



CHALLAN
MTR Form Number-6



IN MH014366140202223E	BARCODE	Date 27/01/2023-11:57:40	Form ID 25.2
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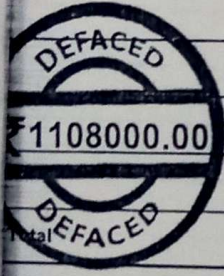
Department Inspector General Of Registration	Payer Details		
Type of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)		
Office Name KRL5_JT SUB REGISTRAR KURLA NO 5	PAN No.(If Applicable)	AZCPS1592E'	
Location MUMBAI	Full Name	KAVITA DILIP SHAH AND OTHER	
Year 2022-2023 One Time	Flat/Block No.	Flat No. 603 6th Floor A Wing Kailas Jyoti	
Account Head Details	Amount In Rs.	Premises/Building	Premises Co-Op Soc Ltd
030045501 Stamp Duty	1078000.00	Road/Street	Kailas Jyoti No. 1 Derasar Lane
030063301 Registration Fee	30000.00	Area/Locality	Ghatkopar East Mumbai
		Town/City/District	
		PIN	4 0 0 0 7 7

Remarks (If Any)
PAN2=AOAPS1822E~SecondPartyName=SHEELA ASHOK SHAH AND

OTHER~

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Amount In Words Eleven Lakh Eight Thousand Rupees Only



Payment Details IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	691033320
Cheque/DD No.	Bank Date	RBI Date	27/01/2023
Name of Bank	Bank-Branch	IDBI BANK	
Name of Branch	Scroll No. , Date	Not Valid With Scroll	



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-369-1893	0007134347202223	27/01/2023-15:27:37	IGR197	30000.00
2	(IS)-369-1893	0007134347202223	27/01/2023-15:27:37	IGR197	1078000.00
Total Defacement Amount					11,08,000.00



SA Shah
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 27 day of January, 2023 executed by and between:

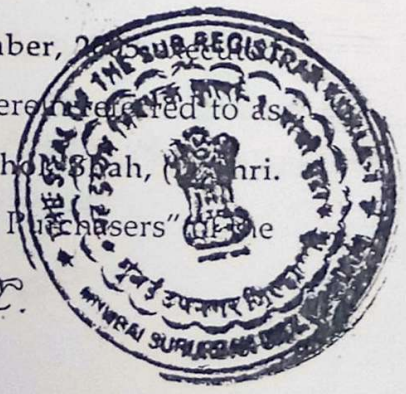
(1) SMT. SHEELA ASHOK SHAH (PAN: AOAPS1822E) (AADHAR NO. _4717 5205 6320) aged about 66 years, (2) SHRI. ASHOK HIMATLAL SHAH (PAN: AOAPS1814E) (AADHAR NO. 3865 2211 9264) aged about 67 years, both Indian Inhabitant, having address at Flat No. 603/A, Kailas Jyoti No. 1, Derasar Lane, Ghatkopar (East), Mumbai - 400077, hereinafter referred to as "THE TRANSFERORS" (which expression shall unless it shall be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the FIRST PART;

AND

(1) MRS. KAVITA DILIP SHAH (PAN: AZCPS1592E) (AADHAR NO. 2062 1120 2215) aged 46 years, (2) MR. DILIP JAYANTILAL SHAH (PAN: AAZPS9193B) (AADHAR NO. 6832 9421 2050) aged 50 years, both adult, Indian Inhabitant, having address at Flat No. 703, A-Wing, Kailas Jyoti No. 1, Derasar Lane, Ghatkopar (East), Mumbai - 400077, hereinafter referred to as "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the SECOND PART;

WHEREAS:

> Vide Articles of Agreement dated 14th day of November, 2022 between M/s. Mohata Capital Services PVT Ltd., therein referred to as "The Developers" of the First Part, (1) Smt. Sheela Ashok Shah, (2) Shri. Ashok Himatlal Shah, therein referred to as "The Flat Purchasers" of the



SA Shah
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Second Part, Kailas Jyoti Premises Co-operative Society Ltd., therein referred to as "The Owner" of the Third Part, therein purchasers & herein Transferors had acquired all right, title and interest in respect of the Flat No. 603 on 6th Floor, A Wing, admeasuring about 993 Sq. ft. Carpet area in the building known as "Kailas Jyoti No. 1" situated at Plot No. 256/8-B, Derasar Lane, Ghatkopar (East), Mumbai - 400077 constructed upon the plot of land bearing CTS No. 5227 & 5228B of Village Ghatkopar-Kirol, Taluka Kurla, Mumbai Suburban District (herein after referred to as "The said Flat") for the consideration and upon the terms and conditions recorded therein and are in absolute use, occupation and possession thereof. The said Articles of Agreement dated 14th day of November, 2005 is duly registered with the office of Sub-Registrar of Assurance under Serial No. BDR13-08801-2005, Dt. 14/11/2005.



Vide Articles of Agreement dated 7th day of November, 2006 executed between M/s. Mohata Capital Services PVT Ltd., therein referred to as "The Developers" of the First Part, (1) Smt. Sheela Ashok Shah, (2) Shri. Ashok Himatlal Shah, therein referred to as "The Flat Purchasers" of the Second Part, Kailas Jyoti Premises Co-operative Society Ltd., therein referred to as "The Owner" of the Third Part, therein Purchasers & herein Transferors herein have acquired the Parking space under stilt No. 22 on Ground Floor, admeasuring about 184 Sq. ft. Carpet area in the building known as "Kailas Jyoti No. 1" situated at Plot No. 256/8-B, Derasar Lane, Ghatkopar (East), Mumbai - 400077. The said Articles of Agreement dated 7th day of November, 2006 was duly registered in the office of Sub-Registrar of Assurance under Serial No. BDR13-9115-2006, Dt. 09/11/2006. ("said Parking No.22")

> Vide Articles of Agreement dated 9th day of October, 2007 executed between M/s. Shreshay Engineers Pvt. Ltd., therein referred to as "The

S. A. Shah.

~~Shah~~

Shah

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Developers" of the First Part, (1) Smt. Sheela Ashok Shah, (2) Shri. Ashok Himatlal Shah, therein referred to as "The Flat Purchasers" of the Second Part, Kailas Jyoti Premises Co-operative Society Ltd., therein referred to as "The Owner" of the Third Part, therein purchasers & herein Transferors had acquired the Parking space under stilt No. 23 on Ground Floor, admeasuring about 208 Sq. ft. Carpet area in the building known as "Kailas Jyoti No. 1" situated at Plot No. 256/8-B, Derasar Lane, Ghatkopar (East), Mumbai - 400077. The said Articles of Agreement dated 9th day of October, 2007 was duly registered in the office of Sub-Registrar of Assurance under Serial No. BDR3-7722-2007, Dt. 26/10/2007. ("said Parking No.23")

➤ AND WHEREAS, (1) Smt. Sheela Ashok Shah, (2) Shri. Ashok Himatlal Shah are registered member of "Kailas Jyoti Premises Co-Operative Society Ltd." a society duly registered under the Maharashtra Co-operative Societies Act, 1960 [Act No. XXIV of 1961] under Certificate of Registration bearing No. BOM/HSG/1725 Dated 30/04/1970 ["SAID SOCIETY"] and holding 5 (Five) fully paid-up shares of each and bearing distinctive Nos. 18464 to 18468 (both inclusive) under Share Certificate No. 106, Member's No. ____ ("Said Shares")



➤ The Transferors herein are legally, lawfully, absolutely seised and possessed of and otherwise well and sufficiently entitled to the Flat No. 603 on 6th Floor, A Wing, admeasuring about 993 Sq. Ft. Carpet area in the building known as "Kailas Jyoti Premises Co-Operative Society Ltd." situated at Kailas Jyoti No. 1, Plot No. 256/8-B, Derasar Lane, Ghatkopar (East), Mumbai - 400077 along with Parking space under stilt No. 22 on Ground Floor, admeasuring about 184 Sq. ft. Carpet area & Parking space under stilt No. 23 on Ground Floor, admeasuring about 208 Sq. ft. Carpet area (Said Flat, said Parking spaces & said Shares are hereinafter collectively referred to as "Said Premises")

S. A. Shah.

[Handwritten signature]

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[Handwritten signature]

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 2023

CERTIFICATE

- > The Transferors desire to sale, transfer, convey and assign all their rights, titles and beneficial interest in the said Premises against the payment of sale consideration amount of Rs. 1,79,65,000/- (Rupees One Crore Seventy-Nine Lakhs Sixty Five Thousand Only) and the Purchasers herein has approached to the Sellers and made their offer to Purchase the same at the said agreed sale consideration.
- > Accordingly, the parties hereto are desirous of recording the terms and conditions mutually agreed by and between them in the manner hereinafter appearing for the sale, transfer, convey and assign the said Premises.
- > The Society has vide its letter dated 07/01/2023 granted its No Objection for the proposed transfer of said Premises in favour of the Transferors.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-



The contents contained herein above form an integral and operative part of the Agreement as if the same were set out and incorporated herein verbatim.

2. That the Transferors hereby agree to sell, transfer, convey and assign their right, title and interest in the said Flat No. 603 on 6th Floor, A Wing, admeasuring about 993 Sq. ft. Carpet area in the building known as "Kailas Jyoti Premises Co-Operative Society Ltd." situated at Kailas Jyoti No. 1, Plot No. 256/8-B, Derasar Lane, Ghatkopar (East), Mumbai - 400077 along with Parking space under stilt No. 22 on Ground Floor,

S. A. Shah.

~~K. Shah~~

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Shah



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admeasuring about 184 Sq. ft. Carpet area & Parking space under stilt No. 23 on Ground Floor, admeasuring about 208 Sq. ft. Carpet area, together with all their rights, titles and beneficial interest and free from all encumbrances and reasonable doubts for the total consideration of Rs. 1,79,65,000/- (Rupees One Crore Seventy-Nine Lakhs Sixty Five Thousand Only) and same is payable by the Transferees to Transferors, after deduction of T.D.S. being a sum of Rs. 1,79,650/- (Rupees One Lakh Seventy Nine Thousand Six Hundred Fifty Only) thereby payable a sum of Rs. 1,77,85,350/- [Rupees One Crore Seventy Seven Lakhs Eighty Five Thousand Three Hundred Fifty Only] to be paid in the following manner: - (i)

S.A. Shah
 [Signature]

Paid To	Paid by	Amount Rs.	Rupees in word	Bank Name	Cheque Number	Date
Sheela Ashok Shah	Kavita Dilip Shah	5,00,000.00	Five Lakh Only	Bank Of India	758090	01.01.2023
Sheela Ashok Shah	Kavita Dilip Shah	8,21,338.00	Eight Lakhs Twenty One Thousand Three Hundred Thirty Eight Only	Bank Of India	758093	26.01.2023
Ashok Himatlal Shah	Kavita Dilip Shah	13,21,338.00	Thirteen Lakhs Twenty One Thousand Three Hundred Thirty Eight Only	Bank Of India	758094	26.01.2023
Sheela Ashok Shah	Dilip Jayantilal Shah	13,21,337.00	Thirteen Lakhs Twenty One Thousand Three Hundred Thirty Seven Only	Bank Of India	639378	26.01.2023
Ashok Himatlal Shah	Dilip Jayantilal Shah	13,21,337.00	Thirteen Lakhs Twenty One Thousand Three Hundred Thirty Seven Only	Bank Of India	639379	26.01.2023
Total		52,85,350.00	Fifty Two Lakhs Eighty Five Thousand Three Hundred Fifty Only			



(ii) The Transferees hereby agree to pay the balance consideration of Rs. 1,25,00,000/- (Rupees One Crore Twenty-Five Lakhs Only) to the Transferors by way of bank Loan/self-finance on or before 30th October, 2023.

S.A. Shah.

[Signature]

[Signature]

[Signature]

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the Transferees and shall always keep the Transferees indemnified against any actions, demands, claims etc. that may be suffered by the Transferees on any action by latter relying on the assurances acting in furtherance thereof.

14. The Society Transfer Charges/Fees will be borne and paid by both the parties in equal proportion (50:50).

15. The stamp duty, registration charges and all incidental expenses shall be borne and paid by the Transferees only.

16. This Agreement for Sale has been executed in Mumbai. The property situated at Mumbai and the payments are made in Mumbai. Hence it is subject to jurisdiction of Mumbai Courts of Law.



SCHEDULE OF THE SAID PROPERTY

Flat No. 603 on 6th Floor, A Wing, admeasuring about 993 Sq. ft. Carpet area equivalent to 110.74 Sq. Mtrs. Built-up area in the building known as "Kailas Jyoti Premises Co-Operative Society Ltd." situated at Kailas Jyot No. 1, Plot No. 256/8-B, Derasar Lane, Ghatkopar (East), Mumbai - 400077 along with Parking space under stilt No. 22 on Ground Floor, admeasuring about 184 Sq. ft. Carpet area & Parking space under stilt No. 23 on Ground Floor, admeasuring about 208 Sq. ft. Carpet area, on plot of land bearing CTS No. 5227 & 5228B of Village Ghatkopar-Kirol, Taluka Kurla, Mumbai Suburban District.

S.A. Shah.

[Signature]

[Signature]



IN WITNESS WHEREOF
respective hands to the
SIGNED AND DELIVERED
By the withinnamed "

(1) SMT. SHEELA ASHOK

(2) SHRI. ASHOK HIRJI

In the presence of

WITNESSES:

1. SHRI. TEJAS ASHOK

2. MR. KIRAN JAYAN

SIGNED AND DELIVERED

Within named "TRANSAFEREE"

(1) MRS. KAVITA DILIP

(2) MR. DILIP JAYAN

In the presence of

WITNESSES:

1. SHRI. TEJAS ASHOK

2. MR. KIRAN JAYAN

[Signature]

KAILASH JYOTI PREMISES CO-OPERATIVE SOCIETY LTD.

(Reg. No. BOM / HSG / 1725 Dated : 30th April, 1970)

"Kallash Jyoti" No. 1, Plot No. 256/8, B, Derasar Lane, Ghatkopar, Mumbai-400 077.

Your Ref. :

TO WHOMSOEVER IT MAY CONCERN

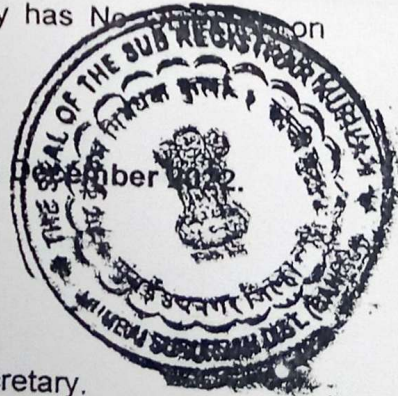
Date: 7/12/23 करल 23		
9523	SW	RU
2023		

We hereby certify and confirm the details given below.

- 1) Name of Members : 1) SHEELA ASHOK SHAH, AND
2) ASHOK HIMATLAL SHAH
- 2) WING and Floor : Wing-A, 6th Floor-
- 3) Flat No, (Carpet Area) : Flat No.603 (admeasuring 993 sq. ft. carpet)
- 4) Still Parking Number : 22 & 23 (admeasuring 184 & 208 Sq ft)
- 5) Shares Number : 18464 to 18468
- 6) Certificate Dated : 9th June 2007
- 7) Use of Flat : Residential
- 8) No of floors in : 8 (Eight)
- 9) Lift Facility in : Yes
- 10) Constructed in : 1970 (ground + 3)
- 11) Further extension 4 to 8 Floor Constructed in: 2005

THIS CERTIFICATE is issued by us to the concerned members on their request for the purpose of loan or transfer of property. They are bonafide member/s of our society and has made full payment to the society towards maintenance bill till December 2022. Hence, Society has No objection on selling of their flat Number A/603.

We also confirm that no other dues outstanding till December 2022.



Kailash Jyoti Premises Co-op. Society Ltd.

Sjvikmani

Chairman/Secretary.

Chairman / Hon. Secretary / Hon. Treasurer

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 1893/2023

नोंदणी :

Regn:63m

गावाचे नाव : घाटकोपर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	17965000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	16752349.335
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: सदनिका नं. 603, माळा नं: सहावा मजला, ए विंग, इमारतीचे नाव: कैलास ज्योती प्रिमाईसेस को-ऑप सोसायटी लि., ब्लॉक नं: घाटकोपर (इस्ट), मुंबई-400077, रोड : कैलास ज्योत नं. 1, प्लॉट नं 256/8-बी, देरासर लेन, इतर माहिती: बिय पार्कींग स्पेस स्टिस्ट नं. 22 तळ मजला, क्षेत्रफळ 184 स्के. फिट. कारपेट आणि पार्कींग स्पेस स्टिस्ट नं. 23 तळ मजला, क्षेत्रफळ 208 स्के. फिट. कारपेट. विलेज घाटकोपर-किरोल, तालुका-कुर्ला, दस्तात नमूद केल्याप्रमाणे. PUI: NX020-530060018 ((C.T.S. Number : 5227 & 5228B ;))
(5) क्षेत्रफळ	1) 110.74 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:-शिला अशोक शाह वय:-68; पत्ता:-प्लॉट नं: सदनिका नं. 603/ए, माळा नं: ., इमारतीचे नाव: कैलास ज्योत नं. 1, ब्लॉक नं: घाटकोपर (इस्ट), मुंबई, रोड नं: देरासर लेन, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AOAPS1822E 2): नाव:-अशोक हिमंतलाल शाह वय:-67; पत्ता:-प्लॉट नं: सदनिका नं. 603/ए, माळा नं: ., इमारतीचे नाव: कैलास ज्योत नं. 1, ब्लॉक नं: घाटकोपर (इस्ट), मुंबई, रोड नं: देरासर लेन, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AOAPS1814E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-कविता दिलीप शाह वय:-48; पत्ता:-प्लॉट नं: सदनिका नं. 703, माळा नं: 7 वा मजला ए विंग, इमारतीचे नाव: कैलास ज्योत नं. 1, ब्लॉक नं: घाटकोपर (इस्ट), मुंबई, रोड नं: देरासर लेन, महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-AZCPS1592E 2): नाव:-दिलीप जयंतीलाल शाह वय:-50; पत्ता:-प्लॉट नं: सदनिका नं. 703, माळा नं: 7 वा मजला ए विंग, इमारतीचे नाव: कैलास ज्योत नं. 1, ब्लॉक नं: घाटकोपर (इस्ट), मुंबई, रोड नं: देरासर लेन, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAZPS9193B
(9) दस्तऐवज करून दिल्याचा दिनांक	27/01/2023
(10) दस्त नोंदणी केल्याचा दिनांक	27/01/2023
(11) अनुक्रमांक, खंड व पृष्ठ	1893/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1078000
(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.



Certificate No. 106

No. of Shares FIVE

SHARE CERTIFICATE

Kailas Jyoti Premises Co-operative Society Ltd.,



Registered under Section 9 of the Maharashtra Co-operative Societies Act of 1960 (Act No. XXIV of 1961)
(Reg. No. BOM/HSG/1725 Dated 30th APRIL, 1970)

"Kailas Jyoti" No. 1, Plot No. 256/8-B, Derasar Lane, GHATKOPAR (EAST), MUMBAI-400 077.

Authorised Capital Rs. 9,21,900 : Divided into 18,438 Shares of Rs. 50/- (Fully Paid) Each

This is to certify that Shri/Smt SHEELA ASHOK SHAI AND
SHRI ASHOK HIMATLAL SHAI,
is/are the registered holder/s of FIVE fully paid-up Shares of Kailas Jyoti
Premises Co-operative Society Ltd., Numbered 18464 to 18468 (inclusive) of
Rs. 50/- (Fifty) each subject to the Bye-Laws and Rules of the Society.



Seal

Given under the Common Seal of the Society at Bombay.
this 3th day of JUNE 1960

Member Secretary
Managing Committee.

Chairman.

21 AUG 2006

M. Kishor D. Patel
Plot to M/s. Kailash Jyot No.1 C.H.S.
Kailash Nagar, M.G.Road,
Ghatkopar (E),
Mumbai - 400 077.

बंदर-०३	
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Subj- Full Occupation for addition/modifications to existing buildings on plot bearing CTS No. 5227, 5228 B1 & B2 of village Ghatkopar Kiroi at Derasar Lane, Ghatkopar (E).

The full development work of 5th to 8th floor of building on plot bearing CTS No. 5227, 5228 B1 & B2 of village Ghatkopar Kiroi at Derasar Lane, Ghatkopar (E) completed under the supervision of Shri Hiren Thakker, Licensed Surveyor having Licence No. T/107/LS, Structural Engineer Shri Dilip Parekh having Licence No. STR/P/59 and Site Supervisor Shri Mukund Sarangdhar having Licence No. CA/91/13826 may be occupied on the following conditions.

- 1) That Certificate under Section 270-A of the Mumbai Municipal Corporation Act should be submitted within 3-months.

A set of certified completion plans is returned herewith in token of Municipal approval.

Note :- This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.



Yours faithfully,

at
Executive Engineer
(Building Proposals)(E.S.).

21 AUG 2006

Copy forwarded for information to the Architect:
Shri Hiren Thakker, 335 Kailash Plaza,
Ghatkopar (E).

R. Kulkarni
15/8/06
Executive Engineer
(Building Proposals)(E.S.).

KAILASH JYOTI PREMISES CO-OP SOC LTD.

(REGN.No.:BOM / HSG / 1725 DI 30/04/1970)

KAILASH JYOTI NO.1, PLOT NO.256/8, B, DERASAR LANE., GHATKOPAR (EAST), MUMBAI 400 077.

Bill No. : 162/22-23

Bill Date : 1-1-2023

Name : A-603 Sheela.A.Shah & Ashok.H.Shah

Due Date : 31-1-2023

Unit No. : A 603 Area : 993 sq.ft.

Your Account is debited as under for the month of Jan to Mar - 2023

Sr.No.	Particulars	Amount
1	Municipal Taxes Collected	2466.00
2	Maintainance Chrgs Collected	8937.00
3	Car Parking Charges	
4	Stilt Car Parking	375.00
5	Sinking Fund Collected	894.00
6	Stilt Parking Taxes	96.00
7	Repair Fund Collected	1490.00
8	Late Fees	
9	Festive Fund	894.00
10	Non Occupancy Chgr. Collected	
11	Major Repair Work Charges	
12	Major Repair Work Charges (STILT AREA)	6240.00
Current Bill Total		21392.00
GRAND TOTAL		21392.00

Amount in Words : Indian Rupees Twenty One Thousand Three Hundred Ninety Two Only

Terms & Conditions

1. If payment is not made within 30 days from the date of this Bill, interest will be charges on the entire amount of bill till it's payment.
2. Please issue crossed cheque in the name of the Society.

KAILASH JYOTI PREMISES CO-OP SOC LTD.

Paid
kept dt 07/01/23
from Ashok
Shah


Authorized Signatory

Consumer Number (CA no.): 9000 0017 9871

Name: SHEELA ASHOK SHAH

Address : A - 603, KAILAS JYOTI CO-OPERATIVE SOCIETY LTD, DERASAR LANE, GHATKOPAR (E) NEAR DERASAR, GHATKOPAR (E), MUMBAI, 400077

Mobile No. : 9*****51

Email Id : i***@p**th.in

PAN No : AO*****2E

YOU CAN REACH OUT TO US AT:

TOLL FREE NO.: 18002095161

WHATSAPP: 7045116237

IN CASE OF FIRE/
ACCIDENT: 022 2577 4399

EMAIL: customercare@tatapower.com

WEBSITE: cp.tatapower.com




TATA

TATA POWER

Lighting up Lives!
The Tata Power Company Ltd., Commercial Department,
Senapati Bapat Marg, Lower Parel, Mumbai 400 013

Regular Bill	Bill Month: DEC-2022	Bill Period: 16.11.2022 to 15.12.2022	Bill Date: 17.12.2022
EBILL : NACH Limit Rs. 10000.00	Metered Units : 245	Discount Date : 24.12.2022	Tariff Category : LT I (B)
Bill No. : 92377661651	Billed Units : 262	Due Date : 07.01.2023	:LT-RESIDENTIAL
Meter No. : ST079780	Supply Zone : East EZ01	Supply Date : 14.10.2010	MRU : W1716361
Meter status : OK	Dispatch Zone : East EZ01	Nxt. Mtr. Rdg. Dt. : 15.01.2023 (Tent.)	Consumer : Welcome
			Type Of Supply : 3 PHASE LT

Current Bill Amount
Rs. 1,886.00

+

Net Other Charges
Rs. -14.00

+

Past Dues
Rs. 0.00

=

Total Amount Before
Due Date*
Rs. 1,872.00*Amount By
Discount Date
Rs. 1,856.00Amount After Due
Date
Rs. 1,896.00Security Deposit
Available
Rs. 3,690.00Security Deposit Due
Rs. 0.00

*Due date is applicable for current bill only.

For Advertisement enquiries please contact "SCOM MEDIA" email: info@scommedia.com

पद्मभूषण जैनाचार्य
श्री एल्लसुंदरसूरि महाराज
लिखित
400वीं पुस्तक का
विमोचन समारोह



15-22 जनवरी, 2023
गुजरात युनिवर्सिटी प्राउन्ड
G.M.D.C, अहमदाबाद, गुजरात

Your nearest offline payment centres: Customer Relations Centre (MON TO SAT: 9:00 TO 17:00 HRS & LUNCH: 14:00 TO 14:30 HRS; 2ND & 4TH SATURDAY: 9:00 TO 13:00 HRS)

Shop No. 4, Sunny CHS, LBS Road Next To SBI Bank Kurla (W) Mumbai 400070.

MESSAGE TO CONSUMER

Beware of fraudulent messages being received by you. Tata Power does not send SMS from an unregistered number asking you to share any Password, OTP, Bank Details and the mobile/laptop screen with our executives while making payments. Please use our authorized payment modes only. YOUR SAFETY IS OUR TOP MOST PRIORITY!

Nitesh Kane
Chief - Distribution
(Mumbai Operations)

RTGS/NEFT Details: Bank Name : Kotak Mahindra Bank Limited,
Account No: TPCLEXXXXXXXXXXXX (here xxxxxxxxxxxx denotes 12 digit consumer no),
IFSC Code: KKBK0000958, Account Type: Current Account

P1,21:18,16,12,2022

EZ/W1717318/28//0000



THE TATA POWER COMPANY LIMITED

Consumer Name: SHEELA ASHOK SHAH		Consumer No: 9000 0017 9871	
Bill No. : 92377661651	Bill Date : 17.12.2022	Bill Amount : Rs.1,872.00	
Cheque No. :	Discount Date : 24.12.2022	Amt by Disc Dt. : Rs.1,856.00	
Cheque Date :	Due Date : 07.01.2023	Amt After Due Dt. : Rs.1,896.00	

Payment should be made by crossed cheque/DD in favour of *Tata Power
CA.NO. 9000 0017 9871"



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

तळ मजला, मुख्य इमारत, महापालिका मार्ग, मु - ४०० ००१.

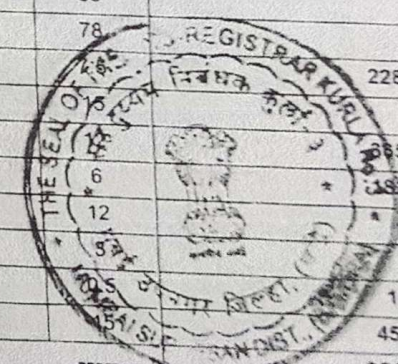
संकेतस्थळ : www.mcgm.gov.in

मालमत्ता कराचे देयक

मालमत्ता क्रमांक (नवीन)	लेखा क्रमांक	वॉर्ड क्रमांक	मालमत्ता करवर्ष	सहाय्यक करनिर्धारक व संकलक
00193612	N-0205530060000	-	2009-2010	
कराचे नाव व पत्ता :			'N' Ward, Municipal Office Building, Jawahar Rd., Ghatkopar (E), Mumbai-400 077	
THE SECY M/S KAILAS JYOTI PREMISES CO-OP HSG. SOCIETY LTD DERASAR LANE, GHATKOPAR (E) MUMBAI-77,			2304	
मालमत्ता क्रमांक सटनिका क्रमांक. इमारतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र. गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, वृक्ष उपाकराचे नाव.			2009	
N-851/49B, M G ROAD HOUSE WITH GARAGE, MUMBAI				
THE KAILAS JYOTI PREMISES CO-O P SOCIETY LTD,				

प्रथम करनिर्धारण दिनांक	Prior to 1961-62	थकवाकी ३१-०३-२००९ या तारखेस	54538
एकूण करपात्र मूल्य रु.	609680	नोटीस शुल्क	0
करमाफी दिलेले मूल्य रु.	0	जपनी शुल्क	0
निवासी करपात्र मूल्य रु.	609680	महापालिका दंड	0
अनिवासी करपात्र मूल्य रु.	0	शासकीय दंड	0
(Only IT RV) अन्य काही करपात्र मूल्य रु.	0	एकूण दंड	0
एकूण वार्षिक देय कर	509082	सूचना : वार्षिक देयक सहमाही हप्त्यांनी आगाऊ देय आहे.	

200910BIL05061490 01-APR-09 to 30-SEP-09	देयक क्र.			200920BIL05061491 01-OCT-09 to 31-MAR-10
91452	कर / Tax	निवासी / अनिवासी/R / NR	%	91452
0	सर्वसाधारण कर / General Tax		30	0
0	पानीपट्टी / Water Tax	निवासी/ R	65	0
38105	जललाभकर / Water Benefit Tax	अनिवासी/ NR	130	0
0		निवासी/ R	12.5	38105
0	मलनिःसारण कर / Sewerage Tax	अनिवासी/ NR	25	0
0		निवासी/ R	39	0
22863	मलनिःसारण लाभ कर / Sewerage Benefit Tax	अनिवासी/ NR	78	0
0		निवासी/ R		22863
36581	म.न.पा. शिक्षण उपकर / Mun. Education Cess	अनिवासी/ NR		0
18290	राज्य शिक्षण उपकर / State Education Cess	निवासी/ R		36581
0		अनिवासी/ NR		18290
0	रोजगार हमी उपकर / Employment Guarantee Cess			0
1524	वृक्ष उपकर / Tree Cess			0
45726	पथकर / Street Tax			1524
254541	देयक रक्कम			45726
0	यापूर्वी भरलेली आगाऊ / जादा रक्कम रु.			254541
254541	निव्वळ देय असलेली रक्कम रु.			0
01-06-2009	देय दिनांक			254541
				16-10-2009



00193612	00193612
संदेश:	
१) अधिदान महापालिकेच्या कुठल्याही केंद्रावर स्विकारले जाईल.	
२) महापालिकेशी कुठल्याही नागराी सेवाविषयक पत्र व्यवहार करताना मालमत्तेचा नवीन क्रमांक नमूद करणे अनिवार्य राहिले	
३) लहान व गरजू मुलांच्या मदतीसाठी २४ तास तात्काळ सेवा दूरध्वनी क्र. १०९८.	
४) बृहन्मुंबई महानगरपालिका आपत्कालिन व्यवस्थापन केंद्र <input type="checkbox"/> संपर्क <input type="checkbox"/> २२६९४७२७.	
सूचना व अधिक माहितीसाठी कृपया मागे पहावे.	
	भि. सं. उंबरजे करनिर्धारक व संकलक

The billing system is under upgradation. Reconciliation of manual transactions during switchover period is in progress. Please bear with data errors if any.

SBI Ghatkopar East (00516) Branch
 Lead Reference no: YLAPHL20237003083915

LOS ID : HL / CAR / ED / 2023 - 2024

Application Name : Kavita Dilip Shah
 Co - Applicant Name : Dilip Jayantilal Shah
 Contact Number (R) 88500 22755 (0)

Applicant CIF : 85904160295
 Co - Applicant CIF : 85253434732
 Loan Account No. :
 Collateral :

Loan Amount.: 1,25,00,000/- Tenure : 23 Years.
 Interest Rate : EMI :
 Loan Type Home Loan SBI LIFE : YES / NO
 Individual Housing Loan TL Maxgain Flexi
 Reality Optima Others :

Property Location :	Resi. Verification	Done on 11.07.2023
Property Cost.	Off. Verification	Business Verification Done on 11.07.2023
Name of Developer / Vendor :	Processing Fee	
Offer :	NACH / SI	

Abhishek Gupta
 451065924

AMT		
PROCESSING OFFICER		
RESI/OFF	Branch	Done
TIR	S-Mangal	
VALUATION	Vashikale	
SITE	Branch	Done
LOAN A/C		
T.D.		
D.E.		



* Site Inspection Done on 11.07.2023
 * Settler Residence Verification done on 11.07.2023

FORM-A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT GUARANTOR

Name: KAVITA DILIP SHAH Gender: M F Transgender

Salutation: Mr Mrs Ms Dr Other

Date of Birth: 31 05 1976

Marital Status: Married Unmarried Other

Name of Spouse: DILIP JAYANTILAL SHAH

No. of Dependents: 02 No. of Children: 02 Name of Father: NAVINCHANDRA F MADHANI

Mother's Maiden Name: YANITA Category: SC ST OBC General

Nationality: INDIAN Residential Status: Resident NRI / PIO Religion: HINDU

Place of Birth: MUMBAI Photo Identification (ID): Type

Photo ID: Valid Upto

Driving Licence No. Driving Licence Valid Upto

PAN No./GIR No: AZCPS1592E Passport No. Passport Valid Upto

Highest Qualification Attained: TY. BCOM Qualifying Year: 01-04-1997



Kavita
Please sign here

Present Address: Staying at the present address for the past 12 Years and 2 Months. Type of Residence: Owned Rented Alloted by employer Other

House / Flat / Apartment No. or Name: KAILAS JYOTI NO 1, A WING, FLAT NO 703

Street Name & No. and Area/Location: DERASAR LANE

Landmark:

City: GHATKOPAR EAST District: MUMBAI Pin Code: 400077

State: MAHARASHTRA Country: INDIA

Telephone (Landline): Mobile (Primary): 8850022755 Mobile (Secondary):

Email (Personal): cidilip@gmail.com

Permanent Address: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)

House / Flat / Apartment No. or Name:

Street Name & No. and Area/Location:

Landmark:

City:

District:

Pin Code:

Country:

Telephone (Landline 1): Telephone (Landline 2):

Office / Business Address:

Name of Org/Employer, Dept, & Floor: C&J INSTRUMENTS

Street Name & No. and Area/Location: DERASAR LANE, GHATKOPAR EAST

Landmark:

City:

District: MUMBAI Pin Code: 400077

State: MAHARASHTRA Country: INDIA

Telephone (Landline): Fax: Mobile (Secondary):

Relationship with the Bank: Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others

Duration: Less than 1 year 1-3 years More than 3 years

Referees (Names and addresses of two referees who are not related to you):

Name: <u>KIRAN SHAH</u> Address: <u>202 KAPOOR WALA BLD, samuel's masjid Bunder - mumbai-03</u> Email: <u>shah.kiran16@gmail.com</u> Tel: <u>9820533125</u>	Name: <u>Dharmesh Jelu'</u> Address: <u>301 Shakti Apartment Dahisar, Mumbai</u> Email: Tel: <u>9320867733</u>
--	---

FORM-A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT GUARANTOR

Name DILIP JAYANTILAL SHAH

Salutation Mr Mrs Ms Dr Other Gender M F T* Transgender

Marital Status Married Unmarried Other Name of Spouse KAVITA DILIP SHAH Date of Birth 15 12 1972

No. of Dependents No. of Children 02 Name of Father JAYANTILAL P SHAH

Mother's Maiden Name CHANDRIKABEN Category SC ST OBC General

Nationality INDIAN Residential Status Resident NRI / PIO Religion HINDU

Place of Birth MUMBAI Photo Identification (ID) : Type

Photo Identification (ID) : Number Photo ID: Valid Upto

Driving Licence No. Driving Licence Valid Upto

PAN No./GIR No. AAZPS9193B Passport No.

Highest Qualification Attained B.E. Passport Valid Upto

Present Address: Staying at the present address for the past 12 Years and 2 Months. Qualifying Year 01 04 1996

House / Flat / Apartment No. or Name KAILAS JYOTI NO 1, A WING, FLAT NO 703 Type of Residence Owned Rented Alloted by employer Other

Street Name & No. and Area/Location DERASAR LANE, GHATKOPAR (EAST)

Landmark

City GHATKOPAR EAST District MUMBAI

State MAHARASHTRA Country INDIA Pin Code 400077

Telephone (Landline) Mobile (Primary) 8850022755 Mobile (Secondary)

Email (Personal) cildilip@gmail.com

Permanent Address: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)

House / Flat / Apartment No. or Name

Street Name & No. and Area/Location

Landmark

City

State District Pin Code

Telephone (Landline 1) Country

Telephone (Landline 2)

Office / Business Address: C&J INSTRUMENTS

DERASAR LANE, GHATKOPAR EAST

District MUMBAI Pin Code 400077

State MAHARASHTRA Country INDIA

Telephone (Landline) Fax Mobile (Secondary)

Relationship with the Bank Check-off

ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others

Duration of relationship with the Bank Less than 1 year 1 - 3 years More than 3 years

Name of two referees who are not related to you: Name: Kiran shah Address: 202 Kapur wada Bldg, samad st, Majid Bunder, Mumbai - 3

Name: Dhanesh Joshi Address: 501 shakti apartment, Dahisar - E, Mumbai

Mob: 98205 33125 Email: Tel: Mob: 9320827733



Signature of Dilip Shah