



# SAI AVENUE CO-OPERATIVE HOUSING SOCIETY LTD.

Registration No. MUM/SRA/HSG/TC/12648/YEAR 2015  
C.T.S. NO. 34/4,39,39/1 TO 10, OFF VILLAGE AMBOLI, OFF VEERA DESAI ROAD, ANDHERI (WEST), MUMBAI 400058.

Unit No. : 1202      Unit Area : 819.00 SqFt      **BILL**  
 Name : DIVYA KRISHNA      Unit Type :  
 Bill For : April-May-June  
 Wing :      Floor No :  
 Bill No. : 46  
 Bill Date : 01/04/2023  
 Due Date : 30/07/2023

Sr.	Particulars Of Charges	Amount
1	AMC CHARGES	2,580.00
2	EDUCATION & TRAINING	30.00
3	INSURANCE PREMIUM	172.00
4	PARKING CHARGES	900.00
5	REPAIR FUND	3,071.00
6	SERVICE CHARGES	8,900.00
7	SINKING FUND	1,024.00
8	WATER CHARGES	393.00
9	NOC	890.00

E.&O.E.	Sub Total	17,960.00
	Adjustment Credit/Rebate	0.00
	Interest On Arrears	0.00
	Previous Arrears	
	Principal	0.00
	Interest	0.00
	<b>Total Due Amount and Payable ₹</b>	<b>17,960.00</b>

Rupees Seventeen Thousand Nine Hundred Sixty Only

**Notes**

1. Payment Should be Made by Due Date. Interest @18.0% p.a. will be charged after Due Date. Members should give their mobile number and Name on the Reverse of the Cheque
2. This bill should be treated as demand notice under bye-laws.
3. Service Charges include Electricity Charges, Staff Salary, Accounts Writing & Management Charges, postal Charges, Security Agency Charges, Miscellaneous Expenses, Subscription Charges and Professional Charges.
4. AMC Charges include Past Control Charges, Fire AMC Charges, Lift AMC Charges, CCTC AMC Charges and Rotary Parking AMC Charges.
5. Cheque Should be drawn in favour of SAI AVENUE CO-OPERATIVE HOUSING SOCIETY LIMITED.
6. Cheque and all Written Communication Should Only be dropped in the Box Provided on the ground floor of the building and not to any Committee members residence.
7. Members are requested to make payment as per bill raised and not do initiate their own calculation as accounting would be difficult. In case there are any adjustments, it can always be initiated in the subsequent bills.
8. Post dated Cheque will not be accepted. Members may communicate in writing for seeking any clarification or they may send the mail to saiavenueamboli@gmail.com

Society Bank Details & Name. :- Saraswat Co-op. Bank Ltd.      Branch :- Veera desai (Andheri west)  
 Account Number :- 33921910000102      IFSC Code :- SRCB0000339

## R E C E I P T

Received with thanks from DIVYA KRISHNA.  
 Details of payments received are as under: Period :- 01/01/2023 To 31/03/2023      Unit No: 1202

Receipt	Date	Chq No.	Chq Date	Bank & Branch	Towards bill no.	Amount
271	09/02/2023	NEFT	09/02/2023		250, Bill Date: 01/01/2023	17,960.00
<b>Total :</b>						<b>17,960.00</b>

Rupees seventeen thousand nine hundred sixty only  
 ( Subject to Realisation of Cheque )

For SAI AVENUE CO-OPERATIVE HOUSING SOCIETY LTD.  
 Authorised Signature

# SHARE CERTIFICATE

Member's Register No. 46

Share Certificate No. 46

Authorised Share Capital Rs. 35,000/-

Divided into 700 shares

each of Rs. 50/- only.

## SAI AVENUE CO-OPERATIVE HOUSING SOCIETY LIMITED

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

Registration No: M.U.M./S.R.A./H.S.G./(T.C.)/12648/Year 2015

This is to certify that Shri/ Smt. DIVYA KRISHNA

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ of MUMBAI is the

Registered Holder of 10 fully paid up shares of Rs. Fifty each

numbered from 451 to 460 both inclusive,

in Sai Avenue Co - Operative Housing Society Limited

Subject to the bye-laws of the said Society.

Given under the Common Seal of the said Society at Mumbai,

this 29<sup>th</sup> day of MAY 2016



[Signature] Chairman

[Signature] Hon. Secretary

[Signature] Authorized M.C. Member

P.T.O.

# MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr. No.	Date of Transfer	Regn. No of Transferor	Regn. No of Transferee	To Whom Transferred	
1.			Secretary	Authorized M.C.Member	Chairman
2.			Secretary	Authorized M.C.Member	Chairman
3.			Secretary	Authorized M.C.Member	Chairman
4.			Secretary	Authorized M.C.Member	Chairman
5.			Secretary	Authorized M.C.Member	Chairman
6.			Secretary	Authorized M.C.Member	Chairman
7.			Secretary	Authorized M.C.Member	Chairman

512/7688

पावती

Original/Duplicate

Thursday, June 08, 2023

नोंदणी क्र.: 39M

12:49 PM

Regn.: 39M

पावती क्र.: 7876 दिनांक: 08/06/2023

गावाचे नाव: आंबिवली  
 दस्तऐवजाचा अनुक्रमांक: वदर16-7688-2023  
 दस्तऐवजाचा प्रकार: करारनामा  
 सादर करणाऱ्याचे नाव: नेफी संजय वेदक

नोंदणी फी रु. 30000.00  
 दस्त हाताळणी फी रु. 800.00  
 पृष्ठांची संख्या: 40

एकूण: रु. 30800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
 1:09 PM ह्या वेळेस मिळेल.

सह. दुर्गिका, अंधेरी-5

सह. दुय्यम निबंधक, अंधेरी - ५,  
 मुंबई उपनगर जिल्हा

बाजार मूल्य: रु. 17535274.555/-

मोबदला रु. 17642000/-

भरलेले मुद्रांक शुल्क : रु. 1059000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0606202305289 दिनांक: 08/06/2023

वॅकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003000076202324M दिनांक: 08/06/2023

वॅकेचे नाव व पत्ता:

*Shedals*

registered original document  
 Delivery on 9/6/2023

88TD

6/8/2023



## मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		08 June 2023, 12:46:50 PM	
Valuation ID	202306082948	बदर 16	
मूल्यांकनाचे वर्ष	2023		
जिल्हा	मुंबई (उपनगर)		
मूल्य विभाग	47-आंबिवली ( अंधेरी )		
उप मूल्य विभाग	47/231 भूभाग उत्तरेस व पुर्वेस गावाची हद्द, दक्षिणेस जयप्रकाश मार्ग व गावाची हद्द व पश्चिमेस विरा देसाई मार्ग		
सर्व्हे नंबर / व भू क्रमांक	इतर #		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक
खुली जमीन	निवासी सदनिका	244470	194450
104590	194450		मोजगापनाचे एकक चौरस मीटर
बांधीव क्षेत्राची माहिती	82.75 चौरस मीटर	मिळकतीचा वापर - निवासी सदनिका	मिळकतीचा प्रकार - बांधकामाचा दर -
बांधकाम क्षेत्र (Built Up)	1-आर सी सी आहे	मिळकतीचे वय - मजला -	बांधीव
बांधकामाचे वर्गीकरण - उद्भवान सुविधा -		9 वर्षे	Rs. 30250/-
		11th floor To 20th floor	
रस्ता सन्मुख -	Sale Type - First Sale		
	Sale/Resale of built up Property constructed after circular dt.02/01/2018		
मजला निहाय घट/वाढ	= 110% apply to rate= Rs. 213895/-		
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर		
	= ( ( (213895-104590) * (91 / 100) ) + 104590 )		
	= Rs. 204058/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 204058 * 82.75		
	= Rs. 16885799.5/-		
E) बंदिस्त वाहन तळाचे क्षेत्र	13.94 चौरस मीटर		
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * ( 186362.6 * 25/100 )		
	= Rs. 649475.055/-		
Applicable Rules	= .10,4,16		
एकत्रित अंतिम मूल्य	= A + B + C + D + E + F + G + H + I + J		
	= 16885799.5 + 0 + 0 + 0 + 649475.055 + 0 + 0 + 0 + 0 + 0		
	= Rs. 17535274.555/-		

Home Print

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CHALLAN  
MTR Form Number-6



GRN	MH003000076202324M	BARCODE			Date	02/06/2023-16:49:02	Form ID	25.2						
Department					Inspector General Of Registration									
Type of Payment					Payer Details									
Stamp Duty					TAX ID / TAN (If Any)									
Registration Fee					PAN No.(If Applicable)									
Office Name					Full Name									
BDR17_JT SUB REGISTRAR ANDHERI 6					NEFI SANJAY VEDAK AND OTHER									
Location					Flat/Block No.									
MUMBAI					Flat No.1202 Building No 2,SAI AVENUE CHSL									
Year					Premises/Building									
2023-2024 One Time					Off. Veera Desai Road									
Account Head Details			Amount In Rs.		Road/Street									
0030045501 Stamp Duty			1059000.00		Andheri West, Mumbai									
0030063301 Registration Fee			30000.00		Area/Locality									
					Town/City/District									
					PIN									
					4 0 0 0 5 8									
Remarks (If Any)					SecondPartyName=DIVYA KRISHNA NEE DIVYA V-									
					<table border="1"> <tr> <td colspan="3">बदर - १६</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>				बदर - १६					
बदर - १६														
Total					Amount In Words									
10,89,000.00					Ten Lakh Eighty Nine Thousand Rupees Only									
					०६८८ २ ४०									
Payment Details					FOR USE IN RECEIVING BANK									
PUNJAB NATIONAL BANK					Bank CIN									
Cheque-DD Details					Ref. No.									
					03006172023060200897 050623M142637									
Cheque/DD No.					Bank Date									
					RBI Date									
					05/06/2023-10:39:58									
Name of Bank					Not Verified with RBI									
PUNJAB NATIONAL BANK					Bank-Branch									
Name of Branch					Scroll No. , Date									
					Not Verified with Scroll									

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. In other cases, this document is not valid.   
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. इतर बाबत सदर चलन लागू नाही.

*Vedak*  
*Anolef*



*K. Ranje*

Print Date 05-06-2023 04:08:24







**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0606202305289

Receipt Date 08/06/2023

Received from DHC, Mobile number 0000000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 7688 dated 08/06/2023 at the Sub Registrar office Joint S.R. Andheri 5 of the District Mumbai Sub-urban District.

DEFACED

₹ 800

DEFACED

**Payment Details**

Bank Name PUNB

Payment Date 06/06/2023

Bank CIN 10004152023060604904

REF No. 444837517

Deface No 0606202305289D

Deface Date 08/06/2023

This is computer generated receipt, hence no signature is required.

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बदर - १६		
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## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 08<sup>th</sup> day of June, 2023 by and between the parties MRS. DIVYA KRISHNA NEE.DIVYA V, aged 29 years, PAN – BPJPD1311Q, adult, Indian Inhabitant, residing at West Hills Apartments, Block -1, Flat No-D7, 7-8, Reddy Kuppam Road, Saidapet S.O, Chennai, Tamil Nadu-600015, (which expression shall mean and include her heirs, executors, administrators) hereinafter called the party of the **FIRST PART** as a **VENDOR/TRANSFEROR**.

AND

(1) NEFI SANJAY VEDAK, aged 30 years, PAN – APXPV3082M, adult, Indian Inhabitant, residing at 2/14, Urankar Wadi, T. G. Path, Near Navkal Press Mughbat, Girgaon, Mumbai-400 004, (2) MR. AMANDEEP, aged 30 years, PAN – BONPA1588R, adult, Indian Inhabitant, residing at Gali No 7, Begu Road, Preet Nagar, Sirsa, Haryana - 125055, (which expression shall means and include their heirs, executors, administrators and assigns) hereinafter called the party of the **SECOND PART** as a **PURCHASERS/TRANSFEREES**.

1. *Nefi Sanjay Vedak*

*K. Divya*  
VENDOR

2. *Amandeep*  
PURCHASERS



the VENDOR/TRANSFEROR is in exclusive use and occupation and lawful owner and member of Flat No.1202, on 12<sup>th</sup> Floor, Building No. 2, in the building known as "SAI AVENUE" in the society known as "SAI AVENUE CO-OPERATIVE HOUSING SOCIETY LIMITED.", Registration No: M.U.M./S.R.A./H.S.G./(T.C.)/12648/Year 2015; situated Off. Veera Desai Road i.e., 60 feet D. P. Road, Andheri West, Mumbai -400 058, constructed, lying, being and situated on the plot of land bearing C.T.S. No.34/4, 39, 39/1 to 10 of Village: Ambivali, Taluka Andheri, Mumbai Suburban District, adm. About 742 sq.ft. Carpet area., equivalent to 82.75 sq.mt Built up area., along with one car parking space in Basement bearing No B-1.

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AND WHEREAS pursuant to an Agreement for Sale dated 12<sup>th</sup> day of March, 2015, made and entered into between M/S. SAINATH ENTERPRISES, a registered partnership firm under the Indian Partnership Act, 1932 and having its place of business at 64, Jambhoomi Marg, 3<sup>rd</sup> Floor Fort, Mumbai - 400 001, therein referred to as "THE PROMOTERS" of the One Part and MRS. DIVYA KRISHNA, therein referred to as "THE FLAT PURCHASER" of the Other Part; therein "THE PROMOTERS" agreed to sale to "THE FLAT PURCHASER"; therein the Flat No.1202, on 12<sup>th</sup> Floor, Building No 2, in the building known as "SAI AVENUE" in the society known as "SAI AVENUE CO-OPERATIVE HOUSING SOCIETY LIMITED.", Registration No: M.U.M./S.R.A./H.S.G./(T.C.)/12648/Year 2015; situated Off. Veera Desai Road i.e. 60 feet D. P. Road, Andheri West, Mumbai -400 058, together with all rights, title, interest and benefits, and for the consideration and on the terms and conditions contained therein and the said Agreement for Sale have been duly registered under Serial No.BDR-1-2062-2015, dated 12/03/2015.

AND WHEREAS "SAI AVENUE CO-OPERATIVE HOUSING SOCIETY LIMITED." have issued Share Certificate in respect of the said flat bearing Share Certificate No.46, Member's Register No. 46, issued No. of Shares 10 fully paid up shares of Rs.50/- each, numbered from 451 to 460 (both inclusive).

K. Dny  
VENDOR

1. Fredak

2. Ande  
PURCHASERS



AND WHEREAS the VENDOR/TRANSFEROR became lawful owner of the said Flat No.1202, on 12<sup>th</sup> Floor, Building No 2, in the building known as "SAI AVENUE" in the society known as "SAI AVENUE CO-OPERATIVE HOUSING SOCIETY LIMITED.", Registration No: M.U.M./S.R.A./H.S.G./(T.C.)/12648/Year 2015; situated Off. Veera Desai Road i.e., 60 feet D. P. Road, Andheri West, Mumbai -400 058, constructed, lying, being and situated on the plot of land bearing C.T.S. No.34/4, 39, 39/1 to 10 of Village: Ambivali, Taluka Andheri, Mumbai Suburban District, adm. About 742 sq.ft. Carpet area., equivalent to 82.75 sq.mt Built up area., along with one car parking space in Basement bearing No B-1.

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AND WHEREAS the VENDOR/TRANSFEROR is thus fully possessed and seized of the said flat on what is known as OWNERSHIP BASIS of the said building

AND WHEREAS the PURCHASERS/TRANSFEREES have agreed to purchase and acquire all rights, title, and interest, in respect of the said flat from the VENDOR/TRANSFEROR.

AND WHEREAS the VENDOR/TRANSFEROR have agreed to sale and transferred her all right, title, and interest, in respect of the said Flat to the PURCHASERS/TRANSFEREES. And the PURCHASERS/TRANSFEREES have agreed to acquire the said flat along with the all benefits as per the earlier Agreements and the PURCHASERS/TRANSFEREES after taking inspection of the original agreements and being fully satisfied with the title of the VENDOR/TRANSFEROR and are fully conversant with all the terms and conditions contained therein.

AND WHEREAS the said flat is free from all encumbrances, and there is no litigation pending in respect of the said flat. Present VENDOR/TRANSFEROR is entitled to dispose off the said flat. The PURCHASERS/TRANSFEREES have agreed to purchase the said flat from the VENDOR/TRANSFEROR on the terms and conditions recorded herein.

K. Dny  
VENDOR

1. Fredak

2. Ande  
PURCHASERS



NOW THIS AGREEMENT HEREWITH AS UNDER:-

VENDOR/TRANSFEROR have agreed to sale and transfer and assign her all title, interest, whatsoever nature in respect of the said Flat No.1202, on 12th Floor, Building No 2, in the building known as "SAI AVENUE" in the society known as "SAI AVENUE CO-OPERATIVE HOUSING SOCIETY LIMITED", Registration No: M.U.M./S.R.A./H.S.G/(T.C.)/12648/Year 2015; situated Off. Veera Desai Road i.e., 60 feet D. P. Road, Andheri West, Mumbai -400 058, constructed, lying, being and situated on the plot of land bearing C.T.S. No.34/4, 39, 39/1 to 10 of Village: Ambhivadi, Taluka Andheri, Mumbai Suburban District, admn. About 742 sq.ft. Carpet area., equivalent to - 82.75sq.mt Built up area., along with one car parking space in Basement bearing No B-1:for the total Consideration of Rs.1,76,42,000/- (Rupees

One crore Eighty Six Lakhs Forty Two Thousand Only (Inclusive of TDS @ 1.00% of the price and consideration i.e.,Rs.1,76,42,000/-) hereinafter referred to as "the full and final consideration".	₹ 1,76,42,000/-
2. That the PURCHASERS/TRANSPEREES have paid to the VENDOR/TRANSFEROR a sum of Rs.10,06,420/- (Rupees Ten Lakhs Six Thousand Four Hundred Twenty Only) as a part consideration and the party of	₹ 10,06,420/-

- the first part have received and acknowledges the receipt of the same on the day of execution of this AGREEMENT FOR SALE. The Party of the first part have admit that she have received the said part consideration from the PURCHASERS/TRANSPEREES.
- 3. That the PURCHASERS/TRANSPEREES shall pay balance consideration a sum of Rs.1,66,35,580/- (Rupees One Crore Sixty Six Lakhs Thirty Five Thousand Five Hundred Eighty Only) to the VENDOR/TRANSFEROR within 45 days from the date of registration of this Agreement for Sale.
- 4. That the PURCHASERS have already deducted 1.00% of the consideration amount i.e., Rs.1,76,420/- from the consideration as TDS under section 194IA of Income Tax Act. 1961 and also deposited with Income Tax Authorities on behalf of the VENDOR and handover the Certificate of payment to the VENDOR.

K. Desai  
VENDOR

1. *[Signature]*  
2. *[Signature]*  
PURCHASERS



- 5. That the party of the first part will hand over the peaceful possession of the the PURCHASERS/TRANSPEREES after receiving full and final cons documents pertaining to the said flat.
- 6. The VENDOR/TRANSFEROR do hereby covenant with the PURCHASERS/TRANSPEREES that the said flat agreed to be sale is free from encumbrances and defects in title, of any nature whatsoever and that the VENDOR/TRANSFEROR have full and absolute power to transfer and deliver possession of the said flat to the PURCHASERS/TRANSPEREES.
- 7. The VENDOR/TRANSFEROR do hereby covenant with the PURCHASERS/TRANSPEREES that the VENDOR/TRANSFEROR will pay the entire maintenance charges and Municipal taxes, utility bills of the flat and all the outgoing to the said "SAI AVENUE CO-OPERATIVE HOUSING SOCIETY LIMITED" till the date of possession of the said flat to the PURCHASERS/TRANSPEREES.
- 8. The PURCHASERS/TRANSPEREES do hereby covenant and agree with the VENDOR/TRANSFEROR that save and except as aforesaid the PURCHASERS/TRANSPEREES shall at all times, pay or cause to be paid their shares of taxes and out goings and shall also become a members of "SAI AVENUE CO-OPERATIVE HOUSING SOCIETY LIMITED." from the date and possession of this Agreement of the said flat from the VENDOR/TRANSFEROR.
- 9. It is hereby agreed between the parties that the VENDOR/TRANSFEROR shall always be held liable for any form of liability to the Society etc., relating to the use of said Flat prior to date of possession of this agreement.
- 10. On day of possession of this agreement the PURCHASERS/TRANSPEREES as the owners shall be entitled to deal with the said flat in such manner as they deem fit.

₹ 1,76,42,000/-	₹ 10,06,420/-
₹ 1,66,35,580/-	₹ 1,76,42,000/-

K. Desai  
VENDOR

1. *[Signature]*  
2. *[Signature]*  
PURCHASERS



PURCHASERS/TRANSMITTEES do hereby further agree and agree to the Vendor/Transferor that PURCHASERS/TRANSMITTEES shall abide by the bye-laws and regulations and the bye-laws of the said "SAI AVENUE CO-OPERATIVE HOUSING SOCIETY LIMITED" on admission as a members thereof for any discharge and satisfy all calls, demands, contribution and dues of the said "SAI AVENUE CO-OPERATIVE HOUSING SOCIETY LIMITED."

12. The VENDOR/TRANSFEROR shall hand over all relevant documents which is in possession of the VENDOR/TRANSFEROR, such as Original Agreements and documents and original share Certificate to the PURCHASERS/TRANSMITTEES after receipt of entire consideration as per this Agreement from the PURCHASERS/TRANSMITTEES.

13. That the VENDOR/TRANSFEROR here in above have obtained No Objection Certificate from the said SAI AVENUE CO-OPERATIVE HOUSING SOCIETY PURCHASERS/TRANSMITTEES and the PURCHASERS/TRANSMITTEES here in above have become the members of the "SAI AVENUE CO-OPERATIVE HOUSING SOCIETY LIMITED."

SAI AVENUE CO-OPERATIVE HOUSING SOCIETY LIMITED	387-38	387-38
	387-38	387-38
	387-38	387-38

14. That the VENDOR/TRANSFEROR will execute necessary deeds and documents, transfer forms, undertaking as required under the Bye-laws of the Co-operative Housing Society Act as and when require for transferring the name of the PURCHASERS/TRANSMITTEES in the said building "SAI AVENUE CO-OPERATIVE HOUSING SOCIETY LIMITED." Records and/or for transferring the Share Certificate in respect of the said flat in the name of the PURCHASERS/TRANSMITTEES, after receiving full and final consideration.

15. The VENDOR/TRANSFEROR agrees to get the said Flat transferred in the name of the PURCHASERS/TRANSMITTEES in the records of the Society and the Premium/Transfer fee/Donation on transfer of shares payable to the said Society in this respect shall be borne and payable by the VENDOR/TRANSFEROR & PURCHASERS/TRANSMITTEES equally.

1. K. Dinesh  
VENDOR

2. K. Dinesh  
PURCHASERS



16. The PURCHASERS/TRANSMITTEES has agreed that they shall become the society and shall pay the membership & entrance fees to the said society.

17. The parties hereby agree to execute and sign necessary or required documents and writings as may be required for the purpose of the registration and/or for more particularly conveying the said flat unto and/or to be produced before any person, party or officer or authority as may be required at the cost of PURCHASERS/TRANSMITTEES.

18. The VENDOR/TRANSFEROR hereby declares that there is no prohibitory order by any Government and/or local authority or injunction by any court restraining them from handing over and/or transferring

19. That the VENDOR/TRANSFEROR further declares that no attachment has been made on the said flat.

SAI AVENUE CO-OPERATIVE HOUSING SOCIETY LIMITED	387-38	387-38
	387-38	387-38
	387-38	387-38

20. That all the parties herein above agreed and confirmed that the terms and conditions mentioned in this AGREEMENT FOR SALE have been individually read by them and they understood by translating this AGREEMENT FOR SALE.

21. That the party of the first part will remain present before the Registrar of Assurances to execute the AGREEMENT FOR SALE in favour of the party of the second part and the party of the first part will remain present before the Registrar of Assurances to execute and to admit the execution of the same.

1. K. Dinesh  
VENDOR

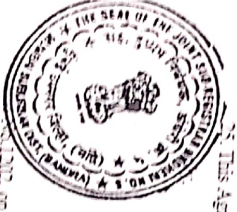
2. K. Dinesh  
PURCHASERS

22. That the parties agreed and confirmed that both the parties will pay the society transfer charges equally

23. This agreement is valid subject to the realization of the cheques.

24. This agreement shall be subject to the provisions of the Maharashtra Ownership Flats Act, 1963 and the rules made there under.

25. This Agreement shall be subject to the exclusive jurisdiction of the courts at Mumbai.



**SCHEDULE OF THE PROPERTY:-**

1. 12012 on 1<sup>st</sup> Floor, Building No 2, in the building known as "SAI AVENUE" in the society known as "SAI AVENUE CO-OPERATIVE HOUSING SOCIETY LIMITED", Registration No. MUM.SR.4.HS.G.(T.C.)12548 Year 2015, situated OFF. Veera Desai Road Ila, 60 feet D. P. Road, Andheri West, Mumbai -400 058, constructed, Jyng. being and situated on the plot of land bearing C.T.S. No.544, 39, 391 to 10 of Village: Ambivli, Taluka Andheri, Mumbai Suburban District. Also About 742 sq.ft Carpet area, equivalent to 82.73 sq.m. Built up area, along with one car parking space in Basement bearing No B-1.

बट्टा - १६		
06/11	92	80
२०२३		

*K. Divya*  
VENDOR

1. *Deepika*  
2. *Anand*  
PURCHASERS

IN WITNESS WHEREOF the parties hereto have set their respective hands and seals hereunto and to a duplicate hereof the day and the year first hereunto written.

बट्टा - १६		
06/11	92	80
२०२३		

SIGNED AND DELIVERED BY THE  
withnamed the VENDOR/TRANSFEROR

MRS. DIVYA KRISHNA NEE DIVYAN

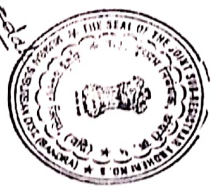
In the presence of *Rajesh Puri*

SIGNED AND DELIVERED BY THE  
withnamed PURCHASERS/TRANSFEREES

(1) NEEL SANJAY VEDAK

(2) MR. ANANDEEP

In the presence of *Dinash Murek*



शेअर - १६		
७६८८	१५	४०
२०२३		

RECEIPT

RECEIVED from the withdrawn PURCHASERS/TRANSEEREES (1) NEFI SANJAY VEDAK, (2) MR. AMANDEEP, a sum of Rs.10,06,420/- (Rupees Ten Lakhs Six Thousand Four Hundred Twenty Only) as a part consideration payable by the PURCHASERS/TRANSEEREES for the sale and transfer of the said Flat No.1202, on 12<sup>th</sup> Floor, Building No 2, in the building known as "SAI AVENUE" in the society known as "SAI AVENUE CO-OPERATIVE HOUSING SOCIETY LIMITED.", Registration No: MUM/S.R.A/H.S.G/(T.C.)/12648/Year 2015, situated Off. Veera Desai Road i.e., 60 feet D. P. Road, Andheri West, Mumbai -400 058, along with one car parking space in Basement bearing No B-1, in the following manner:

Sr. No.	Cheque / UTR No./Ref.No.	Dated	Drawn on	Amount
1.	IMPS-----Ref.No:- 0000312218300659	02/05/2023	HDFC BANK	10,000
2.	NRTGS/P/UNBRS2023050314411150	03/05/2023	Punjab National Bank	8,20,000
3.	384642	08/05/2023	TDS	85,000
4.	384643	08/05/2023	TDS	85,000
5.	384645	05/06/2023	TDS	3,210
6.	384647	05/06/2023	TDS	3,210
			Total Amount	10,06,420



I SAY RECEIVED.

MRS. DIVYA KRISHNA NEE, DIVYA V

WITNESSES

1.

2.

## SAI AVENUE CO - OP. HOUSING SOCIETY LIMITED

Reg No. MUM/SRA/HSG/(TC)/12648/Year 2015

Off. Veera Desai Road, Near MVM High School, Andheri (W), Mumbai- 400058

Date: 06-04-2023

To,  
Mrs. Divya Krishna,  
Sai Avenue CHS, Ltd  
Flat No.1202,  
Off Veera Desai Road, Near MVM High School,  
Andheri (W),  
Mumbai:400 058

Dear Sir,

शेअर - १६		
७६८८	१६	४०
२०२३		

We confirm that the above Society has been registered under No. MUM/SRA/HSG/(TC)/12648/Year 2015 with Dy Registrar K-Ward West of Co-operative Housing Societies. The Society is the owner of the Building known as Sai Avenue CHS. Ltd, Off Veera Desai Road, Near MVM High School, Andheri (W), Mumbai:400 058.

1. Mrs. Divya Krishna, is a member of our Society. The Share Certificate of Flat No.1202 is already issued.
2. We confirm that our Society has no objection for the sale of this flat and Society has agreed to transfer the above flat in the name of the proposed transferee NEFI VEDAK & AMANDEEP subject to completion of the transfer formalities in respect of the said flat.
3. We further confirm that there are no outstanding dues/charges payable by the member in respect of the said Flat No.1202.
4. There is no lien in the Flat No.1202 as per Society records.

Thanking You,  
For Sai Avenue CHS. Ltd

(Hon. Secretary / Hon. Chairman)





# SAI AVENUE CO – OP. HOUSING SOCIETY LIMITED

Reg No. MUM/ SRA/HSG/(TC)/12648/year 2015

Off. Veera Desai Road, Near MVM High School, Andheri (W), Mumbai- 400058

Date: 06-04-2023

## TO WHOM SO EVER IT MAY CONCERN



This is to certify that the following details are as per our Society's record in respect of Flat No.1202, 12<sup>th</sup> floor with one Basement Parking No. B-1 in Sai Avenue CHS. Ltd, C-32, Off Veera Desai Road, Near MVM High School, Andheri (W), Mumbai-400 058 belonging to MR. Divya Krishna.

Name of the building : Sai Avenue CHS. Ltd  
Area of the Flat : 742 (sq.ft.) built up. carpet Divya  
C.T.S. No : 39/1 Village- Ambivali, Taluka- Andheri  
No of Floors : ( Ground + 17 floor with 2 lift)  
Year of Construction : 2014

This certificate is issued to MR. Divya Krishna for the purpose of Registration.

The Society has No Objection for selling above Flat

Thanking You,  
For Sai Avenue CHS. Ltd

  
  
(Hon. Secretary / Hon. Chairman)



बदर - १६		
७६८८	१७	४०
२०२३		





17/03/2015

सूची क्र.2

दुय्यम निबंधक: सह पु.नि. अंधेरी 1

दस्त क्रमांक : 2062/2015

नोदणी :

Regn-63m

गावाचे नाव : 1) आंबिवली		बदर - १६		
(1) विलेखाचा प्रकार	करारनामा	66LL	9C	80
(2) मोबदला	5800000			
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14783000			
(4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपादत्तर वर्णन : सदनिका नं: सदनिका क्र 1202, माळा नं: 12 रा मजला, इमारतीचे नाव: साई एव्हेल्यू, विल्डींग नं 2, ब्लॉक नं: ऑफ तिरा देसाई रोड, विलेज आंबिवली, रोड नं: अंधेरी प मुंबई 53( ( C.T.S. Number: 34/4, 39, 39/1 to 10 ; ) )			
(5) क्षेत्रफळ	1) 82.75 चौ.मीटर			
(6) आकारणी किंवा जुदी देण्यात असेल तेव्हा.				
(7) दस्तऐवज करून घेणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:-साईनाथ एन्टरप्रायझेस चे भागिदार करसन मनजी पटेल - वय : 41 रा मजला, - 64 जयभूमी मार्ग, गोगा स्ट्रीट, फोर्ट मुंबई 1, Bazargate, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400002			
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-दिव्या क्रिष्णा - वय:-20; पत्ता:-22, -, 4 फेन 7 ब्लॉक, वी.ए. मंगलोर, बाणासुरा-आफकारी ईईई स्टाने, KARNATAKA, BANGALORE Government. पिन कोड:-560085 पॅन नं:-BPJPD13110			
(9) दस्तऐवज करून दिल्याचा दिनांक	12/03/2015			
(10) दस्त नोंदणी केल्याचा दिनांक	12/03/2015			
(11) अनुक्रमांक, खंड व पृष्ठ	2062/2015			
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	742000			
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000			
(14) शेर				

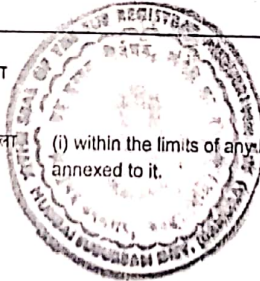
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सह. दुय्यम निबंधक, अंधेरी क्र. १,  
मंडई उपनगर जिल्हा.

सही प्रत



To Whom Transferred

75 - 1515

6-4-15

बदर - १६		
०६८८	१९	४०
२०२३		



# SHARE CERTIFICATE

Member's Register No. 46 Share Certificate No. 46  
 Authorised Share Capital Rs. 35,000/- Divided into 700 shares  
 each of Rs. 50/- only.

## SAI AVENUE CO-OPERATIVE HOUSING SOCIETY LIMITED

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

Registration No: M.U.M./S.R.A./H.S.G. (T.C.)/12843/Year 2015

This is to certify that Smt. Divya KRISHNA ✓  
०६८८ २० ४०  
२०२३

of MUMBAI is the  
 Registered Holder of 10 fully paid up shares of Rs. Fifty each  
 numbered from 451 to 460

in Sai Avenue Co - Operative Housing Society Limited

Subject to the bye-laws of the said Society.

Given under the Common Seal of the said Society at Mumbai,

this 29<sup>th</sup> day of MAY 2016

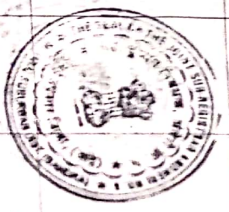
[Signature] Chairman  
[Signature] Hon. Secretary  
[Signature] Authorized M.C. Member



P.T.O.

**MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARE**

Sr No	Date of Transfer	Regn No of Transferor	Regn No of Transferee	To Whom Transferred
1.				Authorized M.C. Member Secretary Chairman
2.	११.११.२१	२११	१११	Authorized M.C. Member Secretary Chairman
3.	११.११.२१	२११	१११	Authorized M.C. Member Secretary Chairman
4.				Authorized M.C. Member Secretary Chairman
5.				Authorized M.C. Member Secretary Chairman
6.				Authorized M.C. Member Secretary Chairman
7.				Authorized M.C. Member Secretary Chairman



११.११.२१	२११	१११
२०२३		

**ANNEXURE 'B'**

FILED CARD - ३५३९

११.११.२१	२११	१११
२०२३		



११.११.२१	२११	१११
२०२३		

Handwritten notes in Marathi, including the word 'आदेश' (Order) and '११.११.२१' (11.11.21).



११.११.२१	२११	१११
२०२४		

वर्ष - १६	
०६८	२४
	४०

२०२३

१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	१८	१९	२०	२१	२२	२३	२४	२५	२६	२७	२८	२९	३०	३१				

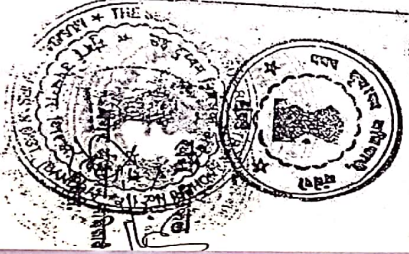


द्वितीय वर्षासाठी १२०६८  
 १२०६८  
 १२०६८  
 १२०६८

(१२०६८)  
 श्री. राजेंद्र शिंदे  
 कायदेज्ञान

२०२३

१२०६८  
 १२०६८



वर्ष - १	
२०६२	१०११
	२०२१

भारतवर्षी  
 HOLED CARD

४३२



श्री. राजेंद्र शिंदे  
 कायदेज्ञान

वर्ष - १६	
०६८	२४
	४०



१२०६८  
 १२०६८

वर्ष - १	
२०६२	१०११
	२०२१

ਬਾਰ - ੧੬	
੭੬੮ ੨੧	੪੦
2023	511



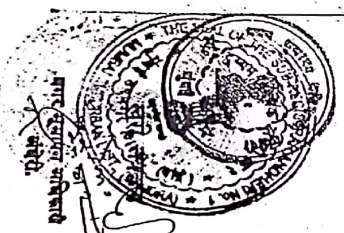
ਮੁੱਖ ਮੰਤਰੀ  
ਪੰਜਾਬ ਸਰਕਾਰ  
ਚੌਕ ਚੌਧਰੀ, ਲਾਹੌਰ

ਸਿਰ ਮੁਕਾਬਲੇ ਵਾਲੇ ਸਿਟੀ ਮੈਜਿਸਟਰੇਟ ਸਿਟੀ ਮੈਜਿਸਟਰੇਟ ਕੋਲੋਂ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਮੁੱਖ ਮੰਤਰੀ ਨੂੰ ਪੇਸ਼ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।

ਮੁੱਖ ਮੰਤਰੀ  
ਪੰਜਾਬ ਸਰਕਾਰ  
ਚੌਕ ਚੌਧਰੀ, ਲਾਹੌਰ

ਮੁੱਖ ਮੰਤਰੀ  
ਪੰਜਾਬ ਸਰਕਾਰ  
ਚੌਕ ਚੌਧਰੀ, ਲਾਹੌਰ

ਮੁੱਖ ਮੰਤਰੀ  
ਪੰਜਾਬ ਸਰਕਾਰ  
ਚੌਕ ਚੌਧਰੀ, ਲਾਹੌਰ



ਬਾਰ - ੧	੭੭੬੨ ੭੭੭੧
	੨੦੨੪

ਮੁੱਖ ਮੰਤਰੀ  
ਪੰਜਾਬ ਸਰਕਾਰ  
ਚੌਕ ਚੌਧਰੀ, ਲਾਹੌਰ

ਮੁੱਖ ਮੰਤਰੀ  
ਪੰਜਾਬ ਸਰਕਾਰ  
ਚੌਕ ਚੌਧਰੀ, ਲਾਹੌਰ



38	੨੧	(C1)	੭੭੬੨ ੭੭੭੧
			੨੦੨੪



ਬਾਰ - ੧	੭੭੬੨ ੭੭੭੧
	੨੦੨੪

अदर - १		२०२३
२०६८८	२०	४०

Handwritten notes and signatures are present around the table.



Handwritten form with various fields and signatures, possibly a receipt or acknowledgment.



अदर - १	
२०६२	११३१५
२०१५	

ANNEXURE 'D'

SLUM REHABILITATION AUTHORITY  
5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1988 (FORM IV)

No. SRA/ENG/1114/KM/PL/AP	अदर - १६
COMMENCEMENT CERTIFICATE	
14 AUG 2006	२८ ४०
XEROX	
२०२३	

To,  
Shri. Hiralal C. Shah  
64, Jambhoomi Marg, (Ghoga Street)  
3rd floor, Fort, Mumbai-400001.

Sir,  
With reference to your application No. 6975 dated 05.07.2005 for Development Permission and grant of Commencement Certificate under section 44 & 89 of the Maharashtra Regional Town Planning Act, 1988 to carry out development and building permission under section 45 of C.T.S. No. 34, 39, 39/1-10 of village Amblyali on plot No. \_\_\_\_\_ ward K/W situated at Vaera Dosa Road, Andheri (W), Mumbai.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI/R No. SRA/ENG/35/293/885/KM/PN/PL/LOI dt. 31.05.2005 and on following conditions.

- The land vacated in consequence of endorsement of the setback line and widened line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or use or permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be completed within 12 months from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
- If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 45 of the Maharashtra Regional and Town Planning Act, 1988.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if :-  
(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.  
(b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.  
(c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving the title through or under him in such an event shall be deemed to have carried out the development in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1988.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri. A.S. Khade

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth level for Sale Bldg No. 2 as per approved plan dt. 09.08.2005

Stamp and signature area for the Executive Engineer (SRA) - III.

XEROX

14 AUG 2006  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

18 JUL 2007

SRATE/EN/1124/RW/PL/AP

THIS C.C. is further extended upto 11th floor  
 of sale bldg. No. 2 as per approved plan  
 dt. 9.08.2005

*Adelaide*  
 1817  
 Executive Engineer - III  
 Slum Rehabilitation Authority

बदर - १६		
७६६	२२	४०
२०२३		

Seen Original & Certified

*T. N. Hasan*

T. N. HASAN  
 (Architect)



बदर - १	
२०२३	१९४
२०२४	





SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1114/KW/PL/AP  
Date:

5 APR 2014		
04LL	20	80
2023		

To,  
 T. N. Hasan of  
 M/s Punar Vikas Vastushastra  
 14/B, Bindiya C.H.S.,  
 51 Hill Road, Bandra (West),  
 Mumbai - 400 050.

**Sub :** Part Occupation permission for Sale building No. 2 on plot bearing C.T.S. No. 39, 39/1 to 10, 34/4 of Village Ambivali at Andheri (West), Mumbai for 'Sai Krupa CHS Ltd.'

- Ref :** 1) Your letter No. P/V/V/12/09/2012 dated 12/09/2012.  
 2) Completion Certificate dtd.02/04/2013 by Architect  
 3) Structural Completion Certificate dtd. 05/06/2012 by Structural Engineer.  
 4) Completion Certificate dtd. 02/06/2012 by Licensee Supervisor.

Sir,

With reference to the above & certificates issued for the part development work in the above referred plot completed under the supervision of Architect Shri. T. N. Hasan Lic. No. CA/54/8719, Structural Engineer Shri. Haresh L. Patel, Lic. No. STR/P/107 and Site Supervisor Shri. Omprakash Purohit No. P/235/SS-I may be occupied on the following conditions:

- 1) This part Occupation permission certificate is granted for 01 Nos. sale residential tenements 01 No. [unclear] building No. 2 for (i.e. Basement + (pt) Gr. + (pt) [unclear] 15th upper floor).
- 2) That the pending IOA and LOI conditions shall be duly complied with before asking full occupation to building under reference.

2062909	
2024	

Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051  
 Tel.: 2656 5800, 2659 0405 / 1879, Fax: 022-2659 0457, Email: info@sra.gov.in

बदर - १६		
LD,CC	३१	४०
२०२३		

- 3) That the payment of extra water charges, sewerage charges and assessment charges, if any shall be paid before applying for water connection to M.C.G.M.
- 4) That the SWD completion certificate from the EE(SWD) WS of MCGM shall be submitted before asking full occupation to building under reference.
- 5) That the certificate under section 270(A) of BMC Act shall be obtained from A.E.W.W.(K/E) and a certificate copy of the same shall be submitted to this office.
- 6) That you shall install Rotary parking as per the Undertaking before claiming full O.C.C.

A set of certified completion plans is returned herewith.

Yours faithfully,

*sd*

Executive Engineer - W.S.  
Slum Rehabilitation Authority



Copy to

- 1) Hiralal C. Shah
- 2) Asstt. Municipal Commissioner K/W Ward.
- 3) A.E.W.W. K/W Ward.
- 4) Sri Krupa CHS Ltd.



*[Signature]* 4/4/14

Executive Engineer - W.S.  
Slum Rehabilitation Authority

2022 9 22 2014  
२०२५



1202

बृहन्मुंबई महानगरपालिका  
करनिर्धारण व संकलन खाते  
मानमासा करदेशक

बृहन्मुंबई महानगरपालिका अधिनियम, 1868 नवीम कायम 200 नवीम बकाज्यात सुधारे याचकात भरणी देना.

कार्ड क्रमांक KW1606130000047	कर वर्ष 2022-2023	कर ठिकाण 202210BIL10131192 202220BIL10131193	कर तारीख 01/10/2022
आदर्श मॉन्टेन्सन्स प्रायव्हीम लि., DVVA KHOSHA		पत्ता - 118B, Arundhati & Collector, K. Vaid Wadi, Municipal Office Building, Parel (West), Dist. S. V. Road (N) Andheri Station, Andheri (West), Mumbai - 400 053.	
करिब 5000 sq. ft. SU AVENUE CHS LTD, CTB NO 204 20/02/1010 VILAGE ANBOLI, OFF VECRA COAST ROAD, ANBOLI WEST MUMBAI, 400058, Maharashtra	करिब 5000 sq. ft. SU AVENUE CHS LTD, CTB NO 204 20/02/1010 VILAGE ANBOLI, OFF VECRA COAST ROAD, ANBOLI WEST MUMBAI, 400058, Maharashtra		

कारिब 5000 sq. ft. SU AVENUE CHS LTD, CTB NO 204 20/02/1010  
VILAGE ANBOLI, OFF VECRA COAST ROAD, ANBOLI WEST  
MUMBAI, 400058, Maharashtra

5000 sq. ft. SU AVENUE CHS LTD, CTB NO 204 20/02/1010  
VILAGE ANBOLI, OFF VECRA COAST ROAD, ANBOLI WEST  
MUMBAI, 400058, Maharashtra

FLTY NINE LAKH, FORTY EIGHT THOUSAND SEVEN HUNDRED TEN ONLY

01/04/2022

वट्टा	22	80
७६८८	२२	८०
कर मूल्य	₹ 5946740	
	२०२३	

कर तिथि	01/04/2022	₹	31/03/2023	₹	0
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करिब नं	01/04/2022	₹	30/09/2022	01/10/2022	₹	31/03/2023
मूल्य			5772			3272
वट्टा			0			0
आवासीय			2053			2053
व्यावसायिक			0			0
व्यावसायिक वा			1277			1277
व्यावसायिक वा			1190			1190
व्यावसायिक वा			1641			1641
व्यावसायिक वा			0			0
व्यावसायिक वा			60			60
व्यावसायिक वा			1487			1407
व्यावसायिक वा			10380			10380
व्यावसायिक वा			0			0
व्यावसायिक वा			0			0
व्यावसायिक वा			0			0
व्यावसायिक वा			10380			10380
व्यावसायिक वा			0			0



कर तिथि	31/12/2022	₹	31/12/2022
---------	------------	---	------------

Make payment through NEFT: Beneficiary A/C No. MCOA1610013069047, Name-BMC Property Tax, Please note, payment to through NEFT will be collected against cleared bills first. Cheque may be drawn in the name of BMC.

कर तिथि 31/12/2022... 1868 नवीम कायम 1522 नवीम कायम...

कर तिथि 31/12/2022... 1868 नवीम कायम 1522 नवीम कायम...



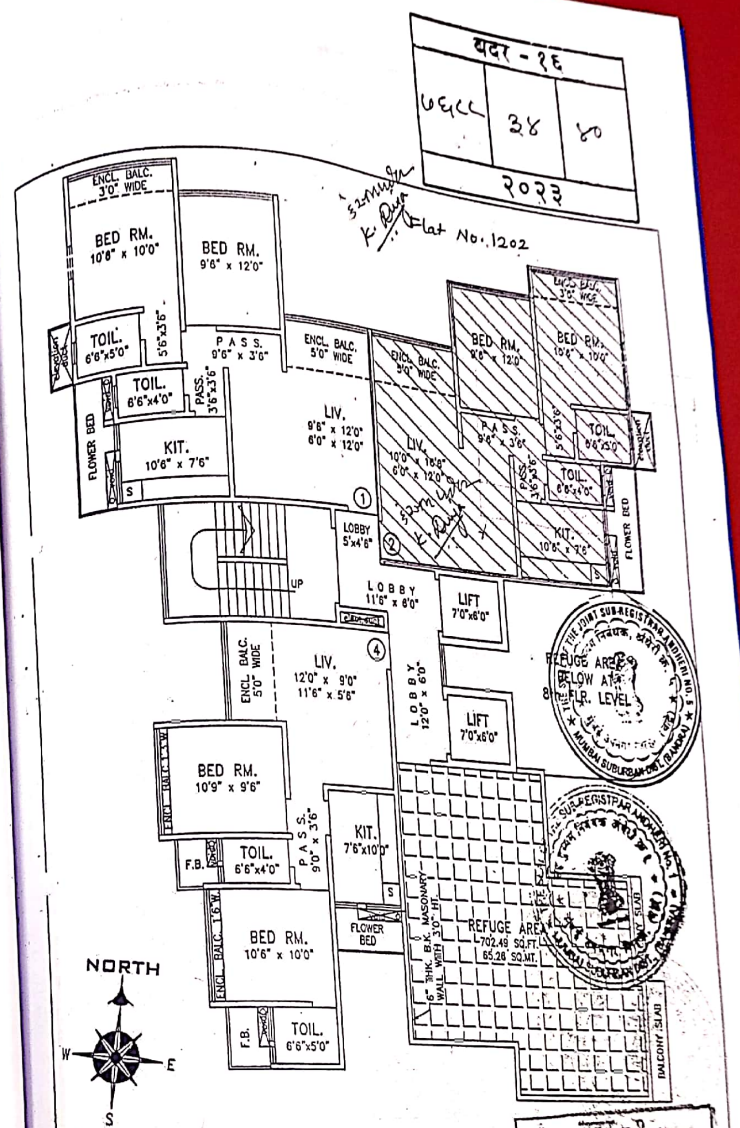
*[Signature]*  
मुख्याधिकारी व अधिकारी

कर तिथि 31/12/2022... 1868 नवीम कायम 1522 नवीम कायम...

WITHIN MENTIONED SHARES

To Whom Transferred

बदर - १६		
वैल	३३	४०
२०२३		



12th FLR. PLAN OF BLDG. NO.2 (SALE)

Proposed resi. bldg. on plot bearing c.t.s. no.34/4,39,39/1 to 10 of village Ambivali, at Andherii (west), Mumbai. For, M/s.SAINATH ENTERPRISE

architect  
**Punar Vikas Vastushastra**  
 (t.n.hasan)  
 B-14,1st Flr., Bindya CHS, 51-VII Road, Sionda (W), Mumbai. Tel.29418552

**SAI AVENUE CO-OPERATIVE HOUSING SOCIETY LTD.**  
 Registration No. MUM/SRA/HSG/TC/12648/YEAR 2015

C.T.S. NO. 34/4,39,39/1 TO 10, OFF VILLAGE AMBOLI, OFF VEERA DESAI ROAD, ANDHERI (WEST), MUMBAI 400054

Unit No. : 1202      Unit Area : 819.00 SqFt      BILL Unit Type :  
 Name : DIVYA KRISHNA  
 Bill For : April-May-June  
 Wing :      Floor No. :

Bill No. : 48  
 Bill Date : 01/01/2023  
 Due Date : 30/04/2023

Sr.	Particulars Of Charges
1	AMC CHARGES
2	EDUCATION & TRAINING
3	INSURANCE PREMIUM
4	PARKING CHARGES
5	REPAIR FUND
6	SERVICE CHARGES
7	SINKING FUND

WATER CHARGES		
E.&O.B	24	80
Rupees 2023		

Sub Total	
Adjustment Credit/Rebate	
Interest On Arrears	
Previous Arrears	
Principal	0.00
Interest	0.00
<b>Total Due Amount and Payable</b>	<b>₹ 17,960.00</b>

- Notes**
- Payment Should be Made by Due Date. Interest @18.0% p.a. will be charged after Due Date. Members should give their mobile number and Name on the Reverse of the Cheque
  - This bill should be treated as demand notice under bye-laws.
  - Service Charges include Electricity Charges, Staff Salary, Accounts Writing & Management Charges, postal Charges, Security Agency Charges, Miscellaneous Expenses, Subscription Charges and Professional Charges.
  - AMC Charges include Pest Control Charges, Fire AMC Charges, Lift AMC Charges, CCTC AMC Charges and Rotary Parking AMC Charges.
  - Cheque Should be drawn in favour of SAI AVENUE CO-OPERATIVE HOUSING SOCIETY LIMITED.
  - Cheque and all Written Communication Should Only be dropped in the Box Provided on the ground floor of the building and not to any Committee members residence.
  - Members are requested to make payment as per bill raised and not do initiate their own calculation as accounting would be difficult. In case there are any adjustments, it can always be initiated in the subsequent bills.
  - Post dated Cheque will not be accepted. Members may communicate in writing for seeking any clarification or they may send the mail to saiavenueamboli@gmail.com
- Society Bank Details & Name :- Saraswat Co-op. Bank Ltd      Branch :- Veera desai (Andheri west)  
 Account Number :- 339219100000102      IFSC Code :- SRCB0000339

**RECEIPT**

Received with thanks from **DIVYA KRISHNA**.  
 Details of payments received are as under: Period :- 01/01/2023 To 31/03/2023

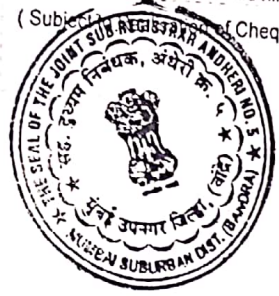
Receipt Date    Chq No.    Chq Date    Bank & Branch  
 271    09/02/2023    NEFT    09/02/2023

Rupees seventeen thousand nine hundred sixty only  
 ( Subject to the terms and conditions of Cheque )

Unit No: 1202  
 Towards bill no.      Amount  
 250, Bill Date: 01/01/2023      17,960.00  
**Total :**      17,960.00

For SAI AVENUE CO-OPERATIVE HOUSING SOCIETY LTD.

Authorised Signature



# लिहून देणार

आयकर विभाग  
INCOME TAX DEPARTMENT  
DIVYA V  
VENKATESAN JAYARAO  
13/05/1994  
Permanent Account Number  
BPJPD1311Q  
Signature

भारत सरकार  
GOVT. OF INDIA

भारत सरकार

19022313

*Divya*

बंदर - १६

७६८	३६	४०
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२०२३

# लिहून घेणार 1

आयकर विभाग  
INCOME TAX DEPARTMENT  
NEFI SANJAY VEDAK  
SANJAY MANOHAR VEDAK  
07/08/1992  
Permanent Account Number  
APXPV3082M  
Signature

भारत सरकार  
GOVT. OF INDIA

भारत सरकार

*Sedak*



# लिहून घेणार 2

आयकर विभाग  
INCOME TAX DEPARTMENT  
AMANDEEP  
MOHAN LAL  
31/07/1992  
Permanent Account Number  
BONPA1588R  
Signature

भारत सरकार  
GOVT. OF INDIA

भारत सरकार

*Amandeep*

SHIN MENTIONED SHARES

To Whom Transferred

बदर - १६		
७६८८	३७	४०
२०२३		



**MAHARASHTRA STATE MOTOR DRIVING LICENCE**  
DL No MH47 2017005 1811  
Valid Till: 18-01-2027 (NT)

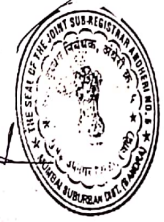
THE UNION OF INDIA  
GOVT. OF MAHARASHTRA  
AUTORIZATION TO DRIVE FOLLOWING CLASS  
OF VEHICLES THROUGHOUT INDIA  
DOB: 19-08-1981  
DOB: 19-08-1981 DG:  
Name: RUPESH PATEL  
S/O: H. ASHOK PATEL  
Add: RM NO 4 BHAYALAMANGAL CHL KULUPWADI  
BORIVALI EAST  
MUMBAI  
PIN: 400008  
Signature & ID of Issuing Authority: MH47 20173

Signature/Thumb Impression of Holder

बदर - १६		
७६८८	३८	४०
२०२३		

आयकर विभाग  
INCOME TAX DEPARTMENT  
GOVT. OF INDIA

DINESH R MANK  
RAMDIPAT MANK  
S/O: B. S. MANK  
S/O: B. S. MANK  
S/O: B. S. MANK  
S/O: B. S. MANK  
S/O: B. S. MANK



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9127688

मुंबई नं. 08 जून 2023 12:49 म.नं.

दस्त गोपवारा भाग-1

बदर 16

दस्त क्रमांक: 7688/2023

दस्त क्रमांक: बदर 16 /7688/2023

बाजार मूल्य: रु. 1,75,35,275/-

मोबदला: रु. 1,76,42,000/-

भरनेचे मुद्रांक शुल्क: रु. 10,59,000/-

दु. नि. मह. दु. नि. बदर 16 यांचे कार्यालयात

अ. क्र. 7688 वर दि. 08-06-2023

तारी 12:48 म.नं. वा. हजर केला.

पावती: 7876

पावती दिनांक: 08/06/2023

मादरकरपाराचे नाव: नेफी संजय वेदक

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृटांची संख्या: 40

एकुण: 30800.00

*Redak*

दस्त हजर करणाऱ्याची मही:

मह. दु. नि. अंधेरी-5

सह. दुय्यम निबंधक, अंधेरी क्र. 4

दस्त मुंबई उपनगर जिल्हा

सह. दुय्यम निबंधक, अंधेरी क्र. 4  
मुंबई उपनगर जिल्हा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 08 / 06 / 2023 12 : 48 : 26 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 08 / 06 / 2023 12 : 49 : 13 PM ची वेळ: (फी)

### प्रतिज्ञापत्र

सादर दस्तावेज हा नोंदणी कायदा 1906 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तावीस मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता नगण्य आहे. दस्ताची सत्यता वैधता कायदेशीर बांधीसाठी दस्त निष्पादक व कानुनीयारक जे संपूर्णपणे जबाबदार राहतील

*K. D. J.*

लिहून देणारे (दिनांकसहोत स्वाक्षरी)

*Amoleep*

लिहून घेणारे (दिनांकसहोत स्वाक्षरी)



बदर - १६		
०६८८	३२	४०
२०२३		



