Signature]

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THE SCHEDULE ABOVE REFERRED TO

Flat No.30, admeasuring 750 sq. ft. built-up area, on the First Floor, in 'B-2' Wing, in the building of the Society known as 'Suryakiran Co-operative Housing Society Limited' situated at Senapati Bapat Marg, Mahim (West), Mumbai – 400016 and lying and being on plot of land bearing Final Plot No.368, T.P.S III and C.S. No.773 of Mahim Division within the Registration District of Mumbai City and Mumbai Suburban. The society's building was constructed in the year 1966 and consists of Ground plus 3 upper floors without lift facility and assessed by the Assessor and Collector of Municipal rates and taxes under "GN" Ward and bearing Account No.GN1201350010000 and Property No.GN 5567(1).

TOGETHER WITH 45 (Forty-Five) fully paid-up shares of Rs.50/- each bearing distinctive share numbers from 991 to 1035 (both inclusive) under Share Certificate No.23 dated 10.08.1964 issued by Suryakiran Co-operative Housing Society Limited.

[Signature]

[Signature]



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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to this writing on the day, year first herein above referred.

SIGNED & DELIVERED

By the within named "TRANSFEROR"

SHRI. ANAND SITARAM KULKARNI



In the Presence of.....

1) Shri. Mahesh Janardan Amrute
(Estate agent on behalf of Transferor)

[Signature of Shri. Mahesh Janardan Amrute]



2) Mrs. Madhura Mahesh Amrute

[Signature of Mrs. Madhura Mahesh Amrute]

SIGNED & DELIVERED

by the within named "TRANSFEREES"

1) SMT. KALPANA SHANTILAL SHAH
(W/O. RAVISHANKAR MARUTI KULKARNI)



[Signature of Smt. Kalpana Shantilal Shah]

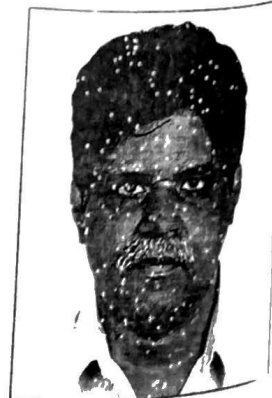
2) SHRI. RAVISHANKAR MARUTI KULKARNI

In the Presence of.....
1) Shri. Mahesh Janardan Amrute

[Signature of Shri. Mahesh Janardan Amrute]

2) Mrs. Madhura Mahesh Amrute
(Estate agent on behalf of Transferees)

[Signature of Mrs. Madhura Mahesh Amrute]



[Handwritten text in a box]

RECEIPT

RECEIVED of and from the within named TRANSFEREES viz. 1) SMT. KALPANA SHANTILAL SHAH (W/O. RAVISHANKAR MARUTI KULKARNI) and 2) SHRI. RAVISHANKAR MARUTI KULKARNI, the net amount of Rs.99,00,000/- (Rupees Ninety – Nine Lakhs Only) as a part payment after deduction of 1% TDS i.e. Rs.1,00,000/- (Rupees One Lakh Only) (the amount of 1% TDS forms the part of the total Consideration) out of the total consideration of Rs.2,15,00,000/- (RUPEES TWO CRORES FIFTEEN LAKHS ONLY) towards sale of the Flat No.30, admeasuring 750 sq. ft. built-up area, on the First Floor, in 'B-2' Wing, in the building of the Society known as 'Suryakiran Co-operative Housing Society Limited' situated at Senapati Bapat Marg, Mahim (West), Mumbai – 400016. The details of the payment given as below:-

Sr. No.	Date	RTGS / NEFT Ref. No.	Bank Name & Branch	Amount (Rs.)
1.	31.05.2023	SBINR52023053152489539	State Bank of India, BKC	99,00,000/-
Total Amount				Rs.99,00,000/-



I SAY RECEIVED
Rs.99,00,000/-

SHRI. ANAND SITARAM KULKARNI
[TRANSFEROR]

WITNESSES:

- Shri. Mahesh Janardan Amrute
- Mrs. Madhura Mahesh Amrute

