



सूची क्र.2

दुय्यम निवृत्तक : गण दु. नि. कुर्ला 1
दस्त क्रमांक : 4463/2021
नोंदणी :
Regn.63m

गावाचे नाव : चेंवूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12500000
(3) बाजारभाव(माडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8037874
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 3981, माळा नं: 2 रा मजला, विल्डींग नं. 116, इमारतीचे नाव: गोविंद को. ऑन. हौ. सो. लिमिटेड, ब्लॉक नं: टिळक नगर, चेंवूर, रोड : मुंबई 400089, इतर माहिती: सीजे चेंवूर,सदनिकेचे क्षेत्रफळ 523 चौ. फूट कारपेट PUI: MW1211380010000 ((C.T.S. Number : 36 ;))
(5) क्षेत्रफळ	1) 58.33 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-रवींद्रनाथ लक्ष्मण वारंग वय:-75; पत्ता:-प्लॉट नं: प्लॉट नं. 3981, बी विंग , माळ नं: 2 रा मजला, विल्डींग नं. 116, इमारतीचे नाव: गीत गोविंद सी एच एस लिमिटेड , ब्लॉक नं: टिळक नगर, चेंवूर , रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400089 पॅन नं:-AALPW8572C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-वीणा विनायक मडकईकर वय:-46; पत्ता:-प्लॉट नं: रूम नं. 3964, विल्डींग नं. 115/बी, माळा नं: ., इमारतीचे नाव: गीत गोविंद सी एच एस लिमिटेड , ब्लॉक नं: टिळक नगर, चेंवूर , रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400089 पॅन नं:-AKMPM3977E 2): नाव:-विनायक सुरेश मडकईकर वय:-48; पत्ता:-प्लॉट नं: रूम नं. 3964, विल्डींग नं. 115/बी, माळा नं: ., इमारतीचे नाव: गीत गोविंद सी एच एस लिमिटेड , ब्लॉक नं: टिळक नगर, चेंवूर , रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400089 पॅन नं:-ACWPM1996P
(9) दस्तऐवज करून दिल्याचा दिनांक	09/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	09/03/2021
(11) अनुक्रमांक, खंड व पृष्ठ	4463/2021 .
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	375000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज 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 10/03/2021) to Municipal Corporation of Greater Mumbai.

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



बंदर-३
Signature of Customer
I confirm that I have checked the value franked and the bank is not liable for anything related to the document.

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करल - १		
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Agreement for Sale

ARTICLES OF AGREEMENT made at Mumbai, this 09 day of March 2021 BETWEEN MR. RAVINDRANATH LAXMAN WARANG, age 75 years, Indian Inhabitant, residing at Flat No3981, 2nd floor, 'B' wing Building No. 116, Geet Govind Co-operative Housing Society Limited, Tilaknagar, Chembur, Mumbai – 400089 hereinafter called "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors and administrators) of the ONE PART: AND (1) MRS. VEENA VINAYAK MADKAIKAR, age 46 years, (2) MR. VINAYAK SURESH MADKAIKAR age 48 years, both Indian Inhabitants, residing at Room No. Building No. 115/B, Room No. 3964, Geet Govind Co-operative Housing Society Limited, Tilaknagar, Chembur, Mumbai – 400089 hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART:


V.V. Madkaikar

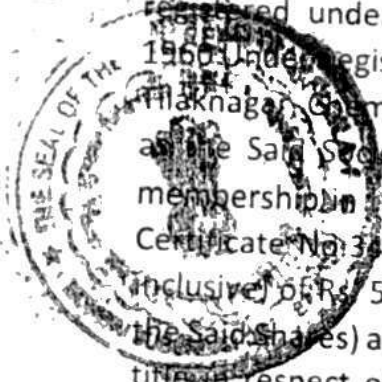



V.V. Madkaikar

करल - १		
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WHEREAS by Instrument Of Transfer dated 3rd day of May 1979 and subsequently registering it on 17TH day of September 2009 in the office of the Sub-Registrar of assurances at Mumbai, under Sr. No. Badar 3/8700/2009, for the consideration and on the terms and conditions contained therein, RAVINDRANATH LAXMAN WARANG, purchased from RAMCHANDRA NARAYAN KULKARNI a flat bearing Flat No3981,admeasuring about 523 Sq Ft. carpet area or thereabouts located on 2nd floor, 'B' wing Building No. 116, Geet Govind Co-operative Housing Society Limited, Tilaknagar, Chembur, Mumbai – 400089 and more particularly described in the Schedule hereunder written hereinafter for the sake of brevity referred to as "the Said Flat").

AND whereas the Transferor is the bonafide member of the "Geet Govind Co-operative Housing Society Limited. Society registered under the Maharashtra Co-operative Societies Act 1960 Under registration No. BOM/HSG/3800 of 1972 situated at Tilaknagar, Chembur, Mumbai – 400089 (hereinafter referred to as the Said Society) and having a right, title and interest and membership in the said Society the Transferor is holding Share Certificate No. 34 consecutively number from 171 to 175 (both inclusive) of Rs. 50/- each numbering (hereinafter referred to as the Said Shares) and thus the Transferor has clear and marketable title in respect of the said Flat and thus the Transferor is the absolute Owner and is well and sufficiently entitle to the Said Flat and has absolute right and power to hold, occupy and deal with and dispose of the said Flat and every part thereof and to dispose of the same to any third party;



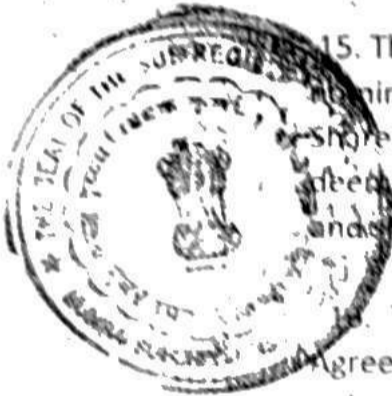
AND WHEREAS on coming to know the intention of the Transferor regarding sale and transfer of the said Flat, the Transferees approached the Transferor and negotiated for sale of the said Flat together with membership rights of the said Society in their favor and the Transferor made following representations to the Transferees in the respect of the said Flat. i.e.

 
V.V. Madkulkar

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13. The premium / Transfer fee of the said Society in respect of the transfer of the said membership rights and the said Flat will be borne and paid by the Transferor and the Transferees both equally.

14. Electricity / Water meters/ Mahanagar Gas deposits, Sinking Fund and all the amount standing to the credit of the Transferor in the books of the said Society in relation to the said Flat shall be transferred in the name of the Transferees on payment of full consideration as agreed and the Transferor shall sign and execute the necessary forms, application, documents for transferring the said Electricity meter and Mahanagar Gas meter in respect of the said Flat in the name of the Transferees.



15. The Transferor hereby undertake and declare that the Reservation or will in regard to the said Flat and the said Shares made by the Transferor, if any, shall hereafter be deemed to be in-operative, cancelled, revoked, withdrawn and shall become null and void.

16. The Stamp Duty and Registration charges of this Agreement shall be borne and paid by the Transferees only. The Transferor and the Transferees undertake to comply with all the formalities required for completing the registration of this Agreement in respect of the said Flat in the record of the Sub-Registrar of assurances.

17. The Transferor shall from time to time and at all reasonable times do and execute or cause to be done and executed all such acts, deeds and things as shall be reasonably required for more perfectly transferring the right, title and interest of the Transferor in the said Flat to the Transferees, but subject to the payment of full consideration as agreed herein.





V.V. Madhakar

करल - १		
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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective signatures the day and year first hereinabove written.

-THE SCHEDULE ABOVE REFERRED TO -

THE RESIDENTIAL PREMISES bearing; Flat—
admeasuring about 523Sq Ft. carpet area or thereabout
located on 2nd Floor of the Building No.116 known as
Govind Co-operative Housing Society Limited, Tilak Nagar
Chembur, Mumbai – 400089, standing on Plot of
land bearing Survey No. 14A, C.T.S. Nos.36 of Village
Chembur Taluka Kurla, District Mumbai Sub-urban, within
the limits of "M" ward of Municipal Corporation of Greater
Mumbai. The building is consisting of Ground plus 4 upper
floors ~~without~~ having lift facility. The building was
constructed in the year 1971.



SIGNED SEALED AND DELIVERED
By the withinnamed TRANSFEROR
MR. RAVINDRANATH LAXMAN WARANG
PAN: AALPW8572C

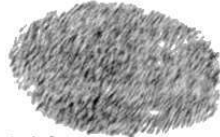
[Handwritten signature]



In the presence of
Name: ANMOL RAVINDRANATH WARANG PAN: AARPW643HD
Address: 11G, B/39B1, GEET GOVIND C.H.S.
TILAK NAGAR, CHEMBUR, MUMBAI - 400089

Signature: *[Handwritten signature]*
9/3/2021

SIGNED SEALED AND DELIVERED
By the withinnamed TRANSFEREERS
(1) MRS. VEENA VINAYAK MADKAIKAR V.V. Madkaikar
PAN: AKMPPM3977E
(2) MR. VINAYAK SURESH MADKAIKAR
PAN: ACWPM1996P



[Handwritten signature: Madkaikar]



In the presence of
Name: A. MADHUKRISHNAN
Address: 35, R.C. MARG, CHEMBUR
MUMBAI - 400040

Signature: *[Handwritten signature]*

[Handwritten signature]



GEET-GOVIND CO-OP HOUSING SOCIETY LTD.

{REG. NO. Bom./Hsg./3800 of 1972}

Building No. 115/116, Tilak Nagar, Chembur, Mumbai - 400 089.

Ref.:

करल - १		
२२३	१२	३०
Date: 7 th March 2021		
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Date: _____

Date: 7th March 2021

To Whomsoever this may concern

This is to certify that Mr. Ravindranath Laxman Warang is a bonafide member of Geet Govind Co-operative Housing Society Ltd. and is in the possession of flat number 3981 of B wing on the 2nd floor in building number 116 since 1979. He is in possession of 05 shares having numbers 171 to 175 (Inclusive)

Details of the flat are as mentioned below:

Status : Flat number 3981/B wing on 2nd floor in Building number 116
Number of floors : Ground plus four upper floors
Lift : No
Year of construction : 1971
Area of Flat : Carpet Area - 523.75 Sq. ft
C.T.S number : C.T.S. no. 36(pt) , Survey number 14A
Chembur Village, Kurla Taluka
Located at Tilaknagar , Chembur, Mumbai - 400089



Society has no objection in transferring the above flat.

For Geet Govind Co-operative Housing Society Ltd.


Secretary/ Chairman

Place : Mumbai

Date : 7th March 2021



Seal/Stamp

Certificate No. 34

करल - 9
2029

5 Shares
Nos 171 ~ 175
(Inclusive)

SHARE CERTIFICATE GEET-GOVIND CO-OPERATIVE HOUSING SOCIETY LTD. BOMBAY.

(Regd. No. BCM/HSG/3800)

Registered under Maharashtra Co-operative Societies Act 1960.

Mr. A. R. Kulkarni

Mr. R. L. Waran

This is to Certify that Mr. A. S. Khalatkar
is the Registered Holder of Five (5) Shares of
Rupees Fifty each numbered 171 to 175 (inclusive) in
Geet-Govind co-operative Housing Society Ltd. Bombay,
subject to the Bye-Laws of the said Society, upon which Shares payment has been made in full.
GIVEN under the Common Seal of the said Society at Bombay this First
day of March 1973.

For GEET-GOVIND CO-OPERATIVE HOUSING SOCIETY LTD.



Starwal
Chairman.

Logao
Secy. Secretary.



6th Nov 74

Shri A. R. Kulkarni

Smt. V. A. Kulkarni - wife
Mrs. D. R. Kulkarni - mother

11th Nov 79

Shri R. L. Warang

Smt. S. R. Warang - wife
Shri T. R. Warang - son
- - - Anmol Warang

6 Feb 2011 - 9

Shri R. L. Warang

MRS - SUVARNA R. WARANG

Associate member.

Shri - ANMOL R. WARANG

MR. ANMOL R. WARANG

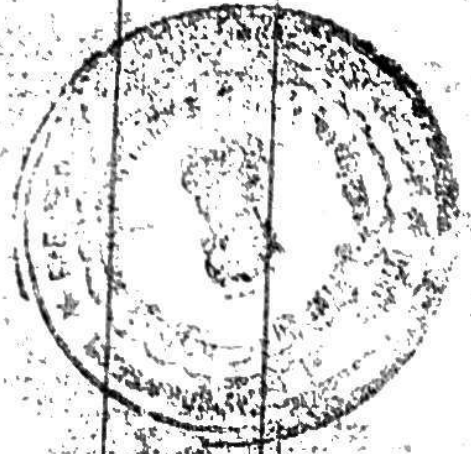
for Geet-Govind Co-op. Housing Socy

Signature

Gen. Secretary

Hon. Treasurer

Ch



मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम १०० अन्वये जारी करण्यात आले आहे.



करले - १
देयक दिनांक
19/05/2018
2018
2) 30

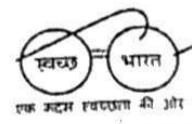
मालमत्ता लेखा क्रमांक MW1211380010000	मालमत्ता करवर्ग 2018-2019	देयक क्रमांक 201810BIL07545054 201820BIL07545055
पक्षकाराचे नाव व पत्ता : GEET GOVIND CO OP HSG SOCIETY LTD, BLDG NO 115 116, TILAK NAGAR MUMBAI 89		प्रेषक - सहा. क. व स. / विभाग - Asses. Assessor and Collector, Maharashtra Municipal Corporation of Greater Mumbai, Ward Municipal Offices, 1 St Road, Chembur, Mumbai-400 071
मालमत्ता क्रमांक, सदरिका क्रमांक, इमारतीचे नाव, विंग, सी टी एस क्र, प्लॉट क्र, याबाबचे नाव, मार्ग क्र, मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे M-177(6F) 116, TILAK NAGAR HOUSE GR.W NO.159(1) ETC EX ENG EAST DIVISION MAHARASHTRA HOUSING BOARD		
प्रथम करनिर्धारण दिनांक : 01/04/1969	जलजोडणी क्रमांक :	एकूण भांडवली मूल्य : ₹ 23155500
अक्षरी Two Crore Thirty-One Lac Fifty-Five Thousand Five Hundred Only		
देयक तयार करतवेळी ३१/०३/२०१० या तारखेपर्यंतची थकबाकी ₹ 0		०१/०४/२०१० या तारखे नंतरची थकबाकी ₹ 0
देयक कालावधी :	01/04/2018 ते 31/03/2019	

कराचे नाव :	01/04/2018 ते 30/09/2018	01/10/2018 ते 31/03/2019
सर्वसाधारण कर	2495	5
जल कर	0	0
जललाभकर	1565	0
मालमत्ता सारण कर	0	0
मालमत्ता सारण लागू कर	975	905
म न पा शिक्षण उपकर	905	795
राज्य शिक्षण उपकर	795	0
रोजगार हमी उपकर	0	50
वृक्ष उपकर	50	1135
पथकर	1135	7920
एकूण देयक रक्कम	7920	0
कलम १५२ अ नुसार दंडाची रक्कम	0	0
गणनाव्यावरील व्याजाची वसुली	0	0
अर्ली बर्ड योजनेनुसार लाभाची रक्कम	0	0
अर्ली बर्ड च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम	0	0
आगाऊ थडिदानाचे समायोजन	142	7920
भरावयाची निव्वळ रक्कम	7778	7637
* ३०.०६.२०१८ पर्यंत भरावयाची निव्वळ रक्कम	7707	7708
* ३१.०३.२०१८ पर्यंत भरावयाची निव्वळ रक्कम	7778	7920
* ३१.०३.२०१८ नंतर भरावयाची निव्वळ रक्कम	Seven Thousand Seven Hundred Seventy-Eight Only	Seven Thousand Nine Hundred Twenty
अक्षरी रूपये		
अंतिम देय दिनांक	27/08/2018	31/12/2018



To make payment through NEFT:
IFSC - SBIN0COLLEC, Beneficiary A/C No:- BMCPOW1211380010000, Name-MCGM Property Tax.
Please note, payment done through NEFT will be collected against oldest bills first."

देविदास शि. शीरसागर
करनिर्धारक व संकलक (प.)



* अर्ली बर्ड इन्स्टेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहवे.
मालमत्ता लेखा क्रमांकांमधील पहिले ११ अंक इमारतीची यू. आइडी. (यूनिक आइडेंटिटी) असून, उरलेक इमारतीच्या दर्रांनी भागावर यू. आइडी. स्टीकर लावण्याचा प्रकल्प महापालिकेने ह्याती घेतला आहे. त्यामुळे महापालिकेच्या कोणत्याही कामासंबंधातील पत्रव्यवहारात सदर यू. आइडी. क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद घ्यावी.

Rs. 15417. paid 6) ch no. (12348 ch 04.0). 2018

मालमत्तेच्या रजिष्टर कार्डातील उतारा

तालुका - कुर्ला

सिटी सव्हें येवूर



सि. सव्हें नंबर 38	क्षेत्रफळ चौ. मि. 9.2.279-3	सत्ता प्रकार H-1	सरकारला भरलेल्या सान्यांचा अथवा खंडाचा तपशील व तो केव्हा बदलावयाचा 3004 करण 39-10-100
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22	30
2021	

वहिवाटीचे हक्क

सन १९५२ मध्ये धारण करणाऱ्याचे नांव :

५६१२१५

हक्क कसा प्राप्त झाला (जो पर्यंत तपास लागला तो पर्यंत)



पट्टेदार :-

इतर बोजे :-

इतर शेरा :-

तारीख	व्यवहार	व्हाल्युम नंबर	नवीन धारणा करणारा (धा.) पट्टेदार (प.) अथवा इतर बोजा असणारा (इ.)
१	२	३	४
१५-५-७३	बिनशेली झापे	एव एव डी वी १६८ ५-८-७०	भा. प्रमिटरावरील अधिकारी मुं. मांचेपट्टी डी. एव एव एव डी वी १६८ बिनशेली सान-मार्चा नोद घेतले. न. ग. ३ १ प्रो
६-८-७३	अर्ज, जनाब व भा. न. भु. मांचेपट्टी न. भु. येवूर प. भु. ३/८३	सुचो २ नं. १६८ झापे १६८ न. भु. ३६८ प. भु. ३/८३	(L) भाडेपट्टेदार गो. व गो. वि. को प्रो. वी. से. वि. येवूर. प. १-६-७३ वासून अडेपट्टा मुदत ६६ वर्षे
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